



EMPLOYER'S AGENT



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.

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 and renewable technologies. 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.



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



£1B North West Cambridge Development

Client

University of Cambridge

Duration

2014-2017

Services

NEC Supervisor
BIM Advisor

Contract

NEC³

Sustainability

Code Level 5
BREEAM 'Excellent'

Main image

Courtesy of Mecanoo

calfordseaden has been appointed to provide NEC Supervisor services for this major development creates a new district for Cambridge, developing 150 hectares of former farmland to provide accommodation for University and College staff, Post Graduates and private homes for sale. Supporting facilities for the new community are also being provided including a three form of entry primary school, community centre, doctors surgery, supermarket, hotel, senior living homes and sports pitches. The entire development is set in an idyllic landscape inclusive of parkland and lakes.

The whole development has been designed to achieve Code for Sustainable Homes Level 5 for the residential elements and BREEAM Excellent for non-residential buildings. The Energy Centre incorporates a gas fired CHP and will provide heat and hot water to all the buildings via a district heating network. Combined with the extensive use of photovoltaics, the scheme will utilise 20% renewable energy. The designs also incorporate a non-potable water recycling network and have a potable water consumption of less than 80 litres per person per day. Careful consideration to connectivity through and beyond the site has informed the transport plan with an extensive walking and cycling network and Green Travel Plan. All of these initiatives aim to encourage people to lead more sustainable lives.

Awards: **Cambridge Design and Construction Awards 2017:** Best new neighbourhood (Winner); Works In Progress (Winner); Craftsmanship Award: Swirls Court, Graham Construction (Winner); Best large building: Ryle Yard, Maccreanor Lavington/Witherford Watson Mann (Winner); Best Engineering & Sustainability Project (Winner); **RICS East Awards 2018:** Residential (Winner); Project of the Year (Winner); **Planning Awards 2018:** Planning for Affordable Housing (Winner); Planning for the Natural Environment (Winner); Editor's Choice (Winner of the best scheme overall); **RIBA East 2018 Awards:** Storey's Field Centre, MUMA (Winner); Sustainability Award: Storey's Field Centre, MUMA (Winner); Building of the Year (Winner)





£115M Grahame Park, London

Client

Genesis Housing Association

Duration

2008-2020

Value

£115m

Services

Employer's Agent
Independent Certifier
Clerk of Works

Contract

Design & Build

Funding

GLA & HCA

Sustainability

Code Level 3 - 4

calfordseaden were initially appointed by the client in 2008 to undertake Clerk of Works responsibilities for Phase 1A and Phase 0-extension of Stage A, which delivered 319 new homes, including 134 affordable rent, 44 market sale and 5 shared ownership homes in six flatted blocks over 3-10 storey buildings, all of which were designed to be tenure blind. The development also included the construction of a new log cabin and adventure playground, known as the 'Green Tops Centre', to replace existing run down facilities.

Following successful completion of these works and high levels of client satisfaction, calfordseaden were further appointed as Employer's Agent and Clerk of Works for the remaining elements of Stage A (plot 3-9), to deliver an additional 295 mixed tenure homes, complete with various non-residential buildings including a Sainsbury's Supermarket. Within the remaining Stage A works, calfordseaden was responsible for procuring and overseeing a major infrastructure contract for the relocation of Lanacre Avenue and the provision of additional road networks in order to facilitate plot 5&6 and for the provision of serviced sites to plot 7&8. Plot 7&8 were successfully completed within tight timescales for the client's disposal to Barnet College and Barnet Council (council offices) respectively.

Although the completion of Phase 1B2, Lanacre Shift, experienced significant BT delays and disruption, calfordseaden worked closely with Countryside to establish a proposal for the re-sequencing of works and the addition of some enabling works for Barnet College in order to mitigate the impact of the delay and permit the College to complete its construction activities in such a way as to open the College within its tight time constraints. This was viewed as a significant achievement by all parties.

In 2013, there was a significant change in design philosophy, whereby the client was keen to move away from a high rise flatted development with communal gardens, in favour of larger low rise units with private gardens. calfordseaden were required to coordinate the design team to obtain a number of planning changes to reflect these requirements.

The contract for the adjusted Phase 1B3 delivering 152 homes was procured and contracted in 2015 with a completion date at the start of 2018. In September 2017, the construction of plots 5&6 (for 60 and 92 homes respectively) were completed between four and nine months early (over various partial possession dates) to a high standard with both Genesis and Countryside using the project set up, management and outturns as business-wide examples of best practice.

calfordseaden is currently coordinating the project team and Architects for the compilation of a planning application for the final plot within the original Stage A (plot 9). This is likely to include circa 40 residential units, a café and a further non-residential element. It is hoped that this shall be submitted for planning in January 2018.





£10M Storey's Field Centre & Eddington Nursery

Client

University of Cambridge

Value

£10M

Duration

2015-2018

Services

NEC Supervisor

Sustainability

BREEAM Excellent

The North West Cambridge Development (NWCD) project is a mixed use development on a 150 hectare site combining residential housing, academic and research facilities, infrastructure and public amenities, including the Storey's Field Centre and Eddington Nursery.

This award winning 'Landmark' building has been designed to deliver the University's aspiration for a high calibre building.

Designed to cater for arts related activities, the community centre consists of a 180 person capacity main hall with a sprung dance floor and balcony, a smaller hall with sprung dance floor accommodating 50 people which opens onto a courtyard garden, and a 20 person multi-purpose room.

These rooms are supported by a foyer, with a kitchen and ancillary service rooms, to include offices, storage and bathroom facilities.

calfordseaden provided NEC Supervisor services for the project, which was commission under a NEC3 Contract.

Awards

- RIBA East Award 2018
- RIBA East Sustainability 2018
- RIBA East Building of the Year 2018
- RIBA National Award 2018
- RICS East of England Project of the Year 2018





£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.





£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.





£13M St Bede's Retirement Village, Bedford

Client

Orbit Housing Group

Duration

2010-2013

Value

£13M

Services

Employer's Agent
Cost Consultant
M&E Engineer
Rights to Light Surveyor

Contract

JCT 05

Funding

HCA

Sustainability

Code Level 4

The St. Bede's specialist scheme allows customers to live independently in their own self-contained, luxury apartments. The development consists of 104 one and two bedroom apartments, some of which are incorporated into the original St Bede's School buildings. All of the apartments are set amongst landscaped gardens and within Bedford's Conservation Area. With 51 apartments available at affordable rent and 53 available as shared ownership, the scheme aims to make independent living affordable for all. Extra care and support is available on site 24 hours a day, seven days a week.

Extensive communal facilities have been provided and are primarily located at ground floor level including: a restaurant, bar, lounge, fitness suite, wellbeing suite, cinema lounge, activity room, atrium seating areas, assisted spa bathroom, games rooms, rehab therapy suite, hair salon, café, shop and a guest suite.

The building has three different street frontages, each with a different architectural style, which work together to create a cohesive overall scheme. The building appears to be a series of domestic scaled blocks, but it is in fact all under one roof, which allows residents to access communal areas without having to go outside.

St Bede's is designed to be energy efficient and achieved Level 4 of the Code for Sustainable Homes, incorporating renewable technology to provide a sustainable energy source. The building fabric is well insulated, exceeding minimum standards, and includes under floor heating and is controlled via a CHP system (Combined Heat & Power).

Cost control has been critical in order to deliver a cost effective scheme that meets the high standard required by the Client. Built during the challenging economic conditions, our team worked closely with the appointed Contractor and the Client to ensure that the highest quality finish was achieved.

The scheme has recently been awarded Housing Design Awards HAPPI Completed Winner 2015 and Building Magazine Housing Project of the Year (2015). The scheme has also won CIH Best Development of the Year (East Midlands) for 2014, along with the HAPPI Project Award (2011).





£12M University of Cambridge Primary School

Client

University of Cambridge

Duration

2014-2015

Value

£12M

Services

NEC Supervisor

Contract

NEC3

Funding

Private

Sustainability

BREEAM 'Excellent'

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.





£120M City North, Finsbury Park, London

Client

Telford Homes
BDC

Duration

2016-2020

Value

£120M

Services

Employer's Agent
JV Advisor

Structure

JV Ltd Company with JCT open book D&B contract, and Development Agreements for Affordable Housing and London Underground obligations

Funding

Private Investment Fund

Sustainability

Code Level 4 (Residential)
BREEAM (Commercial)
Green Roofs CHP

calfordseaden was appointed in September 2016 to undertake employers agent services in relation to a Joint Venture project between Telford Homes and Business Design Centre Ltd. Our role also includes the management and coordination of the JV's obligations under various Third Party agreements with stakeholders outside of the Build Contract.

The JV partners have formed a SPV called City North Finsbury Park Limited which has appointed Telford Homes under an 'open book' Design and Build Contract to deliver the scheme. City North Finsbury Park Limited has also entered into bespoke Development Agreements with London Underground Limited and Newlon Housing in relation to the works, as well as a Fund Agreement with a large investment bank.

The site previously comprised a low rise, mixed development of warehouses, offices and retail units. The project was granted Planning Permission in 2010, subsequently amended by two Section 73 permissions. Development commenced in August 2016. The contract comprises various section completions, with overall practical completion of the project expected April 2020.

City North, is a mixed use development comprising the following:

- 355 residential units:** 308 apartments for the private market and 47 affordable housing units.
- 4 separate blocks:**
 - Block A - 23 storeys, 113 private sale apartments.
 - Block B - 23 storeys, 62 private sale apartments.
 - Block C - 12 storeys, 133 private sale and 35 mixed tenure affordable apartments.
 - Block D - 3 storeys, 12 affordable apartments.
- Commercial space:** 17 units including, a Cinema, Gym, Retail and Office space.
- Single storey basement:** 13 disabled parking bays, 2 car club parking bays and 700+ cycle stands.

The scheme also comprises a new London Underground entrance to Finsbury Park Station, and improvements to the public realm spaces and a 24 hour concierge.

The scheme will also achieve Code for Sustainable Homes Level 4 (residential) and BREEAM 'Very Good' (commercial). The scheme also benefits from a CHP installation and green roofs.



£5.3M Colby Lodge, Walthamstow

Client

Walthamstow &
Chingford Almshouse
Charity

Value

£5.3M

Duration

2016-2018

Services

Employer's Agent
Project Management
Principal Designer
Clerk of Works

Funding

Private with partial
funding from the Local
Authority

Contract

Design & Build

The Drive comprised the design and construction of a modern development of 21 flats providing extra care independent living for the elderly including two accessible flats and communal facilities comprising a communal kitchen, lounge, therapy room, laundrette and gardens for a charity client.

calfordseaden was commissioned from inception to provide project management and quantity surveying services including high level cost advice, feasibility studies and orchestrating a design competition to select a suitable architect for the scheme. We then went on to procure specialist consultants, on behalf of the client, to produce detailed designs and performance specifications to tender under a Design and Build Contract.

After an in-depth tender analysis, which involved chairing tender interviews, a contractor was recommended by calfordseaden and subsequently appointed to further progress the design and enabling works under a pre-construction Services Agreement. During this period we held detailed design reviews and negotiations with the contractor to agree what ended up being a highly competitive final build cost, thus enabling execution of the final Design and Build Contract.

Upon execution of the Contract we were appointed to deliver the scheme as an Employer's Agent, Clerk of Works and Principal Designer.

We attended meetings with the client and Local Authority Employment Officer to discuss all local labour initiatives to ensure the obligations within the S106 were complied with. Close cost control and monitoring of client changes throughout the project enabled us to promptly conclude the final account with the contractor. This made it possible for the client to apply for additional funding based on the final build costs.

We incorporated sustainable technology such as photovoltaic panels and MVHR whilst utilising a steel framing system. The completed building is incredibly attractive and is being seen as a landmark building in the area.



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