

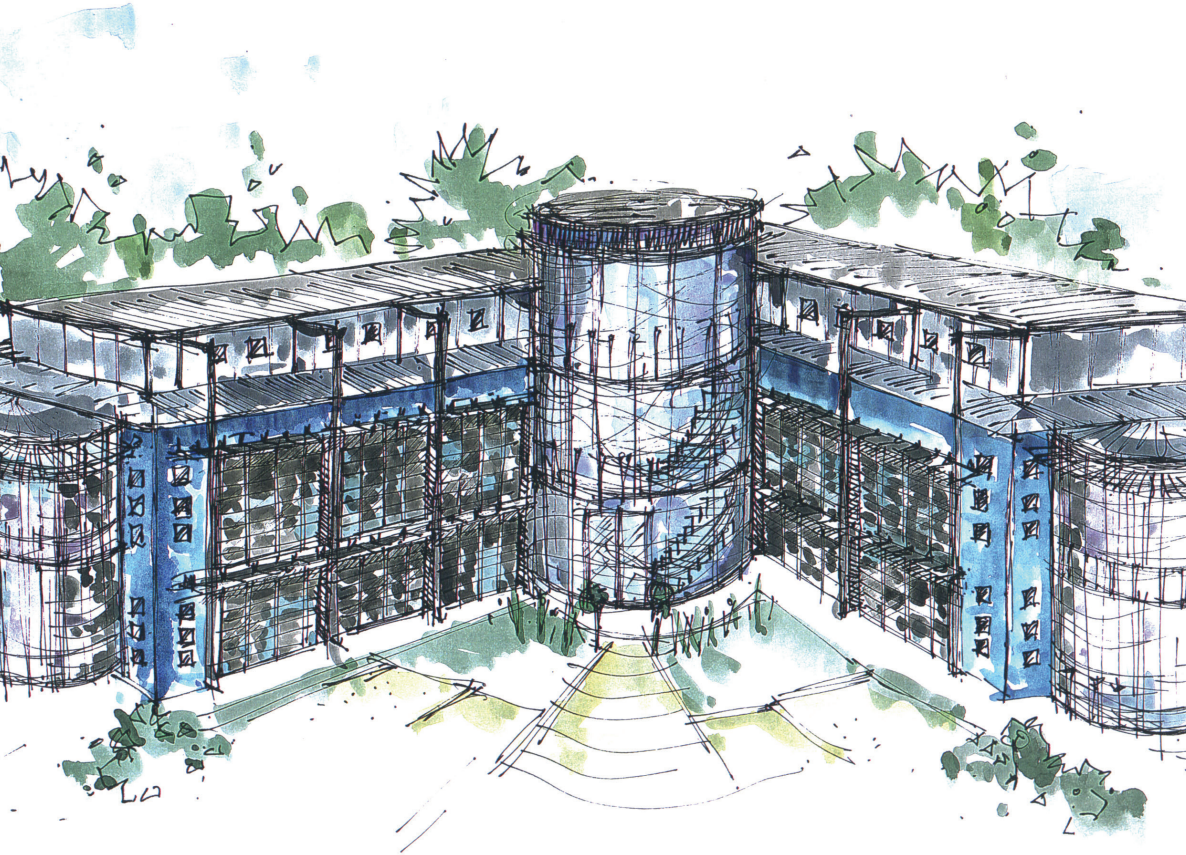


FRANKHAM



EDUCATION PROFESSIONAL SERVICES SUPPORT
FRANKHAM CONSULTANCY GROUP

ABOUT FRANKHAM CONSULTANCY GROUP



Frankham Consultancy Group provides a full range of design and consultancy services to the built environment. The company exists to improve the surroundings in which we all live and work.

Our belief is simple – use intelligent ideas to create human benefits. From environmentally sustainable buildings to individual commissions, our projects have one thing in common...

...they improve peoples' lives

Our teams consist of high calibre individuals, chosen to respond to the challenges presented by the nature of the works. Every team member selected for a project has successfully delivered projects of a similar nature in the past and all are well suited to the demands of collaborative working as part of a unified team.

We believe that we have the resource, experience and in-house capability to meet the challenges presented by small to large scale education commissions.

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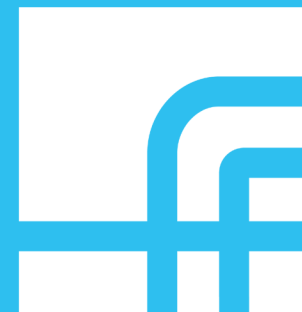
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OUR SERVICES

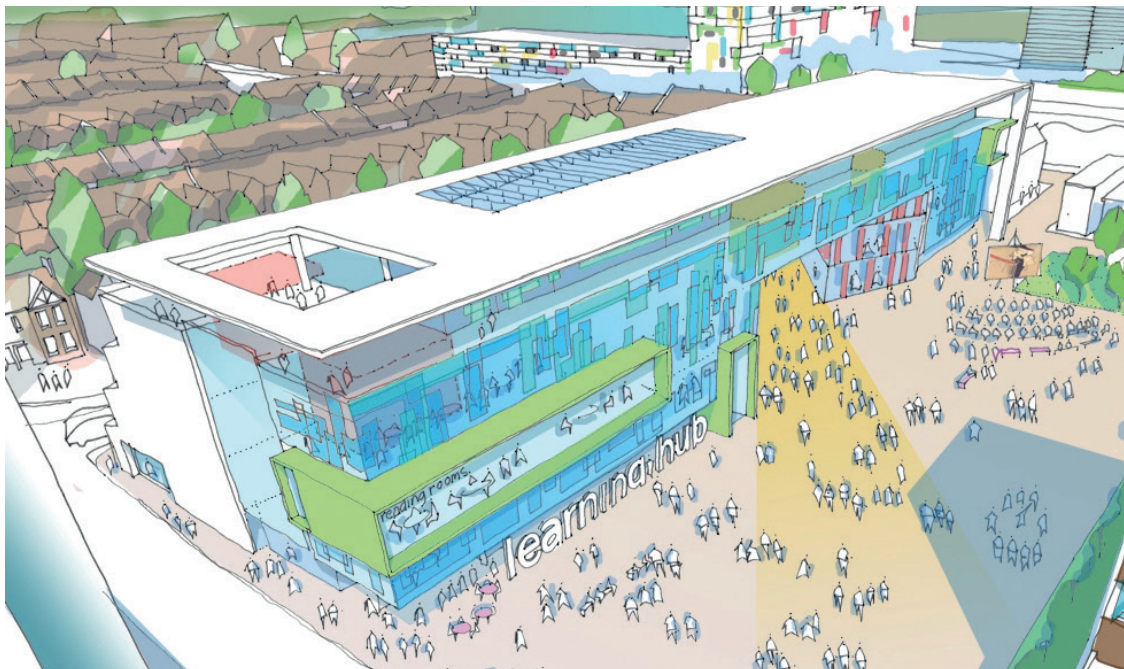


MULTIDISCIPLINARY DESIGN AND CONSULTANCY

For nearly three decades, Frankham has been working with local authorities, schools, colleges, and universities to maintain, refurbish, remodel, extend and build new facilities. We are skilled in bringing together clients, stakeholders, project teams and contractors to develop effective and aspirational briefs. Our subsequent designs provide value for money solutions with carbon efficiency.

An essential element in successful project delivery is a detailed knowledge of all the regulations which protect the health and safety of pupils, students and staff. With this comes a deep understanding of how the educational sector functions and the control of building works in occupation.

Frankham's multidisciplinary design and consultancy services are provided from in-house professional teams.



Our services

Design Consultancy

- Architecture
- CDM Advisory Services
- Maritime & Industrial Engineering
- Master Planning
- Mechanical & Electrical Engineering
- Structural & Civil Engineering

Project Management and Surveying

- Area Referencing
- Building Surveying
- Cost Consultancy
- Employer's Agent
- Project Management
- Measured Building & Laser Scanning
- Topographical Surveying
- Underground Services Investigation

Energy and Sustainability

- Building Performance
- Compliance and Planning
- Environmental Certification
- Low Energy Building Design
- Whole Life Carbon Calculations

Risk Management

- Asbestos Management
- Fire Management
- Gas & Electricity Management
- COVID-19 Risk Management, including Return to Work
- Strategic Risk Management
- Water Management

OUR EDUCATION CAPABILITY

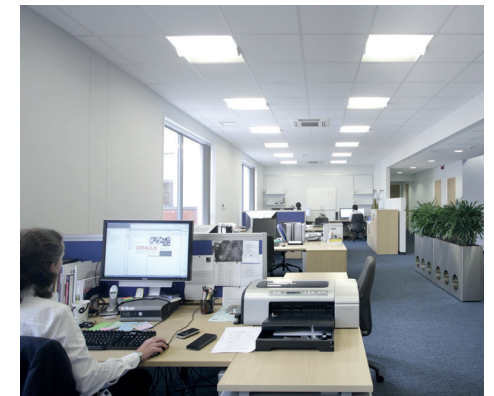


MANAGING LIVE SITES

Frankham is experienced in working within occupied buildings in the education sector and has completed projects in over 900 occupied sites. We therefore fully understand the constraints, appreciate the need to minimise disruption and ensure that security is maintained.

From our experience of working in the industry, pupils and students are sensitive to the disruption and noise encountered during the building works. To this end we ensure that noisy works are completed during vacation time and, if required, out of hours.

We prepare a look ahead programme during the building works, in conjunction with the site agent and client team, to ensure that appointed staff are aware of the works during the period and any adjustments can be reviewed and discussed.



MODERN METHODS OF CONSTRUCTION

As a team, we challenge the designs on an ongoing basis, ensuring that appropriate materials are specified for use within a scheme, check buildability and compliance at all stages and ensure that the cost reflects the budget. We ensure all opportunities to use prefabrication and off-site manufacturing are explored but only used when there is a benefit to the project outcome.

Frankham Consultancy Group, alongside Apollo Education and London Borough of Haringey, developed the detailed design scheme for Woodside Inclusive Learning Campus, an inclusive school for 1,200 pupils.

When construction of the SEN Block commenced, Woodside became the first School in Europe to be constructed using the NUDURA® 'Insulated Concrete Form' (ICF) wall system. An innovative new wall system which offers significant benefits in terms of low carbon construction, together with reduced time and labour on site.

To aid programme, the windows can be installed prior to the external brickwork trades, and these are sealed back to the NUDURA® system, thus providing a fully weather-sealed façade, and removing the brickwork element from the critical path – a pattern likened to that of timber-framing principles.



EARLY SURVEYING

In refurbishment projects, buildings are often of varying quality and condition and up to date survey information is important for early feasibility studies and design brief development.

Frankham has completed numerous asset condition surveys, complete with costings, priority ratings and programming, for local authorities.

We also undertake extensive DDA assessments of the existing buildings prior to completion of the design for both new build and refurbishment works.

Our topographical survey team carries out internal and external measured surveys of schools. At Langley Park, we produced drawings of the existing school grounds and access roads. The survey was aligned to Ordnance Survey grid and level datum using GPS.



SPECIALIST EDUCATION DESIGN

Having delivered numerous standalone and incorporated Special Education Needs (SEN) facilities, our dedicated education staff have a full understanding of the latest developments in this field.

We are fully up to date with specialist SEN requirements and are highly experienced with firsthand understanding of SEN, disability and the philosophy of inclusion.



CARBON EFFICIENCY

Frankham is ISO:14001 accredited and has an environmental software management tool that is above and beyond a BREEAM Assessment. It is conducted as standard within our design by incorporating the requirements of BREEAM and revised legislation.

We will agree a list of environmental control issues at the start of the framework and the design team works together from early stages to allow passive design features to be incorporated to reduce the future energy demand of the building, such as solar shading, natural ventilation and thermal mass.



FLEXIBILITY AND ADAPTABILITY



Flexibility and adaptability are fundamental to the design philosophy of any new or refurbished school, college or university.

The flexibility element will allow for short term changes to take place, such as different classroom layouts to suit different teaching styles, subjects and activities. Generally, a simple structural system of the building should encourage maximum flexibility, with visual connections between buildings.

Adaptability addresses the issue of adjusting the concept design to long term changes and the Frankham design team will allow for this in both structure and building services.



PROCUREMENT CHALLENGES

The most important aspect of procurement is to ensure the appropriate procurement route is adopted and that the various sections of the document reflect what is actually required are robust and co-ordinated, and generally ensure clarity as to what is required from the contractors including programme and contract arrangements.

The selection of the contractor is key to the process, ensuring a suitable qualified and experienced contractor is appointed.



INCORPORATING SUSTAINABLE SOLUTIONS



LOW CARBON CONSULTANCY

As a team we provide Low Carbon Consultancy, and work with estates teams to understand goals, objectives, and aspirations in meeting your carbon reduction strategy through sustainable development.

This is a huge challenge with the constraints of the estate and the restriction on budgets, but it is essential that the sustainability objective is driven into the estate, and carbon emissions managed in the future. We will need to ensure that your energy strategy is developed into a strategic document.

Sourcing of green materials, use of local sustainable materials and components are all key including waste management through the design and construction activities.

Frankham acknowledges the need to reduce the carbon footprint of your building stock and has worked over a number of years adjusting the RIBA plan of works accordingly to reflect the early energy / thermal modelling / carbon and M&E requirements, which are now required at an earlier stage of the design process.

Establishing what upgrades need to be included and considered for example, photovoltaic panels which track the sun path to ensure maximum usage.

Frankham is committed to protecting our environment and encouraging sustainability. We do this in two ways, first as a business and second by promoting and implementing sustainable development wherever possible within the constraints of our client's brief. At the heart of our approach is our ISO14001 accredited Environmental Management Policy and specialist in-house professionals such as accredited CIBSE Low Carbon Consultants and BREEAM Assessors.

In consideration of the whole life costing and carbon emissions we will consider the following parameters and design solutions:

- compliance with day lighting requirements
- considering heat gain and solar shading
- orientation of building for energy whilst considering entrance and aesthetics
- planning requirements for major plant
- consider centralised plant / distribution losses to maximise the brief requirements
- use of lighting control
- standardisation of components and systems across the estate
- upgrade of existing fabric in refurbishment projects
- collaborative approach with low carbon consultant.



SUSTAINABLE PROCUREMENT

We have established an ISO:14001 accredited Environment Management System (EMS).

As part of Environmental Policy and EMS we have produced an environmental software management tool called the Designer's Environmental Risk Assessment (DERA). The DERA is above and beyond a BREEAM Assessment and is conducted as standard within our design by incorporating the requirements of BREEAM and revised legislation.

We will agree a list of environmental control issues at the start of the framework which may include:

- Are energy efficient lighting systems and controls employed throughout?
- Is a Green Transport Plan implemented and benchmarked?
- Are local ecosystems understood and protected/enhanced by the project?
- Does the design promote an understanding of Ecology?
- Does the design optimise the use of daylight?
- Are spaces well ventilated and naturally ventilated wherever possible?
- Have water supply and disposal services been designed to minimise water use?
- Have any water recycling systems been included?
- Was the BRE Green Guide to Materials used in materials selection?
- Could the building design have used fewer materials?
- Has a whole life approach been undertaken towards materials selection?
- Has provision been made to reduce and recycle waste in operation?



CASE STUDIES AND PROJECT LIST



OUR CLIENTS IN LONDON AND THE SOUTH EAST

Early Education, Primary and Secondary Schools

Acland Burghley School, London Borough of Camden
Bourne Primary School, East Sussex
Crofton Junior School, Bromley
Cross in Hand Church of England Primary School, East Sussex
Fortismere School, London Borough of Haringey
Grovelands Community Primary School, East Sussex
Hampstead School, London Borough of Camden
John Ball Primary School, Lewisham
Langley Park Boys School, Bromley
London Borough of Hillingdon Schools
Park Lane Primary School, Brent
Sidely Children's Centre, East Sussex
Windale Primary School, Oxfordshire

Colleges

Central Sussex College

Universities

University of Oxford
University of Westminster

Special Education Needs

Darrick Wood School, Bromley
The Village School, Grove Park, Kingsbury
Woodside School, Haringey

OUR FRAMEWORK APPOINTMENTS

Braintree District Council - Construction Consultancy Services
Brighton and Hove City Council - DPS
ESPO - Property, Building & Infrastructure Advice & Management Services
Fusion 21 - Consultants Framework
London Borough of Tower Hamlets - DPS
London Construction Programme - DPS
NEUPC - Fire Safety Training and Fire Risk Assessments

Oxford Direct Services (ODS) Framework
Pagabo - National Framework for Professional Services
Procure Plus - DPS, External Inspections (Cladding)
Procurement Assist Limited - DPS, Fire Prevention Services
Surrey County Council- Orbis Professional & Technical Services Framework
Westminster City Council - DPS

HAMPSTEAD SCHOOL

LONDON BOROUGH OF CAMDEN

We were appointed by the London Borough of Camden to undertake major refurbishment of two mixed-use secondary school teaching blocks. We took the project from initiation through to completion, by developing the client's brief through staged feasibility studies, full designs and specifications and contract administration.

The two blocks are locally listed, and all designs and works were carried out sensitively. The two blocks incorporate the main entrance, library, general teaching, ICT, sixth form area, art rooms, technology classrooms, gym, swimming pool, changing facilities and offices.

The works consisted of fabric refurbishments of the internal areas and the external facades. Full slate roof covering replacement was undertaken to one block and flat roof areas to both. All Crittall windows and sash windows to an indoor swimming pool were replaced with double glazed timber sashes.

Electrical items included the replacement of antiquated lighting, remedials to electrical circuits and extensions of the fire alarm system to provide an L1 coverage. New ventilation systems, inclusive of an Air Handling Unit, were introduced to the swimming pool, changing rooms and toilets.

Working within a live school always provides a challenge of coordinating the works to ensure the students and teachers are fully protected. We worked closely with the school and council to put in place a plan of how the works were to proceed with minimal disruption to the school.

Clear segregation was provided between the worksites and school. Traffic light systems were also in place for movement around site. All operatives had to be enhanced DBS checked before attending site. Large amounts of the disruptive works were done outside of the school hours, whilst taking the local residents into consideration.

Another key challenge was the school's lack of alternative teaching space, which meant that a very tight phased programme had to be implemented. Occasionally, areas needed to be handed back to the school before they were fully complete, but these were done so in a manner safe for occupation and did not cause undue inconvenience.

Our team carried out weekly site visits and monthly formal progress meeting with intermittent informal meetings, ensuring continued improvement and communication. The informal meetings provided a good platform to discuss alternative solutions and share knowledge.

Each member of the project team was encouraged to share any alternative methods to achieving each element of work, whether this was to save cost, ease of construction, sustainability, or longevity.



Client

London Borough of Camden

Contract

JCT Intermediate Contract 2016

Contract Value

£1.8M

Services provided

Building Surveying
Principal Designer
Mechanical & Electrical Engineering
Structural Engineering

ACLAND BURGHLEY SCHOOL

LONDON BOROUGH OF CAMDEN

The Frankham Consultancy Group were appointed by the London Borough of Camden to validate the existing electrical services and heating pipework to Acland Burghley School. The long-term aim of the school was to modernise the assembly hall and stage to encourage a more flexible use of the space and to improve the overall experience for pupils, parents, visitors and staff.



Acland Burghley School is Grade II listed so careful consideration was required to ensure minimal intervention to the existing school fabric in the main school. We identified asbestos to the existing lagging to heating pipework. This was removed under controlled conditions.

Our involvement in the refurbishment of the existing listed assembly hall included external works to improve the fabric of the building, replacement of a patent glazed roof and hall lantern light. The internal areas included the assembly hall, toilets and an attached classroom.

The next phase of the school's long-term plan included the refurbishment of the internal assembly hall and stage facilities, which required close liaison with the school and their architects to ensure a co-ordinated approach.

Phasing of the works was critical as no additional temporary classrooms were required. We ensured any key works were planned for school holiday periods to reduce the impact on school operations.

The biggest challenge was the co-ordination of the works and the protection of children whilst the works were being undertaken.

Developing relationships was key between all parties to discuss works daily. Progress meetings were scheduled to look further into the programme and identify any potential issues for the school and how these could be addressed.

Segregation of the works was required to avoid conflict with the school operations. All contracting and visiting staff were vetted and allocated specific lanyards which defined if they could travel alone or be escorted.

Communication was key from the outset of the project and knowledge sharing sessions were arranged which included daily communication, both formal and informal, with the school, site visits with the client to share any issues, and formal monthly progress meetings including all stakeholders.



Client

London Borough of Camden

Value

£2.6M

Services provided

Building Surveying
Mechanical & Electrical Engineering
Structural Engineering



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Our belief is simple:

Use intelligent ideas to create human benefits.

From environmentally sustainable buildings to individual commissions, our projects have one thing in common.

They improve peoples' lives.

We employ only the most talented staff and use their vast range of skills and expertise to make our combined visions your reality.

Accreditations and Awards

Frankham Consultancy Group Limited is recognised as a quality driven organisation



Regulated by RICS

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