

Building Surveying

Places. Property. People.

Working across numerous specialisms, we are a passionate multi-disciplinary design and property consultancy.

Our team of property specialists and designers provide innovative solutions to make places, properties, and people be the best they can be.

Our Building Design Consultants work collaboratively to achieve a solution that is sustainable, inspirational, and empowers current and future generations. Being considerate and client-focused, we explore the benefits above and beyond your original requirements, delivering your projects to an exceptional standard.

We appreciate each client will have different requirements. Our experienced team look forward to working with you to deliver your desired outcome.

BUILDING SURVEYING AT CONCERTUS

Our Building Surveying team provide professional services and advice to deliver the best value projects, with regard to cost, time and quality.

We offer the full scope of Building Surveying services, including alterations, extensions and refurbishments, across a broad range of sectors. The team have significant knowledge and experience of solution-focused Building Surveying services, covering programmes and projects of differing scales and types.

Our team of Building Surveying Consultants will work collaboratively with you to understand your needs and ensure your objectives are met.



OUR BUILDING SURVEYING SERVICES INCLUDE:

BUILDING + CONDITION SURVEYS

Our Building Surveyors provide a detailed analysis and assessment of a building's condition and integrity. This can be for existing assets or a property that a client is considering purchasing.

CONDITION IMPROVEMENT FUNDING (CIF)

Our Building Surveyors are experienced in assisting academies with applications for Condition Improvement Funding. Using our extensive knowledge, we can help you to prepare robust submissions with our bid writing services. This will enable you to enhance the condition and performance of your buildings.

CONSTRUCTION PROJECT MANAGEMENT + CONTRACT ADMINISTRATION

Project management and contract administration for projects is provided from commencement to completion. We ensure the high-quality management of schemes for both our existing services and disciplines as well as bespoke services. This supports the development, delivery and execution of projects.

DEMOLITION + ENABLING WORKS MANAGEMENT

Working alongside our client, we provide advice to enable the development of a robust framework for the delivery of a project. We add value by understanding the immediate requirements and then anticipating other elements that may not have been considered.

Our services cover the project life cycle, from initial survey and preparation of the relevant reports, through the development of a brief and the design, to delivery and completion of the project.

HISTORIC/LISTED BUILDINGS

We have the understanding and technical knowledge required to make sure the correct materials, techniques and statutory consents are adhered to when conducting heritage projects.

INSURANCE WORKS

Support with the assessment and valuation of rebuilding, restoration and renovation costs on properties for insurance purposes.

MEASURED SURVEYS

We can provide site and building measurement services, including the production of 2D and 3D information.

PARTY WALL MATTERS

Professional services are offered for Party Wall matters. This includes advice on the process and implementation of the procedures for the owner of the building and neighbouring properties.

PLANNED MAINTENANCE PROGRAMMES + ASSET MANAGEMENT SURVEYS

We work successfully with clients to undertake surveys of their buildings and assets. These surveys support their understanding of the condition of the building and the work that will be required to address condition improvement requirements.

Our approach takes into account the short, medium and long-term perspectives. Records, schedules and programmes are produced, allowing our clients to gain an understanding of how to take care of their properties and assets.

PLANNING + BUILDING REGULATIONS APPLICATIONS

Our Building Surveying team can help you obtain planning and building regulations approval for your project. They can provide advice or complete the prospective applications for the proposed works.

SCHEDULES OF CONDITION

We will establish the condition, repair liability and work required to manage and improve the condition of your building.

SCHEDULES OF DILAPIDATIONS

To support the understanding of dilapidation liabilities for both Landlords and Tenants, we adopt a holistic approach that utilises our skills across all disciplines. The result is advice, assessment and a schedule, which understands the complete fabric and infrastructure of your building project.

PROJECTS

Monkwick Junior School

Key Information

Location:
Colchester, Essex

Sector:
Education

Value:
£450,000

Concertus Disciplines:
**Buiding Services Design
Building Surveying**

SCOPE

Sigma Trust wished to use their funding to remove asbestos at Monkwick Junior School (which was preventing maintenance works) and replace a fire and security system. The classrooms and toilet facilities required refurbishment works, including a new hot water system to ensure hot water was available.

In addition to carrying out a complete refurbishment design, our team were asked to provide project management works. These works included the

delivery of the project, chairing progress meetings and conducting Contract Administrator duties. The project was delivered over 4 phases to fit in with the school's timetable. We were reactive to logistical challenges and worked during the night to remove asbestos contamination. The fire and security system was replaced to make sure it complied with the current regulations. A metal stud partition wall, with appropriate fire encapsulation and new fire doors, was also installed.

RESULT

Replacement fan convectors and LED lighting resulted in energy savings for the school and an even distribution of heat. Close collaboration between our teams and direct engagement with the contractor, sub-contractors and client allowed each phase to be completed on time. We revised the project to meet the client's budget and to be in line with their requirements. Following the success of this project, Sigma Trust have appointed us for future work.



PROJECTS

Guildhall Feoffment Primary

SCOPE

The scheme commissioned was for the design and construction of a new two-storey building providing four additional class bases and a studio hall.

With functionality in mind, the design ensured that administration and infrastructure areas supported ease of movement and created an easy flow through the primary school. Consultation with the planners and the desire to be sympathetic to the site and local buildings led to the use of red brickwork and slate roof for the main teaching element.

The fully coordinated design was developed in-house using several

innovative technologies. ArchiCAD was used to design the project as a whole, with all design disciplines making use of ArchiCAD and hotlinked models. This approach allowed the project to be successfully coordinated. Point cloud surveys were used to provide detailed elevations to provide information required for the planners. High quality visuals and a fly-through using CGI technology were produced.

The design of the circulation space and studio hall with a lower flat roof makes it less dominant and the use of curtain glazing provides visual separation between the two main parts of the development.

Key Information

Location:
Bury St Edmunds, Suffolk

Sector:
Education

Value:
£1.6 million

Concertus Disciplines:
Architecture
Building Services Design
Building Surveying
Interior Architecture
Landscape Architecture
Structural + Civil
Engineering
Quantity Surveying
+ Cost Consultancy



RESULT

The new accommodation is filled with light, with the façade providing an intriguing modern contrast to the original adjacent Victorian school. Internal spaces work well and provide first class teaching and learning spaces for the children.

The use of a two-storey red brick gable end recognises the existing building forms, whilst the design for the glazing demonstrates a modern interpretation that will enable the site to age without the different extensions conflicting with each other.

PROJECTS

Castle East School

Key Information

Location:
Bungay, Suffolk

Sector:
Education

Value:
£2.5million

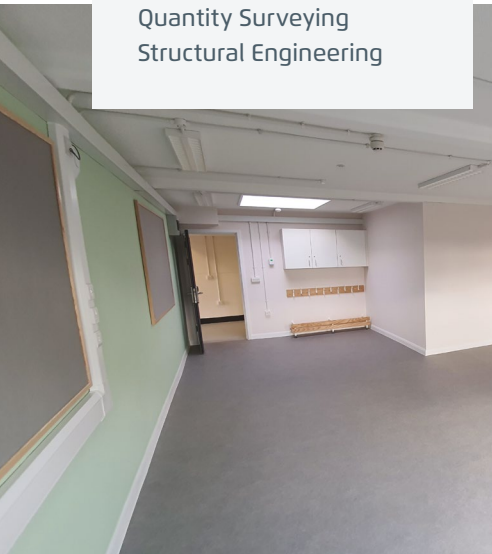
Concertus Disciplines:
Architecture
Building Services Design
Building Surveying
Estates + Development
Management
Project Management
Quantity Surveying
Structural Engineering

SCOPE

We have been involved in the project from inception, including the initial feasibility studies and procurement of the contractor through a single stage tender. We worked closely with the client to develop a two stage approach to the project, which would adhere to their budget and brief. Phase one was the refurbishment of the unused area of the school and the appropriate external areas to provide a C&L unit with an initial 40 place capacity. Phase two was the expansion of the school, to 80 places, to utilise the remaining premises and the associated external areas which were occupied by The Attic PRU.

The re-configuration was designed to deliver 8 class bases, 4 for the primary students and 4 for the secondary students. The school also incorporates

various specialist facilities, including a food technology classroom, a design and technology classroom, science classrooms, a dining hall, a sensory suite, an ICT suite, a library, and a music and drama hall. The team worked hard to ensure the design was developed with the specialist needs of the end users in mind to provide an appropriate state-of-the-art learning facility. When planning the works, the team wanted to ensure the design worked with the existing 1930's building. This was beneficial as the integrity provided by the existing building enhances the robustness of the school to best suit the end users. We also provided an upgraded boiler system and upgraded the windows from Crittall Frame to UPVC double glazing to increase the efficiency of the building.



RESULT

The work carried out by the team has been very well received by the client. They provided an exceptional service throughout and have adapted well to the client's needs. The completed school provides a significant improvement to the pre-existing building to provide the much needed SEND C&L provision in Bungay.

PROJECTS

Bildeston Primary School

SCOPE

We provided realistic budgets, drawings to achieve planning approval, designs which presented a watertight solution and the project management of the scheme.

Elements of the external fabric on this 1950s school had come to the end of their life expectancy. To make the building more efficient and aesthetically pleasing, we replaced the defective timber with

HardiePlank fibre cement cladding which matched the school's colour scheme. This versatile weatherboard has a natural finish which blends in with the surrounding landscape and offers design flexibility to incorporate carefully considered fire breaks. Single glazed windows were upgraded with double glazed solar resistant windows, and external doors were replaced to improve access and locking systems.

Key Information

Location:
Bildeston, Suffolk

Sector:
Education

Value:
£475,000

Concertus Disciplines:
Building Surveying



RESULT

This sustainable school has been transformed from a tired timber clad building into a bright, modern school. Thermal comfort and the aesthetics have exceeded expectations and help to attract prospective pupils.

PROJECTS

Landmark House



Key Information

Location:
Ipswich, Suffolk

Sector:
Commercial + Industrial

Value:
£310,000

Concertus Disciplines:
Building Surveying

SCOPE

Constructed in the late 1990s, the building suffered several years of neglect until being occupied by Suffolk County Council (SCC) and Suffolk Police.

The roof covering constantly allowed water ingress despite numerous patch repairs. This culminated in a section being blown off in high winds. Since then the roof covering was held in place by approximately 20,000 covered bolts. Due to the historical saturation of the insulation material, the floors below suffered from years of water damage following heavy rainfalls. This caused damage to both internal decoration and floor coverings.

RESULT

Concertus came up with a solution which offered long term guaranteed protection from water ingress and achieved good levels of insulation.

Having completed the works a handover meeting was held at Landmark House and the clients expressed their thanks for the work under arduous conditions.

The biggest issue that faced the project team was the exposed position of the roof and the need to

efficiently clear waste material. Wind speeds were checked on a daily basis in order to ensure the risk of materials being blown off the roof before removal was minimised. Additionally, only small sections were taken up and re-laid in order to minimise the build up of waste material on the roof. Removal of AHUs and aerial masts prior to the new covering being installed had to be co-ordinated with the Police Facilities Manager to ensure continuity of use.

PROJECTS

Trimley Memorial Hall

SCOPE

We had been carrying out surveying work at Trimley Memorial Hall when a fire occurred. One of our Senior Building Surveyors was first on the site after the fire and helped to secure the site and make it safe. We were initially appointed to carry out remedial works, which led on to being asked by the Parish Council to meet with the loss adjustor to advise them on their next steps. Our team were

then asked to carry out design, surveying, and contract administration services, to assist the Parish Council in restoring the Memorial Hall. We undertook structural and building surveys, as well as a full specification and design including mechanical and electrical services. Concertus also managed the project on behalf of the client through to its completion.



Key Information

Location:
Trimley St Martin, Suffolk

Sector:
Community

Value:
£290,000

Concertus Disciplines:
**Building Services Design
Building Surveying**



RESULT

Trimley Memorial Hall was officially opened at a community event. The restored hall provides a refreshed and modernised community facility. There is a brand new kitchen and stage, as well as bespoke theatre lighting and sound system in the hall. It also benefits from a completely new electrical system that includes energy efficient lighting and an automated fire alarm system. The new windows and insulated roof and floor meet the current regulatory standards, improving the thermal performance of the structure and therefore the future cost of heating the building.


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