



# COMMERCIAL

Business solutions



**The sector is operating in a competitive market which highlights the need for efficient design, high quality cost plans, robust risk management and a proactive, can-do approach.**

We have been around for over 40 years, we understand business dynamics and the need to invest wisely for future growth. We have the ability to offer a multi-disciplined collaborative team, simplifying Client interface and demands,

or we are equally happy to provide a single professional service from our talented Architects, Building Surveyors, Quantity Surveyors, Project Managers, Building Services and Environmental Engineers. We are here to help.

Having shaken off the effects of recession, we are in the midst of understanding the impact and implications of Brexit. Whether it be new commercial premises, or adapting, remodelling and modernising existing ones, new challenges are being created to satisfy resource demands, control quality and complete projects on time.



# PROJECT MANAGEMENT AND COST CONSULTANCY

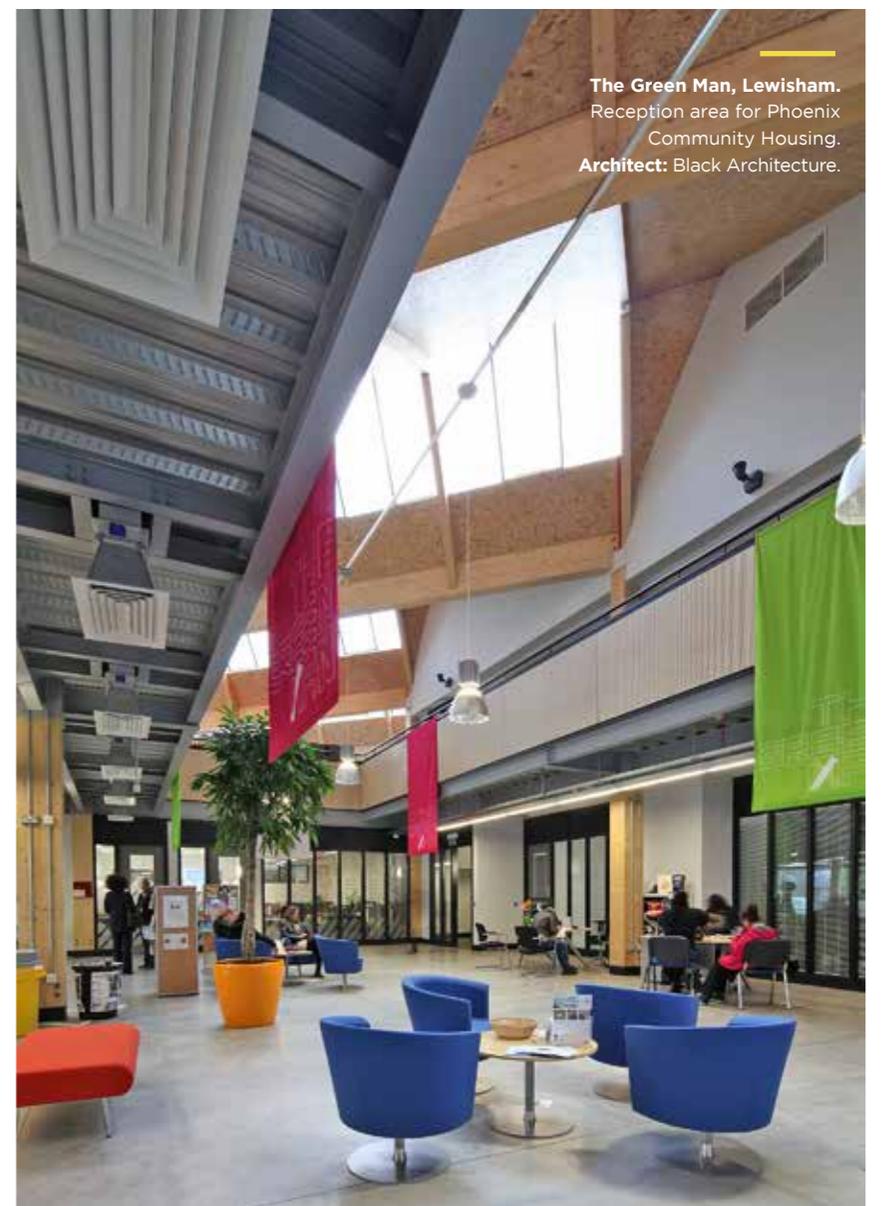
**In seeking solutions to shifting internal or external influences, the need for even tighter Project Management control and high quality accurate cost advice has never been greater.**

One of our core strengths is to never lose sight of our client's business needs and the way in which space can add to our client's bottom line. We utilise techniques such as Value Management to define and test the client's needs and desires, which are then prioritised to ensure the project delivers true value for money.

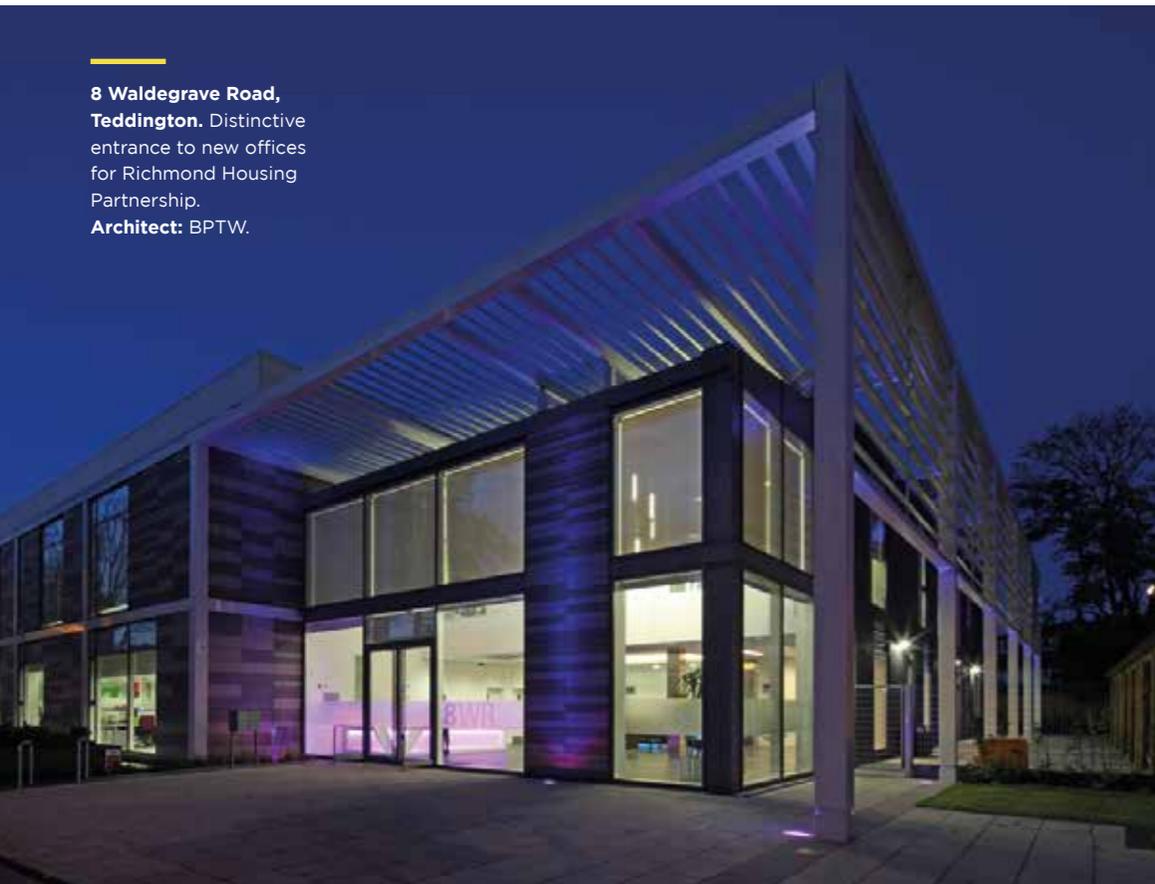
**The Green Man, Lewisham.**  
New headquarters, Training Kitchen and Credit Union works value circa £4.5 million.  
**Architect:** Black Architecture.



**The Green Man, Lewisham.**  
Reception area for Phoenix Community Housing.  
**Architect:** Black Architecture.



**8 Waldegrave Road, Teddington.** Distinctive entrance to new offices for Richmond Housing Partnership.  
**Architect:** BPTW.



**8 Waldegrave Road, Teddington.**  
Internal fit-out as part of an award winning headquarters for Richmond Housing Partnership, contract value £8.2 million of CAT B office space with Grade A quality fit-out.  
**Architect:** BPTW.



**8 Waldegrave Road, Teddington.**  
**Architect:** BPTW.

# WORK TO EXISTING BUILDINGS

**Businesses continually face new challenges. The need to retain and attract good staff and reduce operational costs remains high on the agenda.**

We believe we can make a positive contribution by remodelling existing spaces into dynamic environments where

people want to work and flourish, whilst at the same time reflecting the company's culture and reducing overall cost.

From our own evolution we recognise the necessity for cultural and organisational change and the importance of the working environment. It is our belief that these experiences and our interdisciplinary approach have benefitted our clients

allowing us to add more value to each stage of the process.

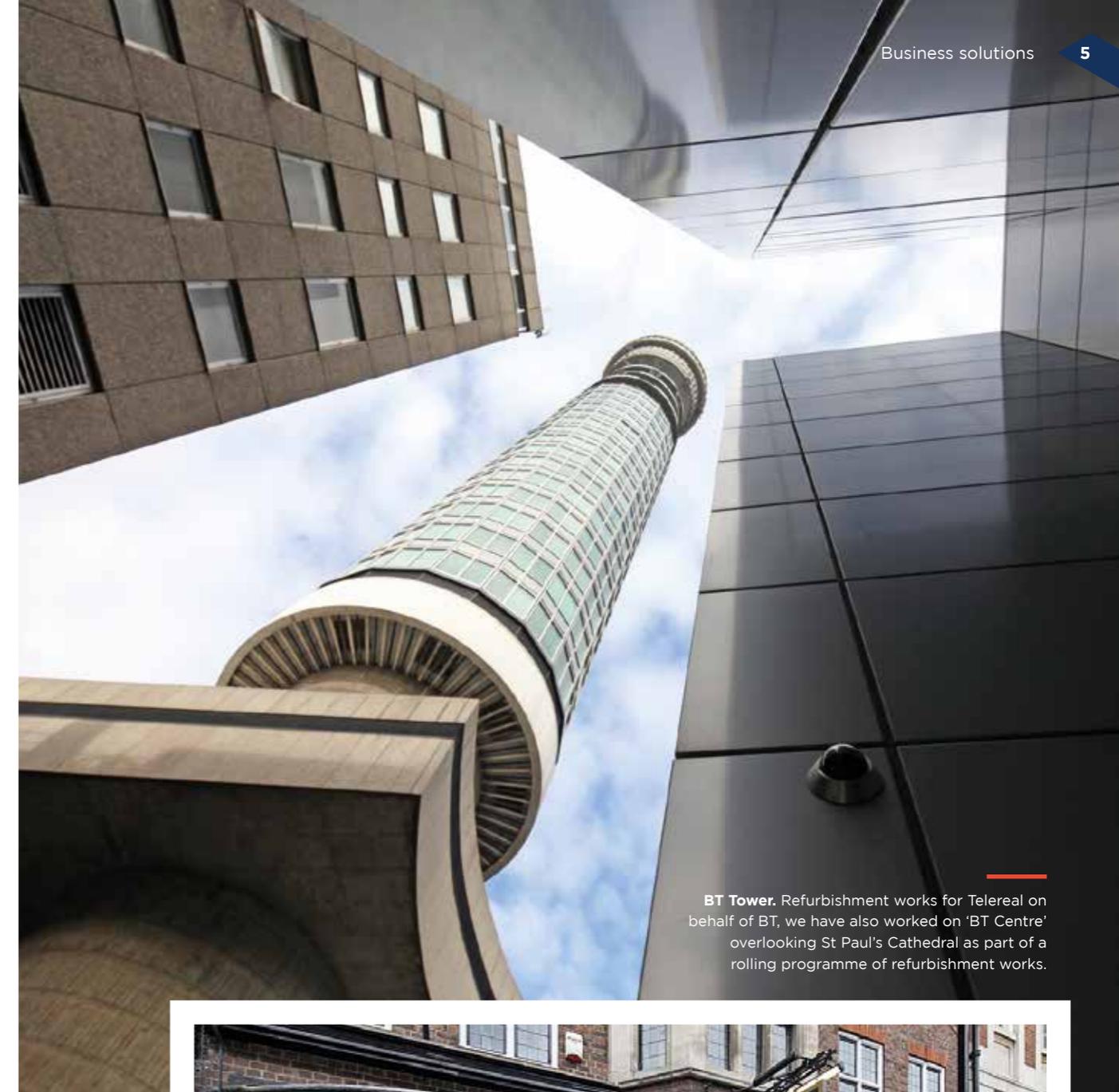
We advise on all types of buildings ranging from historic through to contemporary. Our Building Surveyors have access to in house M&E, and Design colleagues, and are therefore fully equipped to deal with complex remodelling of reception areas, office re-fits, repairs, refurbishment and complete redevelopment.



**Swarovski, Chelmsford.** Refurbishment and extension of an existing retail unit in line with the high-end brand and in keeping with the local conservation area. **Architect:** TH3 Standard.



**Lincoln's Inn.** Managing refurbishment works to a prestigious portfolio of Listed Buildings, within a Conservation area, on behalf of Lincoln's Inn, value circa £900,000 per annum, on a rolling programme.



**BT Tower.** Refurbishment works for Telereal on behalf of BT, we have also worked on 'BT Centre' overlooking St Paul's Cathedral as part of a rolling programme of refurbishment works.



**3-5 Duke Street,** on behalf of The Portman Estate. Managing refurbishment works on their commercial and retail portfolio in and around W1.



**Hounslow Civic Centre.** New civic offices for London Borough of Hounslow.  
**Architect:** Sheppard Robson and Assembly.



## QUALITY CONTROL

At a time when the Construction industry is under increasing scrutiny over quality control due to a heightened awareness of issues such as fire, air quality, acoustics and general wellbeing, there has never been such an emphasis on and requirement for, robust quality management, general compliance monitoring and auditing.

Management of Quality has always been a key focus where we have, and continue to, invest in our staff and strategic recruitment to ensure that we have developed an approach to mitigate the risk to our clients. We do this by addressing concerns from the early detailing of the design through to inspecting

and monitoring the quality of workmanship and selection of materials. This is even more important in this Sector where there is more emphasis on a robust yet high quality finish from End Users and Tenants with an expectation of low operational and whole-life costs from Facilities Managers and Landlords.

We complement Baily Garner's traditional services with the introduction of dedicated Quality Control Inspectors to undertake one-off compliance audits at key stages or to supplement your Professional Team. For larger more complex projects, typically under a Joint Venture arrangement, we have suitably experienced Independent Certifiers who offer this and the ability to interact with the various Stakeholders to provide more impartiality over quality control as well as programme, cost control and any contractual matters.



**Addlestone One, Surrey.** Regeneration of the town centre with this mixed-use development which includes retail, hotel, cinema and apartments  
**Architect:** Broadway Malyan.



# HEALTH AND SAFETY

Baily Garner have a sister specialist Health and Safety Consultancy who provide a comprehensive range of Health and Safety services to a broad range of clients in the hotel, leisure, retail and commercial sectors. We also have a specialist team for clients in the construction sector providing the Principal Designer and CDM Advisor roles.

Whatever your line of work, you'll know that compliance with Health and Safety legislation is a key challenge. We are constantly evolving in response to the changing operating and legislative environment, making sure we remain a genuine 'one-stop' Health and Safety Consultancy to support your business needs



**52 Lime Street - The Scalpel, City of London.**  
A dramatic new glass skyscraper consisting of 386,000 sq ft of office space located in the heart of London's main financial centre.  
**Architect:** Kohn Pedersen Fox.



**Marble Arch House, Westminster.** 65,000 sq ft of high quality office space together with 16,000 sq ft of the all-important shopping space to catch the retail footfall in this prime area of London.  
**Architect:** Bennetts Associates.

**Sea Containers House.**  
BREEAM Advisor and Auditor for the Byrne Group Plc on a mixed use development.

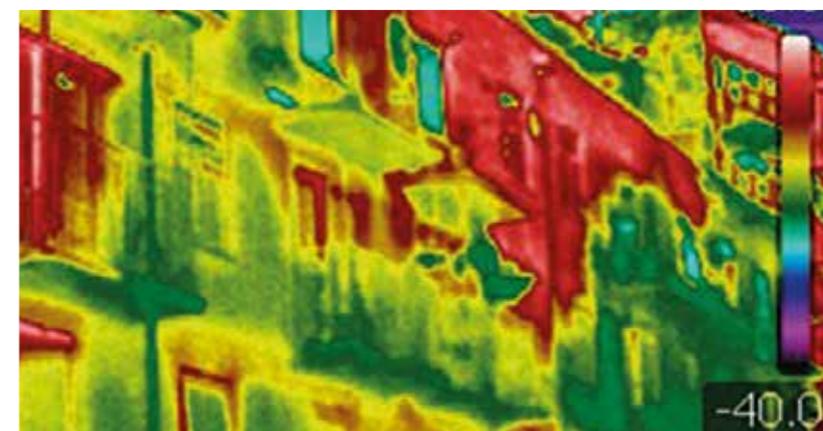


# ENVIRONMENTAL

**We are uniquely placed to analyse and advise on improving environmental and energy performance of commercial properties.**

Energy costs and potential future changes to minimum EPC standards will present challenges to portfolio holders, landlords and tenants. From straightforward EPC's and BREEAM assessments, to our use of complex modelling

tools and access to funding, our in house Environmental team can advise on upgrading and maintaining the value of premises.



Thermogram Analysis and advice on solutions to mitigate heat loss, example based on mixed use development at Coventry Cross for Poplar HARCA.



**Doncasters, Droitwich.**  
 Design of a new headquarters building and substantial expansion of an existing factory, providing 16,500 ft<sup>2</sup> of office space and an additional 135,000 ft<sup>2</sup> of manufacturing space.  
**Architect:** Baily Garner (RIBA stages 0-3).

We have learnt to accommodate the complex inter-relationship of different building users and activities to function effectively throughout the workplace, whilst creating a welcoming environment full of interest.

It is our ability to consider these important elements, applying our knowledge, empathy and continual drive to bring clarity

to the brief which enables an early influence to the design.

Utilising modern tools such as Revit, Solibri, IES, Navisworks and Plancal enables full collaboration producing an integrated design, avoiding clashes and near misses in the early design stage resulting in time and cost benefits.

## DESIGN

**It is our collaborative approach, our sound technical knowledge and empathy of business needs that allows us to clarify and challenge the brief from which good design flows.**

This is a trait our Project Managers and Cost Consultants share from being part of and leading a cohesive design team. The development of our

people, combined with our appreciation of the complex and sophisticated nature of Building Services, has increasingly resulted in cost effective designs through a BIM platform.

This collaboration enables us to strive for design excellence, focusing on cleverly thought out detailing to use space effectively through to choices of materials, colour and fabrics, supplemented with lighting and graphics to provide a strong visual identity.



**Bob Hope Theatre.**  
 Initial concept design in BIM. Total value £500,000.  
**Architect:** Baily Garner (RIBA stages 0-3).



**Queens Road, Peckham.**  
 50,000sq. ft Grade A commercial space as part of a mixed use development, total value £26 million.  
**Architect:** Baily Garner.



# PROFESSIONAL SERVICES

**Baily Garner provide a comprehensive service to the Commercial Sector. Our services can be tailored to provide the most effective delivery solution for your business needs from a single discipline through to any combination of specialists:**

## ARCHITECTURE

- Full design service
- Interior Design
- BIM Co-ordinator

## BUILDING SERVICES

- Electrical, Mechanical & Public Health
- Operational Commissioning

## BUILDING SURVEYING

- Acquisition and Due Dilligence
- Dilapidations & Condition Surveys
- Cyclical & Preventative Maintenance
- Building Refurbishment
- Historic & Conservation Advice
- Licences to alter
- Party Wall Surveyor

## ENERGY & ENVIRONMENTAL

- Energy Assessments & Commercial EPCs
- Energy Strategies
- BREEAM Assessments
- Non domestic Green Deal

## PROGRAMME & PROJECT MANAGEMENT

- Quantity Surveying & Cost Management
- Life-Cycle Analysis
- Risk Management
- Value Management & Value Engineering
- Fund Monitoring
- Due Diligence
- Office fit-out



**Walbrook Building, Cannon Street.**  
Pre-acquisition survey.  
**Architect:** Foster & Partners.

### **LONDON (HEAD OFFICE)**

146-148 Eltham Hill,  
London SE9 5DY  
**T.** 020 8294 1000  
**E.** [reception@bailygarner.co.uk](mailto:reception@bailygarner.co.uk)

### **BIRMINGHAM**

55 Charlotte Street,  
Birmingham B3 1PX  
**T.** 0121 236 2236  
**E.** [reception@bailygarner.co.uk](mailto:reception@bailygarner.co.uk)

**[www.bailygarner.co.uk](http://www.bailygarner.co.uk)**