ABOUT US.

A leading multidisciplinary construction consultancy.

calfordseaden is a leading construction and property consultancy. Our comprehensive range of services cover chartered building and quantity surveying, project management, architecture, civil and structural engineering, mechanical and electrical engineering, sustainability and health and safety. Through our complementary and mutually supportive competencies, we provide our clients with a truly multi-disciplined service through our six offices.

Our Employer’s Agents are appointed on a variety of projects from single buildings, to multi-million pound mixed-use urban regeneration developments. Our portfolio of projects includes all forms of housing including social and private housing together with commercial, industrial, health, education, community, retail, leisure and other building projects.

calfordseaden has extensive experience in traditional construction, but is also a leading authority in the design and use of modern methods of construction, sustainable design and construction, renewable technologies and other important factors pertaining to construction and property development. calfordseaden was one of the first construction consultancies to sign-up to the 2012 construction commitments. Our experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best and latest solutions and perspectives. We believe in providing value for money for our clients and pursue a flexible and innovative approach to the challenges we encounter on their behalf.
Work on the iconic circular design of the three-form entry school started in November 2014 and the first phase was completed and opened for the start of the academic year in September 2015. The second phase of the building was handed over in December 2015 providing facilities for 630 pupils. The building is the first operational facility to be delivered as part of the North West Cambridge Development (NWCD), which once completed will be a new district in Cambridge, centred around a mixed academic and urban community.

The University of Cambridge Primary School provides education for children aged four to 11 of mixed abilities. The school does not have a specific religious character, or a particular faith ethos. In addition to providing an inclusive and high-quality primary education for local children, the school also offers unique training and research opportunities through its close relationship with the faculties and departments of the University of Cambridge.

The main challenge we faced during the scheme was ensuring that the school opened on the scheduled date of 7th September 2015. The programme was very demanding and required working closely with the contractor in order to meet the required opening date, which was successfully achieved.

During the first school governors’ meeting, their gratitude of calfordseaden’s services was expressed and they stated that the parents and pupils were delighted to be using the school building. They offered the entire NWCD team their thanks for completing the works on time, specifically recognising the contribution and commitment shown by the Client, Project Manager, Operations Manager and calfordseaden.

The University of Cambridge Primary School was awarded a ‘Highly Commended’ accolade at the 2016 Cambridge Design and Construction Awards in the Best New Building – Large category.
This development comprises 170 self-contained apartments designed for independent over 55s living. Of these, 150 are available to rent with the remaining 20 available to purchase under a shared ownership initiative, starting with a 25% equity share.

All of the apartments are designed to allow residents to live in a safe and supported community without the need to move in the future if they become less mobile or in need of additional care.

In addition, the development includes an energy centre, restaurant, café, bar, internet café, library, village hall as well as a hair and nail salon, gardening and art rooms and a cinema.

All flats benefit from their own private balcony and have access to two rooftop gardens at the first and fifth floors. Winter gardens have also been provided as well as parkland and lakes which surround the development.

calfordsaden was involved in preparing the specification, and the Development Agreement, negotiating the purchase price and client variations. We also undertook a design and specification audit for compliance with all of the relevant design obligations, facilitated design and specification review and meet with the Local Authority, Client, Developer and their specialist subcontractors.

**Awards:** Housing Design Awards Best HAPPI Project Scheme 2010, The Building Awards Housing Project of the Year (shortlisted) 2014, Housing Design Awards HAPPI Completed Award (shortlisted) 2014.
We worked alongside Derby City Council to develop new office accommodation on a brownfield site situated within the Friars Gate conservation area. After receiving planning permission for the office along with, listed building and conservation consent to partially demolish an existing listed wall and a number of other buildings in November 2011, works were able to commence on site in February 2012.

calfordseaden developed a full set of employers requirements and specification to ensure the high quality vision of the client was captured. The contract was completed on time despite the challenge of commissioning an archaeological impact assessment and maintaining an archaeological watching brief during piling works.

The building, one of only five new office buildings outside of London represents a brave decision taken by Lowbridge and Derby City Council in these continuing tough market conditions. Constructed over six floors, the building provides a total of 3,000m² of Grade A office accommodation, offering flexible open plan air conditioned floors with bright open floor plates and high ceilings. Built to a BREEAM Excellent standard with solar PVs fitted to the roof, parking on site, along with cycle storage associated showers and changing facilities.

Internally, the reception area is finished with large limestone floor tiles and LED lighting recessed into the floor.

Dedicated WCs are provided on each floor. Joinery throughout is of high quality American White Oak with staircases being provided in brushed stainless steel with glass infills.

The stunning exterior is copper cladding wrapping, the glazing is a combination of clear opaque and coloured glass and lookalike panels with solar shading in a natural anodised finish.
Hale Village is a major regeneration scheme developed by Lea Valley Estates, with Building Design Partnership leading the master planning. The five hectare brownfield site is located between the River Lea and the London to Cambridge railway line, immediately adjacent to Tottenham Hale Station.

The riverside development which is modelled on Hammarby, a waterside district of Sweden’s capital Stockholm, opens up a vibrant waterfront area to provide new, high quality affordable and private sale housing as well as commercial and retail floor space.

In total, the regeneration provides 542 new affordable homes to Code Level 4 standard, together with new private housing, a shopping street and 3,900m² of office accommodation for our Client to BREEAM ‘Very Good’ standards. The properties are of mixed tenure including general needs and shared ownership flats across five blocks ranging from eight to 11 storeys.

Each phased element of the Hale Village redevelopment has been designed to a very high specification. Many of the new homes have their own balconies and each block features communal space such as roof gardens and courtyards. The overall development also incorporates areas of green space for residents as well as retail and leisure facilities. A combined heat and power plant has also been installed to help provide sustainable energy.

In order to maximise the sustainability of the project and in addition to the district heating system, low energy lighting was used throughout the building and a sedum roof was installed. Further to this, heat recovery ventilation was used within the dwellings, helping to ensure all dwellings achieved Code Level 4 without excessively increasing cost.

The Elms dealership is recognised by BMW as one of their outstanding new sites in Europe.

The project involved the design and construction of a new BMW/MINI car dealership comprising a new BMW two storey showroom and service centre, a new MINI showroom, a car wash, a smart bay (body repair) facility and 356 car parking spaces.

We were employed as Employer’s Agent, Cost Consultant and CDM Co-ordinator from project inception and worked closely with the client and their BMW approved architect, Taylor Design, through all stages of the project’s delivery including setting up the necessary project execution plan.

The final account was settled at below contract sum and the works were completed only three weeks later than the original contract completion date. Additionally, we offered to assist the client in the management and procurement of all the specialist installations which included the fit out of the workshops, wash bay recycling unit and body repair centre, all the BMW/MINI standard corporate display items, automatic key cabinets, bespoke loose furniture and audio visual systems which amounted to approx. £1M.

The resulting dealership has been held up by BMW as their UK flagship site.
calfordseaden was appointed as Employer’s Agents and Principal Designer on this private development of eight homes on the site of the former Leigh Tennis Club in Leigh-on-Sea.

We exploited our multi-disciplinary skills by providing cost consultancy services working within a capped client budget, which included a robust value engineering exercise. The new secluded development provides eight new build detached houses offering four and five bedrooms with two dedicated off street parking spaces per property. The development is set within the town’s first fully managed development offering residents additional services such as refuse collection, environmental conservation and property maintenance.

The homes maximise the use of light and space whilst being architecturally stunning in a mix of render and brickwork to blend in with the existing surroundings. Each property boasts underfloor heating, superior Velfac windows and external doors, open plan living areas and pristine private landscaping, all of which add to the enjoyment of modern family living.

The houses have been designed to incorporate a number of sustainable and environmentally friendly measures; these include photovoltaic panels and extra thick insulated walls.

A number of challenges on this development required careful planning and resolution, these included:

- Working within a capped Client budget, including a robust value engineering exercise
- We had to accommodate intricate changes throughout the post-contract phase, including a re-design of the semi-detached houses to create detached properties, plus the addition of a further showpiece following the purchase of additional land adjacent to the site.
- Initial neighbourhood disapproval, which was overcome through effective communication and building positive relationships.
calfordseaden was an integral part of the client’s team for this redevelopment programme which delivered 420 residential units with community spaces, commercial and retail elements across 7 constrained urban brownfield sites. We worked with the clients team ‘at risk’ to secure the sites for development in preparation for the regeneration of the Heygate Estate.

As part of the Land Disposal Agreement, all units were required to achieve Code Level 4 through the connection to a Central Energy Centre run by a Multi-Utility Service Company, with provision for the future addition of a local power network and high speed fibre-optic connectivity. Some of the sites were also prepared for non-potable water connection to a local aquifer.

The brief was to deliver outstanding architecture and we contributed to the evaluation process to select competent architectural practices whilst liaising with resident representatives. Given the design aspirations, providing affordability and viability was challenging and we explored many ways to adjust and mix flat layouts/sizes to increase the sales contribution whilst achieving a 50% affordable mix.

Our key inputs on risk were to manage site surveys and ensure all site risks were identified and dealt with through the design process, ensuring designs submitted for planning met all project brief design standards so that Contractor’s had a compliant scheme to deliver post tender.

We worked with our clients to develop and refine designs with the architects who, in many cases, were not familiar with affordable housing standards and needed guidance in meeting the intricacies of the various standards. We reviewed all designs and suggested changes to improve efficiency, reduce costs and increase usability and unit values.

The programme included a mixed use development at Stead Street providing 140 flats across six storeys. The scheme also included a communal heating system which provides electricity to the common areas of three blocks, a new community space for the local church and a commercial unit.
calfordseaden was commissioned on this new build voluntary aided Sikh school with the inclusion of nursery facilities for 3-11 year olds. The school is a two form entry and provides 420 primary places and 50 nursery places, with 20% of these being reserved for children of other faiths.

The new school facilities include sixteen classrooms, a staff room, offices, kitchen, large activity and sports hall, external play areas, wooded landscaped area, canopied external area, prayer hall, computer suite, library, multi-use room, parent’s room and SENCO room.

As the scheme commenced, costs began to escalate beyond the budget; we were appointed as Project Manager and Employers Agent to review the project direction with the Client. The original design team worked on a traditional build route which did not (in this instance) have the flexibility to reduce the costs or potential for value engineering. The design team were reluctant to make any changes. We revisited the procurement strategy, evaluating both the positive and negatives to deliver the project within budget whilst ensuring quality is maintained through robust performance specifications, on site monitoring and design development auditing. We advised the Client to pay off the original design team and opt for a D&B Contract where all responsibility including the appointment of Consultants would be under one roof.

Following our appointment on Khalsa Primary School, we were also appointed as the Lead Consultants and Architects for the Listed Building refurbishment delivered at a cost of £1.1m against a budget of over £2m. The Grade II Listed ‘Norwood Hall’ house designed by Sir John Soane in 1803 was refurbished and restored for community activities. These works include essential repairs to maintain the historic fabric of the house and layout alterations.
calfordseaden was appointed on the Graylingwell Park development located on the former site of Graylingwell Hospital, to deliver 750 new and converted eco-friendly homes for affordable rent, shared ownership and market sale. The scheme is a joint project by Linden Homes, Affinity Sutton and the Homes & Communities Agency.

The first phase of the project delivered two and three-bedroom terraced homes, followed by the provision of apartments and larger family homes, both newly built and imaginative conversions within stately Victorian buildings. To preserve the character and charm of the site, restoration of the Grade II listed farmhouse and original chapel along with a pavilion and water tower was also undertaken.

This zero carbon development provides energy efficient homes with heating supplied by a centralised energy plant (ESCo) within an on-site energy centre and the installation of photovoltaic panels.

The homes’ design was inspired by the architecture of Chichester and combine a variety of materials. The provision of balconies and roof terraces offer panoramic views across the 85 acres of landscaped parkland, including nature trails, large areas of open space, allotments and a communal orchard.

**Awards:** Inside Housing magazine’s Sustainable Housing Awards ‘Sustainable Large Social Housing Project of the Year’, Housebuilder Awards ‘Best Low or Zero Carbon Initiative’ 2010, National Urban Design Awards Developer Award (Commended) 2014, What House? Awards Best Sustainable Development Gold, Best Brownfield Development Silver 2013, Green Apple Gold Award for Best Mixed Use Development 2012, Building Awards Sustainability Project of the Year (Shortlisted) 2012, CHPA Community and Residential Award 2011, Sustainable Housing Award for Sustainable Larger Social Housing Project of the Year 2010 and the Royal Town Planning Institutes award for Community Engagement 2010.
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