



FRANKHAM

HEALTHCARE 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 health commissions.

CONTENTS

Our Services

Multidisciplinary Design and Consultancy	05
Department Expertise	06

Our Health Capability

Sustainable Healthcare Solutions	08
Managing Live Sites	09
Early Surveying	10
Specialist Hospital Design	11
Review and Rationalise	12
Flexibility and Adaptability	13
Procurement Challenges	14

Incorporating Sustainable Solutions

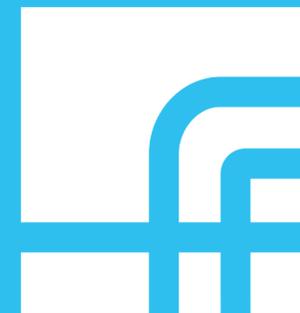
Low Carbon Consultancy	16
------------------------	----

Case Studies and Project List

Our Clients in London and the South East	18
Case Studies	19



OUR SERVICES



MULTIDISCIPLINARY DESIGN AND CONSULTANCY

Frankham has developed considerable knowledge of delivering buildings within the healthcare environment over the past 27 years, keeping well-informed and managing the physical and cultural change being introduced through the NHS estate.

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

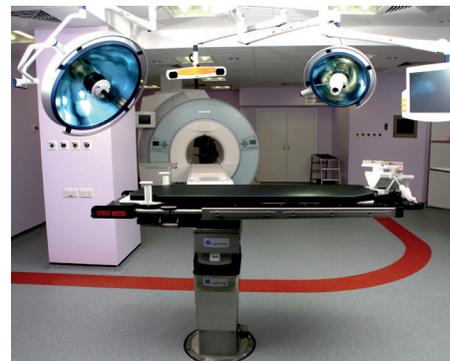
- Asbestos Management
- Fire Management
- Gas & Electricity Management
- COVID-19 Risk Management, including Return to Work
- Strategic Risk Management
- Water Management

DEPARTMENT EXPERTISE

Frankham have experience of working in the following areas:

Angiography
Accident & Emergency
Ante Natal Unit
Breast Screening
Coronary Care Unit
Clean rooms
Colposcopy
Child & Adolescent areas
CT Scanner
Discharge Lounge
Ear, nose and throat
Eye Theatres
Endoscopy
Foetal Assessment Unit
Fracture Clinic
Gamma Knife Suite
General Ward refurbishments
GP Surgeries
Gynaecology
HSDU
HDU
HIV Support
ICU
IVF Clinic
Integrated Day Surgery
Lung Function
Maternity

Medical Wards
Medical Records
Medical Admissions Unit
Maxillofacial Unit
Microbiology
Neurology
Outpatients
Ophthalmology
PACC
Pathology Labs
Paediatrics
Polyclinic
Phlebotomy
Physiotherapy
Radiology
Renal
Stroke and Surgical Rehabilitation
SSD
Substance Abuse Unit
STMC
Theatres
Theatre Training Suite
Tunnel / Cart Washers
Urology
Walk In Centre
Women's Health
Admin, staff and finance areas



OUR HEALTH CAPABILITY



SUSTAINABLE HEALTHCARE SOLUTIONS

The health sector is constantly changing as it strives to change in light of the pressure on capital expenditure, energy consumption, carbon footprint, flexibility of design and space utilisation.

The solution is to find more effective ways of how people are treated whilst improving staff efficiency and the efficiency of the NHS estate.

Our team is enthusiastic in the delivery of sustainable healthcare solutions which offer patient choice, value for money and deliver a vibrant and non clinical environment to make the patient journey and experience as easy as possible.

Our approach is to offer our clients a one stop shop design service from estate review and analysis through to the full delivery of construction projects.

The Frankham team has worked on various schemes for Acute Trusts, Mental Health Trusts, PCT's and support facilities. They possess a wealth of knowledge and experience in the design and procurement of healthcare facilities and have in-depth knowledge of all the necessary procedures.

Our staff are fully conversant with legislation and the guidance used in the design of health facilities and subscribe to the National Health Service Activity Data Base, Technical Index, HTM and Building Notes, together with other technical publications.



MANAGING LIVE SITES

Our health sector team is familiar and experienced in working within occupied and new health buildings and have the extensive knowledge of developing sensitive schemes. There are a number of departments that are going to be affected by refurbishment projects and they will all want to be involved in the process to varying degrees.

This will need to be managed in a particular way to ensure that all stakeholders are considered during the design development process, not all expectations will be delivered, and these need to be discussed and agreed in a careful and coordinated way. We consider the staffing groups, consultants and estates team as a valuable and coherent part of the overall design team.



EARLY SURVEYING

At project appointment, it is key to ensure all surveys, data and knowledge is reviewed and collated. This forms an invaluable benchmark on which to commence the design process. Frankham will evaluate the missing information and advise our clients accordingly, the majority of surveys can be carried out in-house, including topographical, measured building surveys and laser scanning.

Surveys should include:

- Building
- Building services
- Structure
- Asbestos
- Drainage

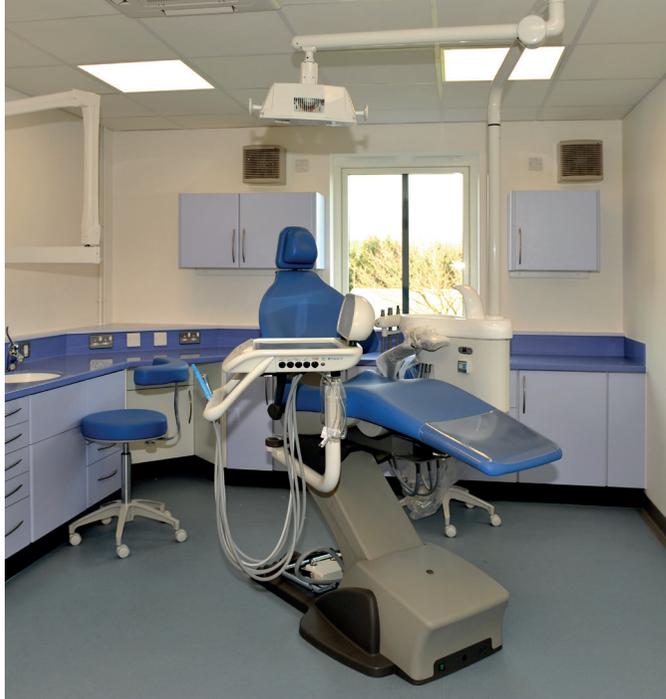
This base information will allow a fully coordinated package to be designed and risks assessed and minimised at an early stage.



SPECIALIST HOSPITAL DESIGN

Our team has extensive experience of delivering complex and specialist design within ICU, HDU including works within Theatres, HSDU and Pathology departments, alterations to clean rooms and SSD departments.

Frankham also designed and delivered a new Gamma Knife suite which was only the second in the country at the time, with its leading edge technology.



REVIEW AND RATIONALISE

Recent quoted figures indicate that the NHS estate has backlog maintenance in excess of £4 billion across its ageing estate, which is mainly energy deficient, and the vacant space exceeds the space currently occupied by Tesco.

The strategy for all health organisations is to understand their estate, the capital programme and to develop a masterplan, site strategy and understanding where departments are and their adjacencies with others. Frankham is able to review and rationalise the estate through a review of the underused property and surplus estate which can be realised through site disposal.



FLEXIBILITY AND ADAPTABILITY

Many organisations are in a transition from old and out of date buildings which failed to accommodate modern equipment and new patterns of work.

We work with various Trusts to assist and manage the change with a smooth transition to the new facility which needs to embrace the new operational policies developed as part of the project brief. Our architects work with health planners during the early stages of a design brief and spatial layouts to ensure the expectations are understood and to challenge clinical working practices going forward.



PROCUREMENT CHALLENGES

The choice of procurement should be agreed at an early stage relative to the design, cost, programme and quality requirements of the project scope, together with a review of the project risks. Choice of procurement with the Employer and his professional advisors will establish the key drivers and aspirations of the scheme.

Value for money is paramount with 'less for more' being key.

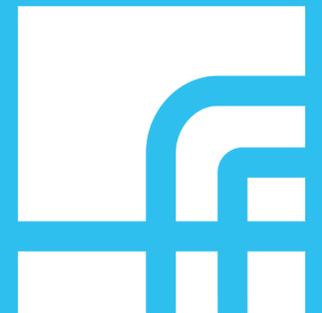
As an organisation we have the in-house specialism to assist you with your selection through traditional to partnering contracts.

- Traditional procurement
- Design & Build
- GC Works
- NEC contracts
- P21+ partnering
- IESE

Frankham will help with selection of the right contractor, particularly essential in the current economy. It is also essential to appoint the right contractor with the right health experience, especially on live sites.



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 the Department of Health's 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 for the NHS to reduce the carbon footprint of their 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.



It is early discussions and the incorporation of fundamental environmental solutions that will achieve the biggest return for the spent pound.

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

Consider during option appraisal stage the pros and cons of various scenarios and consider / investigate the possibility of grant / Government funding.

Frankham as a business 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.

CASE STUDIES AND PROJECT LIST



OUR CLIENTS IN LONDON AND THE SOUTH EAST

NHS Trusts

Barts and the London NHS Foundation Trust
Brighton & Sussex University Hospitals NHS Trust
Chelsea & Westminster Hospital NHS Foundation Trust
Croydon Health Services NHS Trust
East Kent Hospitals NHS Trust
East Sussex Healthcare NHS Trust
Guy's and St Thomas' NHS Foundation Trust
Hertfordshire Partnership NHS Foundation Trust
Homerton University Hospital NHS Foundation Trust
Imperial College Healthcare NHS Trust
Maidstone & Tunbridge Wells NHS Trust
Medway NHS Trust
Royal Berkshire NHS Foundation Trust
Royal Free Hampstead NHS Trust
Royal Surrey County Hospital NHS Foundation Trust
St Georges Healthcare NHS Trust
Surrey & Sussex Healthcare NHS Trust
The Royal Marsden NHS Foundation Trust
University College London Hospitals NHS Foundation Trust

Mental Health Trusts

Central & North West London Mental Health Trust
Oxford Health NHS Foundation Trust
South London & Maudsley NHS Foundation Trust
Surrey & Borders Partnership NHS Foundation Trust

Primary Care Trusts

Bromley PCT
Camden PCT
Eastern & Coastal Kent PCT
Oxfordshire PCT

Specialist Services and Private Healthcare

Department of Health
London Ambulance Service NHS Trust
LycaHealth
NHS Blood & Transport
P21+ framework
South East Coast Ambulance Service NHS Foundation Trust

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
NHS Foundation Trust - UCLH | Procurement of Consultants Framework

NHS London Procurement Partnership - DPS
NHS Shared Business Services - Construction Consultancy Services
NHS Shared Business Services - Soft Facilities Management
Oxford Direct Services (ODS) Framework
Procure Plus - DPS, External Inspections (Cladding)
Procurement Assist Limited - DPS, Fire Prevention Services
Surrey County Council - Orbis Professional & Technical Services Framework

LYCA HEALTHCARE FACILITY

ORPINGTON, KENT

Lyca Healthcare provide consultation and diagnostic services. Their new facility at Orpington, Kent is easily accessible from the M25, train and local bus network. An existing building known as Enso House on a business estate in Mill Road Orpington, required a change of use from offices to healthcare. The work required to achieve the change of use included a new entrance, complete refit internally, improvements to the external works and new external plant area.



Heavy new equipment, including MRI and CT scanners, required an assessment of the existing ground floor structure to determine whether any strengthening works were required. The estate was developed in the 1980s and no recorded information of the existing structure was available.

At the earliest opportunity, and to ensure cost and programme certainty prior to the contractor being appointed, we undertook a series of cores through the ground floor slab, and ground investigations to determine the parameters for our assessment. Following a detailed calculation review of the floor construction and strata below, we established that the floor was not capable of supporting the new and increased load.

Cover to existing reinforcement encountered was also relatively shallow and would have had an adverse effect on the magnetic field homogeneity needed for the new MRI to perform effectively, and building over would have created problems in

levels generating the need for space consuming ramps. Our solution was to replace the ground floor in the area of the new equipment with new foundations taken down to natural stiff clays with loads spread to avoid any differential or uneven settlement that could affect the delicate equipment in use. Structural slabs were stopped 100mm from the final floor level, so that an unreinforced structural screed could be installed above to protect the magnetic field.

Layout changes to suit a healthcare environment resulted in a significant increase in the number of sinks and washdown areas in areas that had no previous drainage. We undertook a review with the client and Architect to resolve a layout that reduced the impact on the programme and cost of digging up the existing ground floor to install new drainage runs. The resulting arrangement did not adversely affect the adjacencies between rooms.



Client
Lyca Healthcare

Contract Value
£2.8M

Services provided
Structural and Civil Engineering

GENERAL HOSPITAL

ENGLAND

The Frankham Consultancy Group has successfully completed a full cladding replacement project on a general hospital that remained in full operation and occupation throughout.

Due to the original cladding being identified as Aluminium Composite Material (ACM) cladding with a polyurethane (PUR) core. Our technical involvement was similar to residential projects with the key additional challenge of the project being a busy A&E Hospital.

Detailed programming of the works was required at tender stage and monitoring of this programme throughout. This included identifying safe routes of access through the hospital, ensuring deliveries at pre-agreed times including evenings and weekends and a 7 day working week.

With the need to get the cladding replaced as a matter of priority, it had been hoped that a new cladding system of similar external appearance from the same manufacturer could be used to avoid the need to obtain planning approval and the associated programme implications.

We found that similar systems from the manufacturer were not compatible in make-up to allow the existing steel cladding support system to be utilised without significant alteration and associated disruption. Following extensive research, a compliant composite panel system from an alternative manufacturer was found that was acceptable to the planning authority and allowed use of the existing steel substructure with minimal adaptation being required.

Due to the high demand for compliant cladding materials, we ensured that the project was tendered only to "approved" installers of the new cladding system. It was agreed that a traditional specification and drawings approach would be used rather than a design and build procurement.



Prior to completing the design, several cladding panels were removed to check the suitability of the steel sub-structure and more importantly the location, condition and quality of the fire breaks. This enabled us to identify that whilst the steel sub-structure was suitable with minimal adaptation required, the fire breaks were not installed in accordance with the as-built drawings. This reinforced the requirements to get the works completed as a priority.

Services provided

- Project Managers
- Fire Engineering
- Contract Administrators
- Cost Managers
- Clerk of Works
- Principal Designer
- Resident Liaison
- Structural Engineering



FRANKHAM

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.

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

Sidcup (Head Office)

Irene House
Five Arches Business Park
Maidstone Road
Sidcup, Kent
DA14 5AE
020 8309 7777

Central London

Third Floor
Baird House
15-17 St Cross Street
London
EC1N 8UW
020 7651 0790

Oxford

Wootton Business Park
Besselsleigh Road
Wootton, Abingdon
Oxfordshire
OX13 6FD
01865 322 500

Stevenage

Suite 237, Second Floor
Kings Court Business Centre
London Road
Stevenage, Hertfordshire
SG1 2NG
020 3714 7063



enquire@frankham.com
www.frankham.com