

QUANTITY SURVEYING



calfordseaden

ABOUT US

calfordseaden is an award-winning 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-disciplinary service through our six offices.

The calfordseaden Quantity Surveying team go that extra mile to ensure we understand our clients' values and aspirations, and make their agenda our own. Our clients benefit from our forward-thinking, innovative approach, including the use of BIM to provide certainty of cost. Our clients also benefit from the added value we are able to provide by being a part of a multi-disciplinary consultancy. Specialist advice and consultation is always on hand for matters such as design, sustainability and engineering. This proactive and personal approach results in the lasting relationships we enjoy with our clients.

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, and renewable technologies. 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 seek to provide value for money for our clients and pursue a flexible and innovative approach to the challenges we encounter on their behalf.



Architecture



BIM



Building
Surveying



Civil & Structural
Engineering



Clerk of Works



Employer's
Agent



Health & Safety
Risk Management



M&E Engineering



Project
Management



Quantity Surveying



Rights of Light
& Party Wall



Sustainability



£35m Colville Estate, Phases 2A&2B, London

Client

London Borough of Hackney

Duration

2016-2018

Services

Employer's Agent
Quantity Surveyor
Clerk of Works
Principal Designer
M&E Consultancy

Contract

JCT D&B 2015

Sustainability

Code Level 4

The second phase of this major estate regeneration in Hoxton will provide 209 mixed tenure homes, retail space, community centre and energy centre, all of which will be contained within three buildings. The housing will provide a mix of 1-4 bedrooms available for social rent, intermediate rent and market sale. The development requires the decanting of existing residents living on the estate, who will have the option to return after construction has been completed. Colville residents agreed with the plans to regenerate the area and are at the heart of the regeneration process, meeting regularly with offices and councillors and being involved in high levels of community engagement.

In order to transform the street network, reconnecting the estate with the surrounding areas, new street connections with a defined public realm will be introduced in order to create a new neighbourhood.

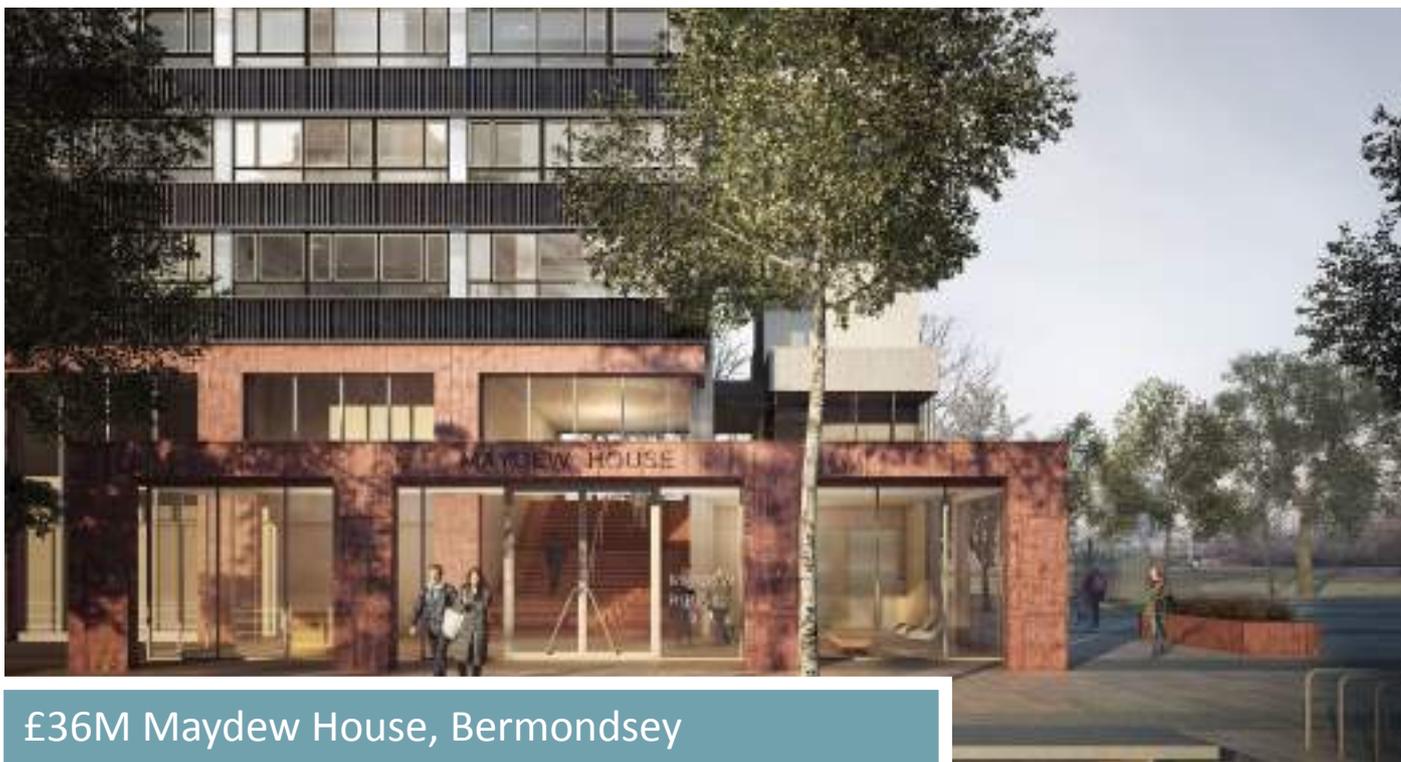
Phase 2 is made up of Development Zones C1, C2, E and F.

Plot C contains 56 units over eight storeys, 5 townhouses and a six storey apartment building with the addition of retail space at ground floor.

Plot F provides 86 units in a series of stacked maisonettes with the benefit of an undercroft car park. Above the car park is a courtyard garden for shared use by the Plot F residents.

Plot E comprises of 67 residential units, community centre and CHP Energy Centre, which will provide energy for the entire Colville masterplan.

The Council retain the right to take back up to 5 units up to an agreed date of development works. The Council has agreed in principle that 12 car parking spaces located in the undercroft area of Development Zone F are available for private sale by the developer, with lease condition



£36M Maydew House, Bermondsey

Client

London Borough of Southwark

Duration

2014 - 2022

Value

£36M

Services

Project Manager,
Employer's Agent
Civil & Structural
Engineer
Quantity Surveyor
M&E Engineer
Clerk of Works
Principal Designer

Contract

JCT Design & Build

calfordseaden has been appointed by the London Borough of Southwark to provide multi-disciplinary services to deliver a wholesale refurbishment of the 25 storey tower block in a dominating position in the estate close to Southwark Park.

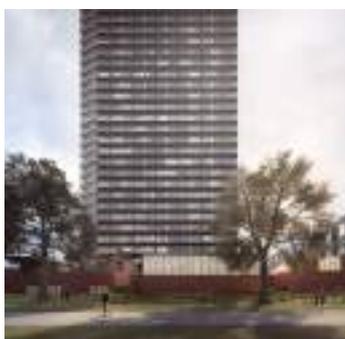
The plans for the scheme including the design and installation of 5 additional floors to provide private sale apartments at the top of the building and the modernisation and sale of a number of existing lower floors to fund the overall development. This is a part of the Hidden Homes programme which builds on land the Council already owns, such as basements and undercrofts, and turns them into new homes.

In the early stages our Employer's Agent team held regular resident consultation sessions with the residents and local resident groups who will be affected by the proposed development. We discussed the Council's intention to provide benefit to the estate, in the form of improvements and new facilities, and identified the concerns of the estate's residents. A budget has been allocated by the Council for the improvements the residents would like to see made.

The initial enabling works phase to strip out each flat back to the concrete structure included the removal of a large quantity of asbestos materials, ahead of the larger refurbishment, which includes the addition of five storeys to the tower and construction of a new build block elsewhere on the site to provide additional residential accommodation, for Council rent.

Scope of works:

- Strip out of existing building including asbestos removal
- Additional 5 storeys added as a vertical extension
- New heating/hot water distribution throughout
- Alterations to district heating system to separate adjacent blocks
- Demolition of podium
- Relocation of community centre into a refurbished tower block to free up development space elsewhere on the site
- New build apartments
- New hard and soft landscaping scheme
- Estate Masterplanning





£4.5M Friar Gate Square, Agard Street, Derby

Client

Lowbridge
Derby City Council

Duration

2012 - 2013

Services

Employer's Agent
CDM
Quantity Surveyor

Contract

JCT D&B

Funding

Local Government

Sustainability

BREEAM 'Excellent'

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.





£11M Mint Street, Bethnal Green, London

Client

Peabody Housing Association

Duration

2013-2014

Services

Employer's Agent
Quantity Surveyor

Contract

JCT D&B 2011

Funding

GLA

Sustainability

Code Level 4

calfordseaden was appointed on this new build residential development, consisting of 67 mixed tenure apartments to replace a single storey of light industrial units and a car park. The new accommodation is 'tenure blind' and provides double glazed winter gardens that provide an extra layer of sound insulation and a tastefully landscaped caged communal garden. The scheme is seen as a template for future developments and provides 27 units for social rent, 17 for shared ownership and 23 for market rent. The units are in a mix of 1, 2, 3 and 4 bedroom flats spread across 7 storeys.

Delivering this scheme on time and to budget could hardly have been more challenging considering the location of the site alongside a noisy, curving railway viaduct and derelict arches in the heart of the East End. The development replaces former industrial units and a car park. The new building curves in relation to the existing railway lines whilst the upper level of the building is recessed, creating terraces to the top floor apartments, which offer expansive views of the city skyline.

This is one of the first schemes in London to deliver affordable rented housing under the Affordable Rent Model, a Government initiative introduced in 2012.

Awards: New London Awards 'Housing' category 2014, RIBA London Regional Award 2015, First Time Buyer Readers Award for Best Architectural Design and Best Medium Development (Shortlisted) 2015, The Sunday Times British Homes Awards Affordable Housing Category (Shortlisted) 2014, The National Housing Awards for Best Design (Shortlisted) 2014, Housing Design Completed Scheme Award 2014, Housing Excellence Best New Affordable Housing Scheme Award (Shortlisted) 2014.





£36M Sycamore Gardens, Epsom

Client

Circle Hill LLP

Duration

2014-2019

Value

£36M

Services

JV Advisor
Employer's Agent
Quantity surveyor
Clerk of Works
Fund Monitor

Structure

JV LLP between Hill Partnership and Clarion HG

JCT Contract for delivery with Development Agreement for Affordable Housing

Sustainability

Lifetime Homes
Secured By Design
Code for Sustainable Homes Level 4.

Clarion Housing Group and Hill Partnership created a new LLP to deliver 179 new homes, over two phases, on the former animal husbandry site at Nescot College, in Epsom Surrey.

The first phase commenced in 2015 and completed in June 2017 and the second phase commenced in February 2017 and is due for completion in December 2019.

The scheme will deliver 36 homes for rented accommodation, 27 shared ownership homes and 116 homes for private sale.

The project includes three new public open spaces and the retention of an area of established woodland. A new public footpath is also being created to provide access from the Reigate Road to the nearby train station.

The homes have been designed to comply with Lifetime Homes, Secured By Design and Code for Sustainable Homes Level 4.

Part of the Planning requirement included the construction of a new entrance onto the Ewell by-pass and toucan crossing on the Reigate Road.

Prior to the works starting on site there were extensive archaeological works which uncovered Roman sites, including grain stores, villa and burial chambers.





£10.5M Tithe Lodge, Warwickshire

Client

Orbit Homes

Duration

2013-2015

Services

Cost Consultant
Employer's Agent
Party Wall Surveyor

Sustainability

Code Level 4
BREEAM 'Very Good'

calfordseaden was appointed by Orbit Homes as cost consultant, employer's agent and party wall surveyor on this independent living scheme. The development is a joint venture between Orbit Homes and various landowners, including Warwickshire County Council, Stratford District Council, Southam Town Council and Warwickshire Police.

The project replaces a redundant care scheme and provides independent living accommodation through a mix of 75, one and two bedrooms apartments for affordable rent & shared ownership. Built to Sustainable Homes Code Level 4 and BREEAM 'Very Good' standards the development also features various facilities including a cinema room, private lounge, games room and community hub which includes a library and neighbourhood police office. Along with this there is a restaurant (open to both residents and the public), private gardens, activity rooms, and various spaces for socialising.

Good communication has played a pivotal role in the scheme's success; during the pre-construction stage calfordseaden hosted regular meetings with the various landlords, keeping them up to date with progress and ensuring the project programme was maintained. Cost plans for each individual landowner were also generated and we agreed the specification and room data sheets for their element of the works, such as the library and community hub. As well as undertaking this exercise with the various local authorities, a similar task was also conducted with Warwickshire Police. Design team workshops and sales meetings were also held with Orbit Homes.

The contract was negotiated with one of Orbit's Framework Contractor Partners and commenced on site in March 2013. calfordseaden regularly held progress meetings with Orbit Homes and separately with Warwickshire County Council, Stratford District Council, Southam Town Council and Warwickshire Police during the construction phase.

The site, situated in the centre of Southam High Street, is surrounded by residential, commercial and community buildings and is on the edge of a conservation area. This challenging site included changes in levels of up to 4m, footpath diversions, archaeological investigations and Party Wall Awards, as well as the requirement to decant numerous tenants.

Awards: Tithe Lodge was a finalist in the 2016 Pinders Healthcare Design Awards in the 'Best Independent Living Scheme' category.





£5M Elms BMW Dealership, Cambourne

Client

BMW

Duration

2010 - 2013

Services

Employer's Agent
Project Manager
Cost Consultant
CDMC

Contract

Design and Build

Funding

Private

Sustainability

BREEAM Very Good

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.





£17M Futures Community College

Client

Prospects Learning
Foundation

Duration

2008 - 2011

Services

Project Manager
Cost Consultant
CDMC

Contract

JCT D&B 2005

Funding

Local Authority
Local Government
DfES

calfordseaden was commissioned on this new build cutting edge upper college providing work based learning opportunities as well as traditional academic general teaching spaces for those aged between 14 to 19. The floor area is approximately 7,000 sqm, consisting of a steel framed structure with a mixture of cladding styles, high quality finishes.

The college building is set in extensive landscaped grounds incorporating newly laid grass and synthetic sports pitches. calfordseaden was required to reconcile two quite different educational visions, one emanating from a conventional secondary school and the other from an independent vocational training provider. We helped the design team to interpret these visions to create a unique nationally recognised bespoke training facility providing both academic and vocational training opportunities.

The vocational learning spaces include a construction workshop offering training in bricklaying, painting and decorating, engineering, joinery and carpentry, as well as hair and beauty studios and state of the art science laboratories.

Despite main contractor insolvency issues, we ensured that the project was strictly managed resulting in the building contract being delivered on time, within budget and to the desired design standards.

The development also considers the importance of renewable energy with the inclusion high quality finished thought and Ground Source Heat Pumps which supply the building with over half its energy needs.

The scheme attracted the media's attention when Ed Miliband and Ed Balls visited the campus to meet with students and local businesses to launch Labour's five point plan for jobs.





£5.5m Newlon House, London

Client

Newlon Housing Trust

Value

£5.5m

Services

Employer's Agent
Cost Consultant

calfordseaden was appointed by Newlon Housing Trust for the provision of employer's agent and cost consultancy services for this new build state of the art office complex, to serve as a headquarters for the Housing Trust.

The 3,370sqm open plan office building is spread over three floors including a mezzanine level and forms a part of the £80m Hale Village Regeneration scheme, where calfordseaden acted as the Employer's Agent and Technical Advisor for Newlon Housing Trust.

The interior of the building is made up of a number of zoned spaces, including 'the beacon' a transparent cube identifying the main entrance, a 'garden' pathway where the office plan and finishes mirror skylights to the residential garden above and 'studies' for concentration working each with London landmark wallpapers.



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