



Headquarters Buildings

“ They are passionate, thorough and really make us feel that we are an important client... ”

...It is the best project management service we have had from any consultant and we are telling this to other people - including some of our other consultants - as the service we get from BG is the service we want and want to be able to expect. ”

Linda Wallace RHP



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The Green Man – Lewisham



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The Green Man is a complex New Build project where Phoenix Community Housing Association are the Owner Occupier.

Project value: £4.4 million (£2,020m² inc. fit out)

Client: Phoenix Community Housing Association (PCHA)

Key partners: Osbourne, Black Architecture, Max Fordham

Services: Project Management, Cost Consultancy, Employer's Agent and Clerk of Works

The development was on the former site of the Green Man Public House, situated within the heart of Phoenix's estate, located off of a busy red route and adjoined by a commercial garage, and a Grade II listed Chapel. Early demolition was undertaken to reduce the development risk to Phoenix.

The Green Man is a unique Commercial Project for an Owner Occupier Client, governed by its Residents, having to meet a number of commercial and community needs. One of the primary project deliverables, established from a strategic Value Management study facilitated by Baily Garner, was to design, manage and deliver a building that achieved excellent sustainability credentials.

The study also highlighted the need for 'socio-economic' benefits to the community, which was instrumental in the conception of an additional building known as the 'Barn', dedicated in providing community space. Another influence on the building design was the need to provide 'flexible and adaptable space', addressed in a number of ways, including utilising the external courtyard as outside community space.

The primary solution was the building structure, formed of glulam timber spanning across two floor plates of circa 2,140m² (23,034sq.ft) providing the flexibility required. A saw-tooth roof designed to run at 45 degrees to the floor plate, cleverly utilises natural ventilation and light from automated North facing roof-lights. This penetrates the lower floors via a centrally located atrium between floors. The south-facing roof maximises exposure to the sun for powering the photovoltaic and solar thermal panels, to power and heat the building.

Some of the challenges faced:

- Linking the business plan with the programme to benefit from recycling any saved rent back into the construction budget.
- Integration of the mixed use community facilities on the ground floor including a public cafe, Credit Union and a fully fitted training kitchen.
- Working with multiple stakeholders with different Commercial Drivers.
- Low Carbon, passively designed building in an inner city location with high levels of traffic noise and yet achieving BREEAM 'Excellent'.
- Flexibility in terms of long-term use and evolving Client business management practices.
- Creating a strong corporate brand using the building to reflect the core values of Phoenix.
- Creating and delivering on the promise of social enterprise.



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Building Award – Shortlisted Small Project of the Year (up to £5m) 2014

8 Waldegrave Road – Teddington



The transformation of a brownfield site into a bespoke new headquarters in Teddington to a West End specification whilst achieving a BREEAM rating of 'Excellent'.

Project value: £7.8 million (£1,500m² inc. fit out)

Client: Richmond Housing Partnership

Key partners: Mansell Construction Ltd, BPTW Architects

Services: Project Management and Cost Consultants

Background: This brownfield site was originally used by a paint research company, and following demolition was subject to extensive remediation works including asbestos removal under controlled conditions.

The brief was to provide a modern office to a high West End specification incorporating comfort cooling, whilst achieving a BREEAM rating of 'Excellent'. The new building must also provide additional floor areas enabling the Client to sub-let and retain flexible options for future growth/development.

Outcomes: Close liaison with the planners and their Urban Designer to deliver a sensitive design resulted in successful planning first time despite aggressive opposition. We worked with RHP to drive the programme whilst creating sufficient flexibility with early demolition in tandem with procuring the main contractor, via OJEU, allowing us time to build a team to develop a comprehensive and succinct package for the planning submission.

Early procurement via a separate contract for demolition mitigated delay to the programme and financial risk to RHP's business model. This allowed us to manage particularly onerous contamination planning conditions without being committed to a Main Contractor maintaining flexibility to the overall programme and avoiding claims for delay and disruption.

The building has been designed to be energy efficient, even with the addition of comfort cooling by concentrating on the improvement of the fabric and incorporating energy efficient technology, utilising Solar Photovoltaic Panels. We were instrumental in assisting RHP in securing BRE Microgeneration funding to pay for 50% of the PV's and drafting contractual obligations upon the contractor to ensure that these are commissioned in accordance with the terms of the funding. We were proactively involved in advising and monitoring costs throughout the project including life cycle costs to guide the design of the development and meet very stringent CAPEX and OPEX criteria. Our approach was fundamental to the success of this project.

During construction the client brief changed resulting in the design being enhanced to the café area utilising bespoke, contemporary lighting whilst maintaining the common theme of maximising natural daylight throughout from the atrium in the lobby to the oversized windows inset into a façade of Eternit and Grey Terracotta tiles.

Regional BCO Award – *Shortlisted Fit Out of Workplace 2012*

Regional BCO Award – *Shortlisted Corporate Workplace 2012*

Green Apple Award – *Silver Award Housing Association Project 2011*



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Emily House – Kensal Road



Successful delivery of a challenging new build office accommodation with underground parking directly adjacent and below the banks of the Grand Union Canal, on a brownfield site, included a 26 unit residential supported housing scheme and commercial units to let. The scheme included a combined heat and power unit and a substantial array of photovoltaic.

Project value: £9.8 million (£1,590 sq. ft inc. fit out)

Client: Octavia Housing

Key partners: Durkan Construction, RHWL Architects, AJD Design, Campbell Reith Hill

Services: Partnering Manager, Client Representative, Quantity Surveyor and CDM Co-ordinator

Background: The site is isolated between the banks of the Grand Union Canal and Kensal Road, which posed significant structural challenges due to the underground car park and a file archive storage room in the basement requiring a controlled environment.

The office design required a wide span between the columns to allow for an open plan flexible approach to partitioning with comfort cooling control to zoned areas and high structural soffit to the lower ground commercial units.

The supported residential part of the scheme was designed considering the proximity of the building and linking with the office and the individual residents' support requirements and for spaces that could adapt to residents' changing needs.

Outcomes: Workplace consultancy was key in establishing Octavia's brief by challenging current working practices and developing these into a working blueprint to inform the design and layout of the new offices. It was evident from this process that flexible working practices and more break-out spaces would be necessary to support Octavia's aspirations whilst improving the business environment.

The design team were challenged to make the relatively small footprint of the site work harder, driving down costs, whilst focused in providing a high quality fit-out to enhance the working environment for Octavia's staff and visitors. Safety was also a key aspect of the design and specification that was drawn out in early Value Management workshops to define and test the brief. The scheme achieved an Eco Homes rating of 'Good', due to the team's innovative approach to design and construction, assisted by one of the largest photovoltaic arrays on a building, at the time. A combined Heat and Power Engine was also incorporated as well as utilising Modern Methods of Construction solutions.



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