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A WINDOW ON THE WORLD OF FRANKHAM



CONTINUED SUCCESS WITH OXFORD UNI

WORKING WITHIN AND FOR THE COMMUNITY

EXCEEDING OUR CLIENTS' EXPECTATIONS

A NEW ARM TO THE FRANKHAM GROUP



FRANKHAM

SEASON'S GREETINGS

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It only seems like yesterday that I was penning my notes for our summer edition of Life magazine. Surprisingly enough, when you reflect on those past months, you can immediately see and recognise the changes and improvements that have been put in place to enhance the services we offer.

We have always tried to have integrity in what we do but, being human beings, problems do occasionally occur. We are always conscious of our clients' needs, so there has always been a huge emphasis on client feedback and for this reason we have launched our frankham.direct@frankham.com. We believe that this will allow our clients easier access to provide us with invaluable feedback (see page 6 for full details).

The Executive Board and I have been extremely focused on next year's order book. We all agree that 2010/11 could be exceptionally tough and we have therefore strengthened our management team with the appointment of Phil Wright as

●● We are always conscious of our clients' needs, so there has always been a huge emphasis on client feedback. ●●

Divisional Director, responsible for our Environmental Engineers, CDM and Health & Safety, Measurement and Topographical sections. We are also in the process of appointing a new Head of Business Development and Marketing together with a Bid Manager. Both are new roles.

Frankham Consultancy Group have now broadened our consultancy services through the formation of Frankham Projects, a specialist development consultancy and management company (see page 8).

Looking back over the last six months we have added the following to our existing frameworks:

- *Transport for London, Building Surveying*
- *Oxford University (renewal), Architecture, Building Surveying, Project Management, Mechanical and Electrical Engineering and Structural and Civil Engineering.*
- *London Borough of Lambeth, Building Schools for the Future programme, Structural Engineering.*

This year has seen the following major news:

- *Tenders for the £32million Langley Park Boys School and £10million Oxford City Homes general needs social housing have come in within budget, work is about to start on site.*
- *Feasibility studies for the £20million replacement special needs school at Grove Park & Hay Lane for the London Borough of Brent, and £8.6million new Sandbanks Care Home has been completed and we are now instructed to take them forward to complete design.*

As always a big thank you for your support during these volatile times and finally I would like to take this opportunity to wish you and your family a very Merry Christmas and a prosperous New Year.

Steve Frankham
Chairman



Frankham Business Consultancy Services Division has been working with Lambeth Living since January 2008. Having completed a number of projects and reviews, Lambeth Living asked Frankham to submit a fee proposal to conduct a non-intrusive study to ascertain the general condition and likely performance (terrestrial and digital) of the aerial installation serving their building portfolio throughout the Lambeth Estate.

The delivery strategy focused on measuring and recording the local received signal strength in dwellings in all parts of Lambeth in order to gain a spread of readings across the borough and, wherever practicable, a reading as far from the aerial system installation as possible.

The revised strategy included the following elements:

- To visit as many buildings as possible
- To locate the aerial systems

The strategy relied on:

- The cooperation of the housing officers/teams throughout the six areas.
- The willingness of residents/occupants/tenants to allow access



A number of two-man teams were brought in to undertake the surveys. The field teams were fully briefed as to the objective of the project and equipped with a Terry terrestrial meter and provided with appropriate ID.

The Terry terrestrial meters were calibrated to ensure the validity of the overall field results from the six Lambeth areas.

The tight demands of the project programme were completed on time, within six weeks of the commencement on site and within budget.

The project manager was Rex Pengilly, supported by Frank Bowall, the field survey Manager. Alan Fletcher retained overall responsibility within Frankham.

BACKING THE COMMUNITY

Yes, we did it again! On 6th November 2009, Dennis Wise and Steve Frankham together with a number of staff organised another fundraising lunch which was held at Oakley House in Bromley. The lunch was hosted by the talented Mike Osman, with a star-studded line up for Sky Sports Presenter, Matt Lorenzo's questions and answers. Matt's guests were Gus Poyet, Ray Parlour, Tony Gale & Martin Chivers.



●●To the delight of the many worthy causes that Dennis Wise in the Community supports, the lunch raised just over £52,000.00. ●●

Never wishing to miss an opportunity to raise money, Steve decided to fine anyone who was not wearing a poppy. This raised a further £657.00 for the Royal British Legion Poppy Appeal. A cheque was presented to John Seaton of Frankham Consultancy Group, who works hard every year to sell poppies for this worthy cause.

Dennis Wise in the Community was formed by Dennis and Steve in 2000 and to date, has raised nearly half a million pounds, providing much needed support to the following benefactors:

- **Parkwood Hall School** – Residential/day special school - Steel Band.
- **Marlborough School** – For children who have severe and multiple disabilities.
- **Northlands Multiple Sclerosis Society** – A day centre for sufferers of MS.
- **Bromley Autistic Trust** – Improving the quality of life of people of all ages with Autism.
- **Threshers Day Nursery** – Providing regular meals, clothing and opportunities to learn and play.
- **Help the Heroes** – Supporting our wounded soldiers and servicemen.
- **Demelza House** – A children's hospice providing one-to-one care with a team of highly skilled care team members.

If you would like to know more about Dennis Wise in the Community or the forthcoming Valentine's Ball please contact Pat Saville on 020 8309 7777.

ACTON TOWN CENTRE

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ENVIRONMENTALLY SOUND & CONTINUALLY EVOLVING

Ealing Council are in the midst of either developing or refurbishing Acton Town Centre, focussing their attention on civic buildings such as Acton Town Hall and King's Rooms, Acton Baths and Acton Library. All were constructed at the turn of the last century, with the exception of a 1930s extension to the Town Hall, which is partly Grade II Listed.

We have been commissioned to undertake an update of earlier Asset Condition Surveys in order that Ealing Council could be fully aware of the current condition of each building and the costs of maintaining them. Our Building Surveyors are providing the Council with likely costs over a 30-year period. This enables Ealing Council to assess various combinations of work and prioritise the most essential.



Our surveyors and engineers are examining all the buildings, from the roofs down to the basement service areas, even underneath the swimming baths. These inspections needed a good head for heights, coupled with the ability to ease into tight spaces.

W13 SOCIAL CLUB

Ealing Council owns this building which is used as a young person's centre, providing an Internet café, recreational hall, textile workshop, recording studio and catering training facilities.

The young people of the club took ownership of the facilities and, through their own fundraising schemes, have improved and refitted various areas. Seeing the benefits this social club brings to the local area and the activities taking place, Ealing Council have approved approximately £2million to enable a refurbishment of the Centre to provide additional and improved facilities.

Initially commissioned to undertake an Asset Condition Survey of the building and ascertain the costs of maintaining it to a good standard, Frankham have now been commissioned to work with the Council to provide architectural and surveying services on the feasibility studies for the Centre's improvements.



Frankham's Environmental Consultancy team has been busy ensuring clients' projects are meeting environmental standards and using sustainable products and practices.

They have been recently commissioned by Acorn Care and Education to undertake an Education BREEAM assessment on five new classrooms for the Heath Farm School in Charing Heath, Kent. This special needs school is receiving extra care and attention from Frankham, undertaking all stages of the BREEAM Assessment from Pre-Assessment, Design Stage Assessment through to Post Construction Review.

The Design Stage Assessment took place in October 2009 and will be complete by the time you read this article in December 2009. The Post Construction Review starts in February 2010.



Architectural Practice, Glen Eldridge Architects has commissioned our Environmental Team to undertake all stages of the BREEAM Assessment from Design Stage Assessment through to Post Construction Review at Moulsham Residential Home in Chelmsford, Essex.

Burns Guthrie and Partners, on behalf of their client, Kent County Council, have commissioned Frankham's Environmentalists to undertake a bespoke BREEAM assessment on the new £6million Library and Community Services building in Ashford, Kent.

The team has been commissioned to undertake all stages of the BREEAM Assessment from Pre-Assessment, Design Stage Assessment through to Post Construction Review.

The Design Stage Assessment is due to start in the New Year.

BARNSBURY COMMUNITY CENTRE

When Newlon Housing Trust decided to replace the dilapidated Barnsbury Community Hall with a new £970,000 modern, light and flexible Community Centre, Frankham Consultancy Group were delighted to be appointed as Employer's Agents to oversee the design and construction of this project.

From the outset, Frankham worked closely with Newlon Housing Trust and contractor, InSpace, to negotiate a Design and Build contract, prepare the Employer's Requirements and provide Cost Advice, as well as help agree the finishes for the project. As the contract progressed, Frankham became involved in the design team and progress meetings and inspecting the works once on site.



The new Community Centre, which forms part of the wider Barnsbury Estate regeneration, was cross-subsidised by the construction of 19 new, shared ownership units on the estate with a contract value of £2.36million, on which Frankham also acted as Employer's Agents.

The Community Centre now comprises a welcoming reception area, large and small halls, a seminar room and offices. These will be used by both Newlon Housing Trust as a satellite office and BELMO, the local residents' lead management group as their main offices.

The project was completed six weeks ahead of schedule and on budget. The Community Centre is now available for Newlon, BELMO and all the local residents to use and is a welcoming addition to the estate.

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CORONER'S COURT, BARNET

The former Register Office in Barnet has now become the Coroner's Court and will oversee inquests for the whole of North London. The offices, based in Wood Street, was officially opened on Friday, 2nd October 2009 as the Coroner's Court for the region after relocating from Hornsey, in Haringey.



The Grade II Listed Building and adjoining annexe, which previously housed the Barnet Urban District Council offices, will be used to hear inquests into deaths, both with and without juries.

●●The new court room and its furniture includes a computer-based public address system, a digital recording system for proceedings and aids for people who suffer from hearing problems. ●●

Our London team of Building Surveyors along with Mechanical and Electrical Engineers from our Head Office in Sidcup, undertook the extensive £275,000 refurbishment, including design and full contract administration by a specialist contractor. The building will also be used as the main offices of HM Coroner for the Northern District of Greater London, Andrew Walker, as well as administrative staff.

It will cover cases for Barnet, Haringey, Enfield, Harrow and Brent. Mr Walker was joined by council dignitaries from Barnet and Haringey at a reception to mark the opening. At the event senior members from both Councils were proud that the court will be based in the Borough and pleased that the building itself will remain in civic use.

L I F E 

SOHO ESTATES

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FEEDING ON THE BACK OF SUCCESS

Frankham's London team are working with shop proprietors and businesses in Soho's Wardour Street and Old Compton Street to create office and residential space in an already densely-populated area.

Frankham are looking to retain the existing restaurant, café and shop uses at ground and basement levels by rationalising the existing internal floor layouts. Upper levels will be changed by removing the existing light wells and new floor construction. This will maximise the usable floor area for the proposed three office floors and two floors of high quality one and two bedroom residential apartments.

●● providing new elements, such as the lightweight fifth floor and re-instated corner, to visually complete the building ●●

Improved access to the entire building has been introduced, with better level access from the street, reduced corridor lengths, more generous entrance lobbies, continuous floor levels, improved staircases and additional lifts to ensure Part M and DDA compliance.

Our Building Surveyors have been mindful to refurbish the existing retained parts of the external elevations, sensitively by replacing decayed elements, where necessary, and providing new elements such as the lightweight fifth floor and a reinstated corner to visually complete the building in terms of scale, proportion, materiality and overall massing. The re-instated corner to Wardour Street and Bouchier Street junction, with external balconies, will potentially be illuminated by Photovoltaic cladding panels, and the roof with an oval 'skylight cut-out' combining to create a focal point at the end of Brewer Street.

The proposed scheme incorporates energy efficient / sustainable technologies, including:

- Triple glazing for new curtain walling and replaced windows where possible and appropriate.
- Underfloor heating using water pre-heated by solar panels.
- Photovoltaic (PV) cells forming part of the new cladding system to provide power for external lighting.
- Rainwater collected and pumped using small localised wind generators and used as grey water for office and residential WCs.
- Part of the roof is to be a Green Sedum type with sustainable sourced timber decking to seating areas.

Overall, the proposed scheme rejuvenates the currently under utilised building. This will bring vitality to this important location and contribute through the high quality restaurant, shop, office and residential uses, to the 24 hour nature of the area.

Frankham Consultancy Group celebrates its 9th Year of Customer Perception Appraisal (CPA) Surveys and would like to thank those of you who have taken part in our research. Your input is very much appreciated.

We have received headline findings and your feedback tells us that:

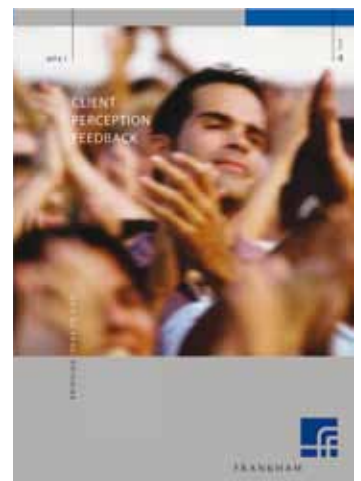
- Encouragingly, customer satisfaction in the last two quarters has increased from 82% to 87%.
- There is still more work for us to do to ensure a first class service.

This year, we undertook the commitment to raise our benchmark scores from 70% to 80% in order to continually strive for improvements and we exceeded our revised target by 7%.

In July 2009, Frankham achieved the Ambassadors of the London Excellence Blue Riband award for supported learning development to business excellence in the wider community.

This was a great boost for all at Frankham in these challenging market conditions, however, we know that we cannot afford to be complacent and so it is important for us to be listening to you and making sure we are improving and performing in line with your needs and expectations.

To cement our commitment to service delivery, we have the pleasure in announcing **Frankham Direct** (frankham.direct@frankham.com). This email address allows clients to contact Frankham's Executive Board directly, and encourages the opportunity for positive feedback and suggestions for future improvements. We encourage our clients to contact us and we look forward to hearing from you all.



EMPLOYED BY REMPLOY

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OXFORD CITY HOMES

LIFE 

Frankham are enjoying a lasting relationship with Rempoy, assisting them in creating Design Toolkit guidelines for their centres:

- Mojo – Sub Branches
- Bespoke – Small Offices, localised to meet the needs of the local community and businesses
- Pathway – Regional Branches

Rempoy is one of the UK's leading providers of employment services and employment to people with disabilities and complex barriers to work. "We are passionately committed to providing sustainable work opportunities for those who need it most - making a positive difference to the lives of individuals and communities and realising commercial benefits for everyone we work with."

Our Architects have been making alterations to various units throughout the country. With 20 sites already completed, including:

- space planning
- incorporation of full DDA compliant access and fittings
- multi-function rooms to accommodate up to 15 persons
- interview areas
- open workspace areas
- staff rooms

Having been engaged in formulating the 2008 edition of Rempoy's Design Toolkit, we have been busy working on centres in South Yorkshire and Derbyshire – two areas heavily affected by the knock-on effects of the recession. Yet, due to the number of businesses being affected, finding a suitable space has been easier than in previous years.

Lambourn Road and Cardinal House are two sheltered housing schemes which have received planning approval and tenders with an anticipated contract value of approximately £11million were invited at the end of September 2009.

Frankham produced tender documentation within four weeks in order that our client, Oxford City Homes, (part of Oxford City Council) could receive Homes and Community Agency funding and go out to tender on these projects. Services include full multi-disciplinary input, including Architecture, CDM Co-ordination, Quantity Surveying and Structural Engineering.

We have also undertaken feasibility studies for sheltered accommodation at Bradlands Close, and Windale Avenue, both in Oxford, for Oxford City Homes. Following a review of the overall supply and the need for sheltered accommodation within Oxford city, we undertook detailed feasibility studies on both sites. Windale Avenue also included 30 units for general needs, 24 single person and three two-bedroom flats and 42 single person and four two-bed flats in one or two linked blocks.



CHURCHILL HOSPITAL

Frankham's Oxford Architectural team designed a new administrative building for the provision of Professorial offices and backup facilities for the Henry Wellcome Building for Genomic Medicine on Oxford University's Old Road Campus, project value £1.65m.

Services provided included Architecture, Mechanical and Electrical and Structural Engineering Services.



Frankham Consultancy Group have further broadened our consultancy services creating Frankham Projects, a specialist development and management consultancy.

We were aware that budget limitations were preventing a number of our key clients in the public and private sector funding much needed new capital projects and we felt that we could help. Frankham Projects was created to help get these projects off the ground through innovative development funding methods and the realising of value from existing estate.

Frankham Projects is now in a unique position to advise our clients on how they can unlock this latent and valuable potential and then deliver using the specialist experience and expertise within the Frankham Consultancy Group.

We pride ourselves in not just advising our clients, but having the expertise to deliver on these recommendations, providing a complete product.

Frankham Projects stands apart from its contemporaries as it approaches each instruction as a complete project advising on solutions using commercial experience and insight combined with lateral thinking to deliver bespoke solutions.

Key services provided include:

- Full option appraisals including sales and cost forecasts
- Development consultancy, feasibility and strategy advice
- Site acquisition and disposal advice
- Sourcing land and development opportunities
- Delivery and project management of schemes
- Development funding including JV and SPV initiatives advice
- Advice on concept design and detailed design issues
- Bespoke feasibility studies and development appraisals
- Advice on mix of uses and value engineering
- Establishment of joint ventures
- Development monitoring
- Advice on reconfigurations and refurbishment of existing assets

Recent projects have seen us work with:

- **Schools** looking to release value in surplus open space to enable funding for the delivery of new teaching facilities
- **Hospital Trusts** looking to reduce operational costs and rationalise their estate
- **Emergency services** using dead air space above premises to increase capital reserves
- **Housing Associations** looking to reconfigure existing assets and maximise the development potential of sites
- **NHS Foundation Trusts** disposing of non compliant buildings to gap fund new premises.

Our lateral thinking approach to projects has also enabled a number of charities and Not-for-Profit Organisations to provide community facilities developed at little or no capital cost through innovative development options and the use of private sector cross subsidy.

To discuss in greater detail, please contact Oliver Morse on 020 8309 7777 or email oliver.morse@frankham.com

AN INTERVIEW WITH



OLIVER MORSE
 DIRECTOR OF FRANKHAM PROJECTS

What is your favourite sport? As an avid Manchester City fan, I have fallen back in love with the beautiful game.

How do you see Frankham Projects expanding?

We have a strategic growth plan in place that will see Frankham Projects grow over the next five years whilst still maintaining a lean operational structure.

What's your motto? "Only the best is good enough" – The Milky Bar Kid

Has the economic downturn affected the development industry? The economic downturn has had a profound and well-documented effect on the property industry. Funding is harder to come by as lenders have become increasingly risk-averse causing clients to look harder at each opportunity. No longer can people rely on residential sales values for the greatest return and realising the value of what is already owned.

What is your favourite TV programme? Really only two programs ever get repeat viewing, Match of the Day and Top Gear.

If you weren't busy with Frankham Projects, what would you be doing? Travelling

If stranded on a desert island which three items would you take? Football for a friend, ice skates for dental repairs and a torch.

What's the best thing about your job? We work with a number of Not-for-Profit Organisations. Using our combination of property development skills and innovative lateral thinking we get important community projects off the ground with little or no capital cost to the client.

Pool or Beach? Pool, walking in shoes full of sand is truly a horrible feeling.

What's on your Ipod? Everything from Dean Martin to Chicane, Santana to Lupe Fiasco and Manzanita to Meatloaf. And lots of Jay-Z.

Where do you see the future of Frankham Projects?

Frankham Projects will continue to grow, offering advice as more of our public sector clients look inwardly at their estate to reduce costs and fund future capital projects, and our private sector customers look to property development as an investment opportunity.

If you had a superpower what would it be? To stop time. Time being an increasingly rare commodity.

SUPPORTING CROYDON SCHOOLS

Business Consultancy Services, working with its supply chain provider Drivers Jonas, successfully delivered a number of school adaptations during the summer break. Adrian Ellis and John Benjamins project managed several schemes, including major changes at Ecclesbourne Primary School in Thornton Heath (amalgamating the infant and junior schools into one).

Although some enabling work was carried out prior to the school holidays, some £3million of work was delivered over a 46 day programme. Among many schools, Chipstead Valley Primary School, Byron Primary School and Norbury Manor School had various work undertaken during this busy period.

The Frankham team assisted by producing specifications which helped with contractor selection and overseeing the work undertaken by various firms.

ENERGY ANALYSIS

At Frankham we see sustainability as one of the most important issues. Developing the effectiveness of our employees in understanding and implementing the design of energy efficient buildings is key so as to meet and exceed the requirements of the Building Regulations. Option appraisals are carried out to determine the best solutions enabling recommendations to be made based upon efficiency in operation, carbon reduction and capital/running costs. Through this work we have demonstrated our practical approach to energy solutions and have been commissioned by Brighton & Sussex University Hospitals directly to assist and advise on the current and future required energy reductions.

Analysis of Building Energy Management systems, utility bills and physical operation has enabled us to identify measures by which improvements can be made, including the installation of run-around-coils to existing ventilation plant, adjustment of circuit temperatures and the adjustments of operating times.

The aim of this work is to identify an improvement plan utilising the extensive equipment already installed to ensure peak efficiency.

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FRANKHAM ON THE RAILS...

FRANKHAM ON CROSSRAIL

Frankham Structural Engineers and Land Surveyors are assisting Livis Limited on the development of the Crossrail scheme.

Confirmation of the existing foundation profile at Paddington Station is required to enable the proposed below ground station structure to be designed and detailed.

There are a series of basements below concourse level which will be excavated to between 4 to 5 metres deep. The trial pits will expose the existing foundation projections off the face of the main building facade.



Temporary timber shoring was designed and detailed to support not only the retained ground but also the imposed load from the taxi rank departure road along Eastbourne Terrace. Due to the close passing proximity, other factors had to be taken into account, including access for emergency service and shop delivery vehicles.

Once the existing foundations were exposed, Frankham's Land Surveyors, (who are confined space trained) took over to record electronically, via a laser survey, all relevant foundation dimensions to allow the proposed scheme design and detailing to progress.

ELSTREE TO BOREHAMWOOD

Land Surveying are developing the cable route design through the Guide to Railway Investment Projects (GRIP) stages 3 to 5 for the Network Rail, Thameslink Joint Venture, between Balfour Beatty Engineering Services and Balfour Beatty Rail Projects.

The work involves the preparation of design drawings for Civil Design Forms A and B and Network Rail GRIP stage documents, including Cable Route Survey Reports, Work Package Plans and Construction Methodologies, amongst other vital documents.

The 5km route consists of a cable trench designed for an 18-way cable duct system to house a new 25kV single core cable that will carry the power from Elstree National Grid Supply site to the Borehamwood Feeder Station. This involves excavating along existing highways and arable land. The tender value for the design is £200,000 and the commission is due to be completed by January 2010.

LIFE 

NEW LEASE OF LIFE FOR TUBNEY

Tubney Barns form part of the Grade II Listed Tubney House. The Tubney Estate is occupied by the Wildlife Conservation Research Unit, a part of Oxford University Department of Zoology. The conversion is aimed at providing accommodation for a specialised residential course for overseas students of conservation research. The intention is to provide a self-contained facility for approximately ten overseas students, undertaking a six-month course that is primarily based on fieldwork studies. The completed refurbishment will include ten study bedrooms and associated social and support spaces including a small lecture room and Kitchen/Dining Room.

- The Barns were in very poor condition and the project involved taking down several areas of the external stone walls to allow a re-build exercise re-using the original stone. ●●

The Wildlife Conservation Research Unit has a strong ethical stance on matters of conservation and sustainability which is carried through into the proposed development.



To ensure compliance with the Building Regulations, and in particular Part L, the interior of the building is rendered with Tradical Hemcrete (by Lime Technology Ltd). The product is a bio-composite building material which offers high thermal insulation properties together with a flexible and vapour permeable structure that makes it particularly suitable for use in the context of historic buildings. The Hemcrete is non-structural but it provides a lining that is monolithic with the existing stonework. Sheep's wool insulation is also incorporated into the project at ceiling level.

FRANKHAM IN EDUCATION

SUDBURY PRIMARY SCHOOL

Under the Brent Framework, our Quantity Surveyors and Mechanical and Electrical Engineers have been busy working on a £7million refurbishment and extension to Sudbury Primary School to enable the expansion of the School from 3FE to 4FE.

The proposed scheme incorporates a Children's Centre, a new hall (to house 1,100 pupils) and a drama area which will also provide a community function.

One of the School's aspirations is that all sustainable solutions will also provide education opportunities for the pupils. Our Low Carbon Consultant is working closely with the Project Team to assist the School in meeting this criterion.

M.A.S.H.

As part of the commitment to meet the requirements of the Childcare Act to create local multi-agency early years networks, Kent County Council (KCC) have identified four sites throughout the County which will become exemplar Multi-Agency Specialist Hubs (MASH).

These hubs will bring together Health, Education and Social care functions to provide support for disabled children and their families.

Our Quantity Surveyors have been awarded the commission, through the KCC Framework, to be part of the Project Team to develop a model for the MASH units which will then be used for future sites in Kent.

In addition to the creation of the four hubs, the project also includes the development of a new, junior, special needs school on one of the sites. The total construction budget for the works is £16 million.

ST. MATTHEW'S

Frankham Building Surveyors at Sidcup HQ, are currently working on the proposed extension to St Matthew's High Brooms Primary School as part of the design team appointed under the Kent County Council multi-disciplinary framework.

The proposal is for the extension to the main hall and provision of two new classrooms and relocation of the kitchen. The existing kitchen /annex building will be demolished and the land disposed of to pay for the works.

The target is to submit a scheme for planning before the end of the year.

WORKING ON THE SOUTH EAST COAST

South East Coast Ambulance Service NHS Trust has commissioned our Building Surveyors in Haywards Heath to undertake DDA Access Audits for the three regional headquarters buildings in Coxheath, Lewes and Banstead.

The completion of these Audits will ensure that the trust complies with the requirements of BS8300 and Part M of the Building Regulations.

The approach advocated is based on inclusive design principles, which aim to improve the usability of the building and services for all users, regardless of age, ability or gender. The audit report will cover the approaches and the entrance to the buildings, circulation within the buildings, orientation and way-finding, information, display and interpretation.

The report will record and assess the current situation with regard to specific physical elements, management procedures, staff awareness and training, noting problems and giving recommendations to improve access and usability. Generally, only those items that fall below an acceptable standard are noted.

The audits prioritise works for the Trust to undertake, to ensure that inclusive access is provided for all staff and visitors to the sites.

We are hopeful that South East Coast Ambulance Service will commission Frankham Consultancy to undertake any improvement works that the Audits may recommend.

DEPTFORD METHODIST CHURCH

The church is situated on the edge of the Conservation Area in Creek Road in Deptford. Existing windows are a combination of original steel and timber units with some newer PVCu units.

The church has obtained Planning Approval to change the original windows to all elevations and Frankham has been commissioned to procure the works and undertake the contract administration. We are used to dealing with a wide selection of clients but the Reverend David Ashby, the Minister at the church, was formally a Quantity Surveyor so brings a unique perspective to this project!

GAMMA KNIFE SUITE

Barts and the Royal London Hospital NHS Trust and Frankham are proud to announce the completion of the Gamma Knife Suite.

The scheme, which was completed in August 2009, was part of Frankham's five year Framework with the Trust, providing Architectural and Mechanical / Electrical Engineering Design services. The complex project is a joint venture between the Health Trust and HCA of Harley Street to provide a suite of accommodation for this pioneering procedure.

The scheme was developed through detailed consultation with numerous stakeholders, user groups and the Trust, and was delivered within the designated and agreed programme. The suppliers of the equipment were involved from the outset, providing specialist information to allow Frankham to correspond with the Radiation Protection Advisors within the Trust. The project value of the scheme was in the region of £5million.

●● The Gamma Knife is a non-invasive form of surgery for the treatment of tumours within the brain. ●●

The works provide a new suite within the lower ground floor of an existing Grade II Listed Building on the historic Bart's Hospital site. As a result, detailed negotiations with the Conservation Officer and Museum of London were held to ascertain the likelihood of archaeological remains within the excavations and to ensure the historic fabric was retained wherever possible. Extensive structural alterations were involved to accommodate the 25 tonne piece of equipment. Complicated access and delivery plans were resolved with the specialist providers of the equipment.

The suite was opened by actor, Martin Kemp.



Appointed in the Autumn of 2006 to provide architectural, CDM Co-ordination and Engineering services for Barts and The London Hospital sites, we are working alongside Skanska who are carrying out the PFI new hospital.

The framework includes various schemes to date, including a new Ante Natal, Gynaecological and Foetal Assessment Unit, Retinoblastoma Suite, Training Suite and Theatre.



SHARE YOUR IDEAS

If you have any ideas to help us progress
please let us know, your views matter.

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LEADERSHIP, CHANGE MANAGEMENT AND BUSINESS SOLUTIONS:

Business Consultancy Services, since its formation in May 2006, has grown into a thriving business, harnessing the passion, desire and commitment of Frankham in relation to helping business overcome difficulties and fulfil user ambitions.

With over a dozen people offering a wide variety of technical and management support services, the team has delivered a range of solutions/desired outcomes for many organisations. Alan Fletcher, who leads the team, explained that each of the team has over 30 years of commercial experience and each maintains the desire, interest and capability to help others to improve business performance.

Delivery leadership advice, change management workshops and guiding people/organisations to better results are a few of our key business activities.



OSLER HOUSE HEADINGTON

Completion of this new medical student centre with leisure facilities was completed in September 2009, with a value £450,000.

The building is named after Sir William Osler, writer, medical philosopher, historian and teacher, who could well be considered the most influential figure in the history of medicine.

This major refurbishment project involved building surveying and cost consultancy services.