Architecture

Concertus®
Part of the Vertas Group

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.

ARCHITECTURE AT CONCERTUS

Our architecture services capture the aspirations of our clients, resulting in the creation of places that are visually appealing, efficient, and sustainable. Our approach is driven by collaboration, working with clients and stakeholders to gain a detailed understanding of the project requirements. We use our skills to question, listen, and develop a dialogue to understand our clients' needs and find innovative solutions to help them achieve their vision.

We have a diverse knowledge centred upon design excellence and construction understanding. This enables us to achieve best value and design quality for our clients within the resources available for a project. We believe that best value and design quality is achieved through a collaborative approach. This results in the formation of a team that works in harmony to deliver the objectives of the project.

CLIENT ADVISORS
We can provide advice to develop a strong framework for your project. Our Architecture team work closely with clients to establish their aspirations. After gaining an understanding of the business objectives, drivers, and the challenges of the project, we can articulate your needs and help to develop the business case.

CONTRACT ADMINISTRATION
We can handle the contract administration for a project, ensuring the high-quality management of schemes from start to completion.

DESIGN AND BUILD
We have a successful track record in being responsible for the architectural design elements for Design and Build projects. Working with contractors, our team develops the design and specification to ensure compliance with the employer's requirements, and best value.

FEASIBILITY STUDIES
We help to establish the viability of projects and can explore a number of possible options by generating feasibility studies that can be used in the early stages of our discussions.

MASTER PLANNING
We work with clients to devise a clear framework for the detailed design of large scale developments, where long-term strategies or expertise in urban design are required.

PRE-PLANNING ADVICE AND DESIGN, OUTLINE AND FULL PLANNING APPLICATIONS
Where planning permission is required, we advise clients and can create detailed designs and the visuals needed as part of pre-planning. Our team is experienced in providing advice and supporting designs required for outline planning applications and full planning applications for projects that need consent from the local planning authority.

PRE-WORKING DRAWINGS/PRODUCTION INFORMATION
A comprehensive set of drawings and accurate production information are integral to the success of a construction project. Combining plans, specifications and detailed information, our team can develop and produce comprehensive sets of information that provide a complete explanation of the project.

VISUALISATION
Our team includes skilled designers who generate realistic graphical demonstrations of a project using a range of visualisation techniques, including BIM, and walk-throughs.

Mildenhall Hub

Key Information

Location:
Mildenhall, Suffolk

Sector:
Education, Health, Leisure + Community

Value:
£40 million

Concertus Disciplines:
Architecture
Building Services Design
Estates + Development Management
Interior Architecture
Landscape Architecture
Programme Management and Project Management
Quantity Surveying

SCOPE

We were appointed to produce a master plan for creating a single site hub for the town's public services. This project required a multi-disciplinary approach across our in house professional teams.

In order to first explore the possibility of creating the hub, we developed a robust business case to allow partners and stakeholders to conduct due diligence on the proposed community facility. We engaged and consulted with a large number of stakeholders, consolidating all their ideas and requirements.

We produced detailed designs for the build, including massing and site analysis drawings, layout plans and plans for the use of the buildings and surrounding spaces. This resulted in a smooth process for gaining approvals throughout planning and building control stages. Our designs were also used to secure funding to progress the project. The facilities included within the design are a high school, leisure centre, job centre, medical centre, police, local authority, library, café, pre-school, children's centre, and office spaces.

We ensured a cohesive layout was maintained throughout the building, connecting the facilities logically and allowing staff and users to navigate easily. The design has also provided optimal space for future advances in service delivery and population needs, as well as ensuring the building worked well within its environment. This involved designing in accordance with scale, mass, flow and architectural rhythm.

RESULT

The client and end users are extremely pleased with the finished project, which is an example of what can be achieved by working collaboratively with multiple stakeholders.

The completed hub is a national exemplar, and the first of its kind in the UK to have as many community services brought together under one roof to achieve its aim in reducing overheads and creating better cost and environmental efficiencies. The design of this building, both internally and externally, meets the client's brief and requirements, as well as providing a practical and aesthetically pleasing community hub.

Marigold House Care Home

SCOPE

The design for the new Marigold House Care Home provides a 3-storey 63-bed care home facility incorporating a community hub for use by residents and the wider community. The facility needed to be designed to Passivhaus standards and to have a low impact on the environment. Building Information Modelling (BIM) was to be used throughout the design, to deliver an innovative and accurate design.

Throughout the design there were various aspects which had to be considered to ensure a fit-for-purpose facility could be provided. This included considering the needs of the future residents such as dementia patients, as well as the requirement to ensure the building is wheelchair accessible internally and externally. All rooms provided within the care home will have accessible ensuite bathrooms.

We were also responsible for the design of the external areas associated with the build. The plans include an extensive landscaped area which will wrap around the building to encourage residents to engage and have access to outside areas, which will support their health and wellbeing needs. The extensive detail achieved using BIM shows that the focus has been made on opportunities to develop an 'Outside/Inside' strategy. This is where external spaces become an extension of the internal spaces, alongside bringing external features inside, through elements such as planting and materials. Included in the design are terraces and balconies on the upper two levels. The design looks to create a feeling of home while balancing the needs of the residents.

The building is set to become Passivhaus certified, one of the earliest in the UK and the first for Central Bedfordshire. Passive design focuses on the use of thicker walls, reduced air-leakage and other techniques to reduce heat demand. This new building could act as a benchmark for government-commissioned projects going forward. CBC has also used a combination of air source heat pumps, ground source heat pumps and solar thermal systems for all the heating and hot water requirements of the building, to improve efficiency.

Key Information

Location:
Leighton Buzzard, Bedfordshire

Sector:
Health, Community + Residential

Value:
£13 million

Concertus Disciplines:
Architecture
Buidling Services Design
Contract Administrator
Interior Architecture
Landscape Architecture
Quantity Surveying
Structural & Civil Engineering

RESULT

The client is pleased with our quality of work and service. Our innovative designs have been very well received, and this state-of-the-art facility is set to provide much-needed care facilities for Leighton Buzzard.

Highfields Spencer Academy

Key Information

Location:
Derby, Derbyshire

Sector:
Education

Value:
£5.5 million

Concertus Disciplines:
Building Services Design
Employers Agent
Project Management
Quantity Surveying

SCOPE

The school site needed to encompass the new school, which was to be fully compliant with BB103 guidelines; needed natural daylight and free flow access to the outdoors; a secure outdoor play and a full "under 11" football pitch within the same site.

Due to the change in build method by the client to modular, we changed the elevations and appearance of the building to suit this new methodof delivery. This shift ensured a greater speed of delivery, which was vital to the project, totalling four weeks of enabling and forty weeks of construction. This meant the 45-module build-work could be completed sixteen weeks faster than a project with similar specs.

The enhanced speed of delivery of the modular construction method was invaluable when the Covid-19 pandemic took hold. The modules had arrived during the February half term where fitting and wiring works had already begun. However, during the first week of the national lockdown, all the modular construction staff were placed on furlough causing the building works to be put on hold. During this time, we went into negotiations with the modular company and stressed the importance for building works to recommence immediately so the build could be completed on time. After successful discussions, the company were back on site three weeks later to complete the fitting of the modules.

An aspect of the design which proved challenging during delivery was the two-storey hall. This challenge was met, and the hall was completed by splitting its construction into two modules, one without a top and one without a bottom, and joining them together on site.

Collaborative value was added to the project via our close working relationship with Morgan Sindall, with whom we are part of an NEC contract. Our excellent communications throughout the project ensured everything ran smoothly, including meetings in the early stages to ensure any potential issues were flagged and resolved to avoid them occurring on site and causing delays. Our collaboration also ensured effective quality control, such as being able to observe the production process first-hand in their factory.

RESULT

The project was delivered ahead of schedule, on budget, and met all standards and guidelines.

Basetek

SCOPE

Our design teams were involved with this project from inception to completion, for both the architectural build and the interior architectural design. The team carried out regular client engagement sessions to gain a thorough understanding of the client's brief and requirements. The brief made clear they wanted the building to capture the essence of the company, which is something we took full consideration of throughout our design. We produced several options for the site and office space for the client to review. The final design has an industrial aesthetic which represents the client's ethos and branding.

The design features a range of interior architectural details, such as a large container housing the boardroom which sits on an open plan balcony overlooking the main office area and warehouse. Black hardware is featured throughout the space and exposed services reflect the company's industrial links. The space also incorporates a breakout area with kitchenette and a variety of seating that uses raw materials, such as woods and metals.

The team paid careful attention when coordinating mechanical and electrical (M&E) items with the timber cladding features. This was to ensure the correct allowance was made for numerous lights and grilles to be incorporated within the timber slat modular system. A timber modular slat system and careful upfront planning meant overall installation time on site was reduced, whilst still achieving the desired aesthetic. This meant overall installation time on site was reduced, still achieving the desired aesthetic. Due to the nature of the open plan office, the structure of the building played a key part in the interior design. The structural frame and cross bracing embraced honest materialism, enhancing the industrial aesthetic. The client was keen to embrace exposed elements to add to the character of the building.

Throughout the project our client, Basetek, played an active role in the design and construction process.

Key Info

Location:
Ipswich, Suffolk

Sector:
Commercial

Value:
£3.5 million

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

RESULT

Our architectural and interior designs were very well received by the client. The design took full consideration of the client's brief and vision. This office was designed to both reflect the company's brand identity and provide a space for their employees to feel proud of. The finished office allows for the ever-growing company's expansion, giving the user flexibility of several different meeting and working spaces throughout the building.

Sybil Andrews Academy

Key Information

Location:
Bury St Edmunds, Suffolk

Sector:
Education

Value:
£25 million

Concertus Disciplines:
Architecture
Building Services Design
Estates + Development Management
Interior Architecture
Landscape Architecture
Project Management
Quantity Surveying + Cost Consultancy

SCOPE

Sybil Andrews Academy was designed and constructed so that the building provides flexibility and can be adapted as the Academy grows, and in response to changes in the school curriculum. Designed around the ethos of a central heart space, the building looks to minimise the use of corridors by maximizing social and group spaces that can be used flexibly. The building contains large and flexible teaching spaces, which are predominately based around the learning resource and dining areas. The approach is continued within Teaching Block 1 where class rooms breakout into a central group teaching and social space. The use of the auditorium staircase provides further smaller presentation and tutoring opportunities. The first phase of works also included a four- court sports hall with studio, gym and changing facilities to Sports England standards.

The location of the Heart building has been carefully considered to provide a strong visual feature to the Academy and its wider environment. It has been positioned along the western boundary to act as an acoustic break and light shield between the school site and the neighbouring residential development. The positioning also provides a strong visual presence to people entering Moreton Hall via the new Eastern Relief Road. The entrance is strongly emphasised through the

continuation of structural framing beyond the building line and this draws people into the building whilst blurring the distinction between internal and external space.

The western elevation creates intrigue through the use of slender windows, which provide glimpses into the school, whilst minimising the issues of overlooking neighbouring properties. Larger elements of curtain glazing are then used to provide views through the building and into the school site. The eastern elevation comprises large areas of glazing to reflect how the heart building opens out into the site and provides a connection with the separate teaching blocks. The core admin and other infrastructure areas support ease of movement and access as well as management of the school and site. There is a strong relationship with the outdoor environment through the views from stairwells, curtain glazing and doorways. Externally across the whole site, paved areas follow a form and pattern to delineate the spaces and guide the users. The external environment is inspiring and provides formal and informal spaces along with sports pitches.

The opportunities have been maximised for community use outside the academic day through consideration of access, service zoning and security needs. The building also incorporates good practice in relation to environmental sustainability.

RESULT

Construction was completed mid-November and the children moved into the new school in December 2016. Divided into three key buildings; Heart Building, Teaching Block 1 and the Sports Building, the academy provides a stimulating educational environment. The finished project was shortlisted for the RICS Awards 2018 in the Community Benefit and Design Through Innovation categories.

Blue Light Collaboration

Key Information

Location:
Woodbridge, Suffolk

Sector:
Emergency

Value:
£6 million approximately

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

SCOPE

Our team has been involved in the initiative from its very early stages. We were called upon to work with multiple stakeholders to give consultancy advice, before moving on to provide design and project management services, as required, for each of the individual projects.

One of the projects completed was Woodbridge Community Fire Station where we were initially selected as the preferred consultant to undertake a feasibility study. We were appointed to assess and lay out the options that would make the vision of a shared property a reality. Our multi-disciplinary team included Architectural, Mechanical, Electrical, Structural, Quantity Surveyors, Landscape Designers, Project Managers and Estates Surveyors. Within the team we considered issues relating to design, planning, land ownership and lease arrangements.

To date, we have been involved in over 10 shared community fire and police facilities in Suffolk, undertaking a variety of roles.

RESULT

The Government has praised the result achieved from the joined-up approach by Suffolk, with talks of the Home Office using the county as a case study for 'blue light collaboration' success. Accomplishments so far have highlighted how benefits can be achieved through bringing together blue light services in Suffolk. These results have also moved the public sector in Suffolk a step closer to the objective of creating single public sector estates or hubs, sited centrally, that bring together services that support the local community.

The Bridge School

In 2019, when the Council decided to progress the development of the secondary school, the original plans had to be reassessed in line with new budgetary requirements. As a result, a complete redesign was needed so that the project would meet the client's new budget while still adhering to their key requirements and the existing planning permissions. This was done carefully, involving collaboration between many of Concertus' in-house teams, the Contractor, the end-users, the Planning Authority and the client. We ensured the re-design followed the original ethos of the project while still adhering to the agreed key programme dates.

Further design considerations were taken in to account in relation to the varying levels on site. Our Structural and Civil Engineers explored various options to provide a suitable solution for the water discharge on site, as well as working closely with the architecture team to ensure the design was sympathetic to the space available for the new school. Value engineering options, including cut and fill comparisons, resulted in the ability to level the floor plan, removing staircases from the design improving both the cost efficiency of the design and the ease of movement around the school for the students.

The Structural Engineering team took full consideration of the site requirements when opting to use a timber Structurally Insulated Panel System (SIPS) for the school's structure. This Modern Method of Construction (MMC) was chosen due to the proximity of the new building to the existing school and the restricted access to the site. As SIPS are predominantly manufactured off-site, the construction time on-site was significantly shorter, minimising noise and disruption on the occupied school site.

Key Info

Location:
Ipswich, Suffolk

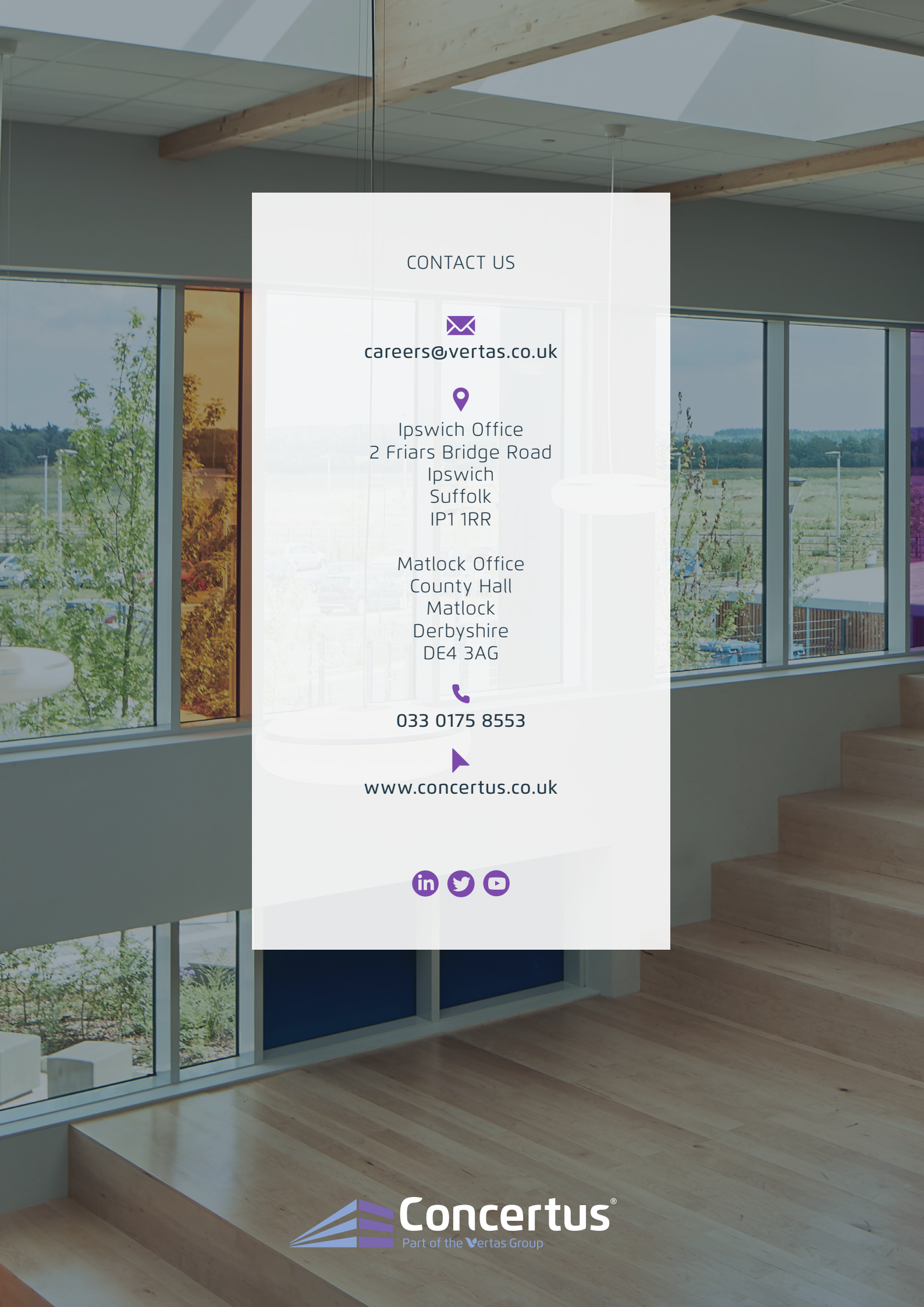
Sector:
Education

Value:
£9.2 million

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

RESULT

The transformation of this site, into a state-of-the-art SEND school, has been a much-needed project for Suffolk County Council and the local community in Ipswich. The excellent working relationship between Suffolk County Council, Concertus, Morgan Sindall, and the Academy end user allowed for a seamless transition to deliver this specialist school, which has surpassed expectations through creative design solutions and co-operative working practices. The excellent management of this project and collaboration between all involved resulted in the new school being completed on-time and in budget, despite the impact of the Covid-19 pandemic. The Headteacher is thrilled with the completed school and the creation of a space which provides excellent educational benefits for current and future pupils and has described it as a "beacon of excellence".



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