

Welcome to the Autumn Issue of the Synergy Newsletter

Despite the disappointing performance of the UK economy, Synergy continues to be busy with some great projects; in this newsletter we feature some of these, including a case study on Ironmonger Row Baths in Islington - this will be the first of three articles which follows the progress of this historically interesting and complex project. We also celebrate more awards which have spurred some friendly rivalry between two of our offices!

Onto greyer notes, the turbulence within the industry looks set to continue. Though output in construction grew by 1.1% in the second quarter of 2011, well above the national growth of 0.1%, construction output is 3.3% down on a year by year basis. The Government have announced further quantitative easing and the construction industry urgently needs public spending to increase, as private sector output is not showing signs of real growth. In education for example, under Labour the annual spend was about £16bn per annum for new buildings; this is now £2bn, and that is all via PFI.

New pre-prep building for The Hawthorns School

Works have just completed on site to provide a new state of the art pre-prep building at The Hawthorns School in Bletchingley, Surrey.

The project provided 850m² of new accommodation and was built upon the site of the former kitchen garden, to the main Grade II* listed Jacobean Manor House. Designed by Squires and Brown, the shape of the building is unique, predominantly spread across two floors but with a single storey egg-shaped wing, covered with an ecological roof garden, which can be accessed from the second floor of the main building. The building also includes many other environmentally friendly features, including air source heat pumps, natural stack ventilation chimneys and large rooflights and sunpipes to provide plenty of natural daylight into the building. In addition, there is also a building management system that constantly monitors and displays the building's energy usage.



Works commenced in September 2010, and completed on budget in August 2011, in time for the start of the Autumn Term. This was quite an achievement given the project endured one of the worst winters on record, at a critical point in the construction programme, where the temperature failed to rise above freezing point for almost three weeks. Synergy has provided Quantity Surveying and CDM-Coordinator services on the project.

We cannot expect to come out of this low level of growth for some time it would seem. In the meantime, it represents an excellent time to build, with prices remaining very competitive. In fact some prices we get are just too low and can lead to time and quality problems, not to mention contractual issues, so we advise clients very carefully at tender stage on which tender to accept.

Some clients still prefer to negotiate and we find that this works well where there is a series of projects. Ongoing relationships combined with a good quality project, on time and cost cannot be undervalued.

Please do get in touch if you would like to discuss any forthcoming projects and I wish you a successful and prosperous end to the year.

Graham Harvey-Browne
Executive Chairman

Power in Space at Bath Abbey

Bare, Leaning and Bare, alongside Feilden Clegg Bradley Studios and Buro Happold, are hosting a 'not to be missed' conference for charity at Bath Abbey on October 20th.

Together we have assembled an exciting range of speakers, all of whom have great experience transforming buildings for use in contemporary culture and performance. The line-up includes architects Eric Parry, Steve Tompkins, and Liza Fior; Project Directors from Tate Modern, the new Royal Shakespeare Theatre and the Victoria & Albert Museum. Peter Clegg from FCBS and Mike Cook from Buro Happold will also be talking about the nature of change within the built environment.



It's all happening at the medieval Abbey in the World Heritage City of Bath and all proceeds will go directly to Bath Abbey's Redevelopment Fund. There's lots more information on the event website including how to book your 'special offer' place at www.powerinspace.org



The Cheval Group invest in luxury residences in time for the Olympics

Synergy were appointed as Project Manager for the rebuilding and remodelling of Cheval's Knightsbridge Residences back in 2009. Cheval Residences is an undisputed leader in the provision of exclusive apartments within Central London.

Their reputation is based on offering clients the widest possible choice of impeccably furnished accommodation, combined with tireless individual service that is both attentive and discrete.

After some difficult planning obstacles were overcome in the winter of 2009/10, the project progressed to the design stage in the Summer and Autumn of 2010.

Baxall Construction were appointed in December 2010 to build the new



residences and work commenced on site in early Spring 2011.

Demolition of the old structure was always going to be a tricky task - set in the heart of residential Knightsbridge with some tenants remaining in occupation throughout the building work.

The steel frame for the new building got underway in August and now rapid progress is evident on site.

These spacious apartments will be available with two or three bedrooms and will offer the perfect combination of contemporary style and creature comforts, with Harvey Nichols and Harrod's a very short walking distance away. They will open for business in June 2012, just in time for guests arriving for the London Olympics.

Full steam ahead for new Inclusion Centre at Marsh Academy

We are pleased to announce that consent for a £3.6 m centre to support vulnerable students and house family support was given by Kent County Council in July 2011.

The Centre will be funded by a grant from the Colyer-Fergusson Trust. Synergy are acting as Project Manager, Quantity Surveyor and CDM Co-ordinator for this exciting and much needed community project.

The ground floor of the new building will be dedicated to inclusion services for the Academy. This will include working with students who need additional help with literacy and numeracy; supporting vulnerable students with short or long-term interventions, for example with a school nurse or counsellor; and providing a facility for students on personalised timetables where the main school curriculum is not best suited to their individual needs. The aim of the Centre is to ensure that all students have the best possible chance of achieving their

potential by helping them to work through any barriers or problems that they may be experiencing.

The top floor of the Centre will be dedicated to community use and providing family support services that residents currently need to travel to Ashford or Folkestone for. Adult education services and local youth groups will also be encouraged to use the Centre.

The new building will feature knapped flint external walls at ground level, with a rendered first floor elevation that will match the design of the main new Academy Buildings.

Detailed design is well underway and it is hoped that a contractor will be appointed by Christmas, 2011. Work on site is due to commence by Spring 2012 and the Centre will be complete and ready for use in Spring 2013.



Courtesy of Seymour Harris

Synergy Office Rivalry for The St Albans Civic Society Award!

Each year the St Albans Civic Society celebrates imaginative development and design initiatives which have been completed within the city in the previous year.

When two of our projects, both St Paul's Church, completed by our London office QS and CDM team, and Open Door, a homeless shelter redesigned by architects in our Hemel office were nominated - the competition was on!

On the 12th October at an awards ceremony in the Abbey Theatre, we were pleased to find out that both projects had been recognised, with St Paul's Church winning the



overall award and Open Door coming in third. Both are fantastic achievements which really contribute to the St Alban's area. St Paul's Church has extensively improved facilities for its community with the construction of a two storey link building and involved turning the church around 180 degrees.



The Open Door project replaced standard dormitory accommodation with twelve single bedrooms, providing en suite showers and included the extension of communal areas and facilities for service users.

Congratulations to all involved and may the friendly rivalry continue...!



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 Cost Management/Control
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 Fire Insurance Assessment & Valuations
 Insurance Loss Adjustment & Claims
 Life Cycle Costing
 Project Feasibility Reports
 Quality Assurance
 Risk Management
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 on construction properties
 Urban Regeneration
 Value Engineering
 Value Management

Building Surveying & Architecture

Advice to Landlords
 Building Maintenance & Repair Specification
 Building Refurbishment
 Building Technical Audit
 Completion & Handover Management
 Condition Surveys
 Contract Administration
 Cost Estimating
 Cost Management/Control
 Design for New Buildings, Alterations & Extensions
 Detail Design
 Disability Discrimination Act
 Surveys on Buildings
 Employer's Agent
 Fire Protection & Detection
 Party Wall Surveying
 Planned Maintenance Management
 Project Feasibility Reports
 Quality Assurance
 Schedules of Dilapidation
 Chartered Architects
 Full or partial Architects services
 New building design and planning
 Development appraisals
 Refurbishments, alterations, extensions
 Changes of use
 Commercial, educational & residential projects
 Architects services to property developers
 Applications for Planning permission
 Planning consultancy and appeals
 Listed buildings
 Working drawings for construction and building regulations
 Contract administration
 Contractors design & partnering projects
 Landscapes & Interiors
 Sustainability and design and access statements

Project Management

Alternative Dispute Resolution
 Brief & feasibility documents
 Claims Consultancy
 Completion & Handover Management
 Construction Procurement/Management
 Construction Programmes
 Contract Administration
 Design Management
 Employer's Agent
 Monitoring of Construction Progress
 Office Relocation Management
 Planned Maintenance Management
 Project Execution Plans
 Project Feasibility Reports
 Quality Assurance
 Risk Management
 Urban Regeneration

Health and Safety

Assessment of Contractor H&S Competency
 Assessment of Designer H&S Competency
 CDM Co-ordinator services
 Health & safety advice on buildings
 Health & safety advice on construction projects
 Health & Safety Audits of sites
 Health & Safety Training

Sports Surfaces

Feasibility studies and budget costing
 Evaluation of existing facilities and advice on future treatment
 Detailed design, planning and new facilities
 Funding advice
 Full project management and quality control
 Pitch inspection service

Building Conservation Award for Brockhampton Estate

We are pleased to announce that the Brockhampton Estate project (formally known as Ladyridge Farm) has won the 2011 RICS West Midlands Award for Building Conservation.

The award honours conservation in all its forms and covers renovation or conservation to new or original use. The judges pay particular attention to the construction materials/techniques used, conservation achievements, background research undertaken and the project's long term prospects.

Brockhampton Estate was a collection of derelict agricultural buildings near Ross-on-Wye in Herefordshire on the verge of being lost. The buildings have now been carefully repaired and transformed into a number of high quality work/living units; not only saving them for future generations but it is hoped they will help the local economy.

The project was shortlisted against some formidable opposition, including The Royal Shakespeare and Swan Theatre transformation in Stratford-upon-Avon.

It was a true team effort and the quality that has been achieved can be put down to excellent communication between the whole design team. Our Client had faith and the courage to proceed with the project at the time of economic doom, their Architects, Reg Ellis Associates, used a family based contractor, I J Preece & Son, who uses local tradesmen and materials. We are immensely proud to have the recognition of the RICS against such stiff competition.

The project automatically gets entered for the national awards at the end of the year and we have our fingers crossed!



Photograph courtesy of Robert Marlow Photography

Olympic Competition pips Holy Trinity School to the post for Project of the Year!

We are very proud that Holy Trinity Primary School in Richmond which was nominated for a Constructing Excellence award, lost out only to the Olympic 2012 Project for the Project of the Year award.

Constructing Excellence received a record number of entries this year and presented a challenging task for the judges. Standards were so high that the shortlisting was extended to six per category. This project attracted the judges attention because there were many issues and problems to overcome, including:

- residential housing being in very close proximity to the school; the impact on residents was considerable
- the single entrance to the school/site was a busy residential street, resulting in an intricate traffic plan being developed, detailing deliveries and plant arrivals, following agreement with the school and local residents



- the considerable impact on ecology
- soil contamination issues
- acoustic considerations due to the close proximity of Heathrow Airport
- a critical completion date, due to a need to deliver pupil places in time
- a requirement to reach BREEAM "Excellent" rating for the new buildings and "Very Good" for the refurbished areas
- the school had to remain functioning throughout; strategy planning involving all concerned, was key

It is clear that genuine involvement, listening and collaborative thinking was in fact the key to this successful project and it is this that earned the 'Project of the Year' nomination from the judges.

the Year' nomination from the judges.

A huge congratulations to all involved in making the project at Holy Trinity so successful - and well, the Olympic site, what a project to lose to!

Ironmonger Row Baths ~ A testament to the promotion of cleanliness and self-improvement

With a growing urban population during the nineteenth century living in overcrowded and unsanitary conditions, pressure from establishment figures, including the Bishop of London, to build public bathing houses for the labouring classes, culminated in the Government's 'Public Baths and Wash Houses Act' of 1846.



A report of the Committee appointed to promote the establishment of Baths and Washhouses, clearly demonstrates the link believed to exist between cleanliness and self-improvement:

"To promote the health and cleanliness of the working classes, and as a necessary consequence, improve their social condition and raise their moral tone; thereby rendering them more accessible to and better fitted to receive religious and secular training."

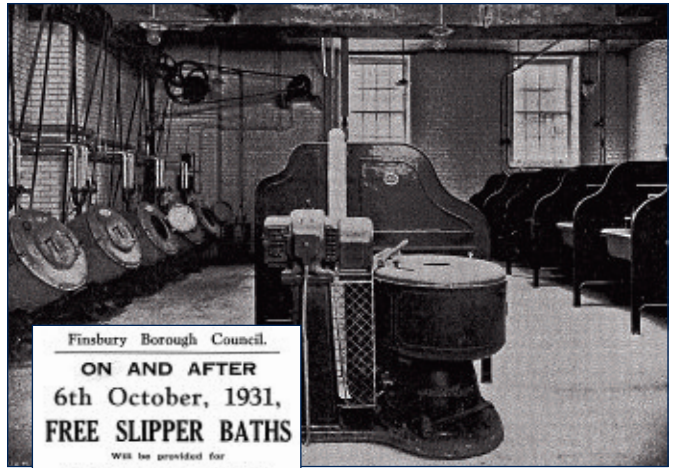


The Act gave local authorities the power to build public baths in their boroughs, but it did not require them to do so. Despite severe overcrowding in the southern and eastern part of Finsbury by the middle of the nineteenth century, the Borough Council only appointed a Baths & Washhouses Committee in 1900. Their remit was to explore how the Act could be adopted, but took the Council a further 29 years to approve a scheme.

Early in 1929 the Council purchased land for £6,500 for the planned two-phase construction of Ironmonger Row Baths. Architects Alfred Cross and Kenneth Cross were commissioned and their scheme adopted by the Council on 7th March 1929. Seven months later, on 11th October, the full Council resolved to accept the Borough Engineer's tender of £53,200, which specified the use of direct labour, rather than accept the lowest of the 12 competitive tenders, priced at £48,426. Records show how emotive this debate was, with the Labour Councillors arguing for the need to provide jobs for local unemployed.

Following representation by the Finsbury Rate Payers Association to the Ministry of Health, against the additional £4,774 and subsequent Ministerial Inquiry, the Minister agreed to sanction the loan, providing the lowest competitive tender was accepted. Finsbury Councilors accepted the ruling and the job was appointed to Messrs. Allen Fairhead and Sons of Enfield for £48,426.

Given a pint of beer in 1930 cost around 6d compared to £2.90 at today's prices, a new building would be in the region of c.£5.5 million.



Finsbury Borough Council.
**ON AND AFTER
 6th October, 1931,
 FREE SLIPPER BATHS**
 Will be provided for
**FINSBURY UNEMPLOYED
 and
 OLD-AGE PENSIONERS**
 On **TUESDAYS** and **WEDNESDAYS**
 Between 10 a.m. and 5 p.m.
 At the **Ironmonger Row Baths**
 Applications for tickets should be made at the
 Baths Ticket Office. Unemployed applicants
 must produce their Ministry of Labour Card
 (either U.L. 40 or R.D. 24) and Old Age
 Pensioners will show their Yeaster Book when
 applying.
F. LATCHFORD, D. E. RICHARDS,
 Baths Superintendent. Deputy Town Clerk.
 14, Boken, 1931.
Printed by Messrs. Gifford & Co.

Phase one, comprising a public laundry, together with mangling and ironing rooms and two floors, each of 40 slipper baths, was opened in June 1931. 'Slipper baths' were so-called due to their shape and were separated on different floors for use by women and men.

Bathing was also differentiated by 1st and 2nd class tickets, with the former in 1931 costing 6d and the latter 3d, based on whether the recipient wanted one or two towels. A washing trough could be hired for 1d which included the use of the irons.

Phase two, which opened in October 1938, re-enforced the Council's commitment to provide personal cleanliness for all: "providing modern baths in the Borough, easy of access to the inhabitants and within easy reach of even the most slender purse" and included a 100 ft. length main pool and a Childrens' Pool "wherein the rising generation can be taught to swim under ideal conditions and in perfect safety" (Chair of the Establishment Committee). It also included a Turkish Baths suite with 3 hot rooms, a vapour room and a cooling room.



The main pool was home to Highgate Diving Club due to the 12 foot deep end being the deepest in the capital, until Crystal Palace opened in 1964.

In 1960, based on a scheme designed by the Baths Superintendent, at a cost of £18,000, the old washhouses area was converted to a municipal self-service laundry, offering washing machines, dryers and ironing machines, which survived through to 2010 when the building was closed. A refurbishment scheme followed in the 1980's at a cost of £1.5m, which resulted in some minor internal modifications and renewal of plant.





vement amongst the working classes

The Turkish Baths remained as one of only three public facilities in London and attracted a loyal user group who would come not only for the health benefits, but for the chat and egalitarian atmosphere. The laundry was a place where local people met and chatted whilst waiting for their laundry wash. A key attraction was the 1960's flat ironers, where a bed sheet could be ironed in a few seconds!

The Baths were listed Grade II in 2006, and in 2009 Islington Council took the decision to proceed with a £14.3m refurbishment, designed to inject another 50-years of life into what was a much loved and much used public facility. The total project cost is around £16m of which £4m came from EC1 New Deal for Communities, who viewed this project as an integral part of their regeneration strategy and a key legacy for people in the area.

Project Manager on the Baths, Gill Macquarie, says the re-furbishment is a misnomer: "The design by Tim Ronalds Architects actually seeks to re-configure the 1931 and 1938 buildings, by simplifying the maze of corridors and rooms, to create integrated space, fit for 21st century service". The project is complex and has posed many structural and logistical challenges to date.

The design brief, prepared by Synergy, incorporated the Council's key objectives for the project as agreed with the Head of Leisure Services, these being:

- To re-provide a centre designed to engage local people so as to improve their health and well-being;
- To minimise operating costs over the next 30 years, through the renewal of all mechanical and electrical services and the design of a sustainable building;
- To restore and preserve the Grade II listed building and retain original features of architectural and historic interest;
- To facilitate ease of operation and maintenance and ensure that the annual 'down-time' is minimised and revenue optimised;
- To improve accessibility throughout the building, bringing additional areas into public use

The scope of works includes:

- Retention of 100 foot long pool but conversion to deck level;
- Provision of new teaching pool, increased in size by 28%, with moveable floor;
- Refurbishment of the historic viewing gallery;
- Innovative provision of small submersible lifts in each pool to allow quick and easy access to the water, for disabled people or people who are less mobile;
- Increased accessibility with lift access to all floors and improved disabled changing. IRB will meet the 'Inclusive Fitness Initiative' (IFI) gold standard;
- Improved changing facilities, including new dry changing rooms;
- 100% increase in the size of the historic Turkish Baths, which will offer the traditional hot rooms, steam rooms, saunas, relaxation areas and treatment rooms;
- Creation of two new fitness studios and a gym;
- Re-installation of a public laundry, offering modern equipment;
- A permanent historical exhibition of the original slipper baths, to celebrate the original function of IRB as a "baths and washhouses establishment"
- Moving the main entrance from Ironmonger Row to opposite St.Luke's Gardens

Ironmonger Row Baths was closed in June 2010. In the following 9 months, Wates Construction Limited oversaw asbestos removal, strip-out of old services, phase one demolition and a range of site surveys and investigations, designed to inform both the design team and the contractor about potential risks.



Archaeological find in the training pool area



The Archaeology team on site unearthed some interesting finds including ceramic building material, pottery, shell and bone, much of which is dated late medieval and early post medieval (1480 - 1600). The most exciting find is a small, rare and expensive glazed Penn floor tile dated pre 1390. The finds point to the home of a wealthy family on the site, but historians are so far stumped as to who or what that might have been. The site originally belonged to the ancient Ironmongers Guild which dates back to 1463 and their records show various houses dotted around the area. The find remains a mystery but one the Archaeology team hope to solve.

The main contract started in April 2011, with completion scheduled for July 2012. We will be following the progress of this fascinating project and will report on project risks and site logistics, accessibility and sustainability, and finally its completion in future newsletters.

Synergy group

Bare, Leaning & Bare
CM Parker Browne
Cook and Butler
Johnson & Partners
Ottley Morrison

Sectors

Commercial
Ecclesiastical
Education
Healthcare
Historic Buildings
& Conservation
Hotels
Infrastructure
Residential
Retail
Sport & Leisure
Sports Surfaces

Services

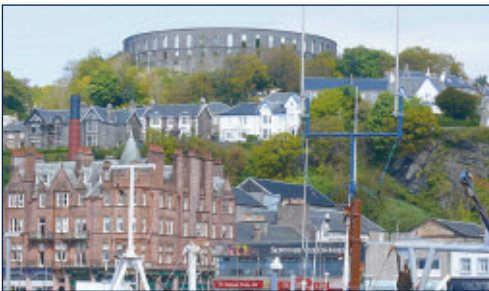
Cost Management
Building Surveying
& Architecture
Project Management
Health and Safety
Sports Surfaces

thebackpage

Well did you know...?

A few building related facts to unleash at your next dinner party/networking event/in your next bus queue. Well we sure found them interesting!

- The height of the 984-foot (usually) Eiffel Tower is over six inches higher in the summer than in the winter.
- The door at 10 Downing Street can only be opened from the inside.
- The smallest chapel in the world can be found on the grounds of a Benedictine monastery near Covington, Kentucky, U.S.A. Not much larger than a telephone booth, it was built by Brother Albert Soltis for his personal use in 1878 and can accommodate no more than three people at once.
- If the air conditioning at the Astrodome in Houston were turned off, it would rain inside the stadium due to the entrance of humid air.



- In São Paulo, Brazil, there is a thirty-nine-storey tall building that serves as a cemetery. It is outfitted with 21,000 tombs and room for 147,000 cremated residents. It also has a heliport, an eight-storey parking garage, two churches, and twenty-one chapels.
- The Ice Hotel at Jukkasjarvi, Sweden, offers the ultimate in cold comfort—a building constructed out of ice where the average room temperature is -4°C. The beds are made from packed snow topped with spruce boughs and reindeer skins. The hotel melts every April and has to be rebuilt the following winter.
- Overlooking the town of Oban in Scotland (left) is a replica of the Colosseum, known locally as McCaig's Folly. It was the idea of banker and self-styled art critic John Stewart McCaig who, after a trip to Italy, decided to recreate the glory of Rome in Scotland. It was intended as a museum and art gallery, but when McCaig died with only the shell built, everyone lost interest. It now exists as a vast blackened cylinder and encloses a public garden.

Team Synergy take on Boxhill to raise funds for St Christopher's!

Team Synergy will be attempting the Dorking Road Sportive, which is a 65 mile bike ride. We are doing this to raise money for St Christophers Hospice, a great charity which is very close to our hearts.

Some of you may know Gill Macquarie, a much loved project manager in our London office. Gill Macquarie's partner Greg was diagnosed with an aggressive Grade IV brain tumour the day before Christmas Eve 2010 and in 2011 has had surgery, radiotherapy and chemotherapy. In June he was admitted to St.Christopher's Hospice for palliative care and is now back home but still being supported by the hospice.

St Christopher's Hospice exists to promote and provide skilled and compassionate palliative care of the highest quality. Their vision is of a world in which all dying people and those close to them have access to appropriate care and support, when they need it, wherever they need it and whoever they are.

St.Christopher's serve a diverse population of 1.5 million people in the London boroughs of Bromley, Croydon, Lambeth, Lewisham and Southwark, reaching some of England's most deprived areas. All care is provided free of charge and is delivered in a range of settings including patients' own homes, four inpatient wards and an Anniversary Centre. Palliative care is delivered by coordinated teams of specialist doctors and nurses; physiotherapists and occupational therapists; social



Team Synergy in training

workers and welfare support workers and also includes adult bereavement services; psychiatrist support; arts and complementary therapies; spiritual and religious care; and specialist support for bereaved children.

It costs over £14 million every year to deliver all of the Hospice services, but only about one third of income comes from the NHS. The remaining £9 million has to be raised from grants, legacies, local businesses, trusts, through their charity shops and from fundraising events.

The ride on 5 December 2011 is on the North Downs, which includes the 'classic climb at Boxhill' - it is said the reward is the fantastic view over the south of England that is of course if they still have any energy left to take in the scenery!

A donation page has been set up through Just Giving: www.justgiving.com/teamsynergygregsgang. Donating through JustGiving is simple, fast and totally secure. Your details are safe with Just Giving - they'll never sell them on or send unwanted emails. Once you donate, they'll send your money directly to the charity and make sure Gift Aid is reclaimed on every eligible donation by a UK taxpayer. So it's the most efficient way to donate and raise more, whilst saving time and cutting costs for the charity.

Please dig deep and donate now.



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