

EDUCATION

Bespoke solutions



We know as building professionals it is essential to work with our clients in an open, honest way to assist them in creating truly inspirational environments, often within very tight financial constraints, to provide spaces for our future generations to flourish.

We are fully aware of the challenges every school faces in terms of decreasing budgets and ever increasing costs.

Schools face a serious risk of their built assets becoming significant liabilities. In the short term the likelihood is that the underinvestment in our education buildings will continue.

Although previous plans through BSF, and more recently, through PSBP phases 1 & 2 and the Condition Improvement Fund are addressing some of the worst condition schools, a huge volume of catch up repairs and need for rebuilding remains.

It is essential therefore that the right Asset Management tools and Strategic plans are in place to allow agility in bidding for and accessing funds as and when they become available to improve your built assets.

We have the ability to offer an interdisciplinary collaborative team who will simplify processes and ultimately deliver strategic plans for education providers. Whether you are looking at a simple 'one-off' repair or a whole scale redevelopment of your school we are here to help. Please just ask.



Moreland Primary School, Islington.
Development of a new two form entry primary school providing capacity for 420 pupils, plus a 52 place nursery and children's centre.
Architect: Haverstock

AN EDUCATED HISTORY

At Baily Garner we draw upon knowledge and experience across the full spectrum of the Education Sector, delivering new build, refurbishment and expansion projects for a range of clients.

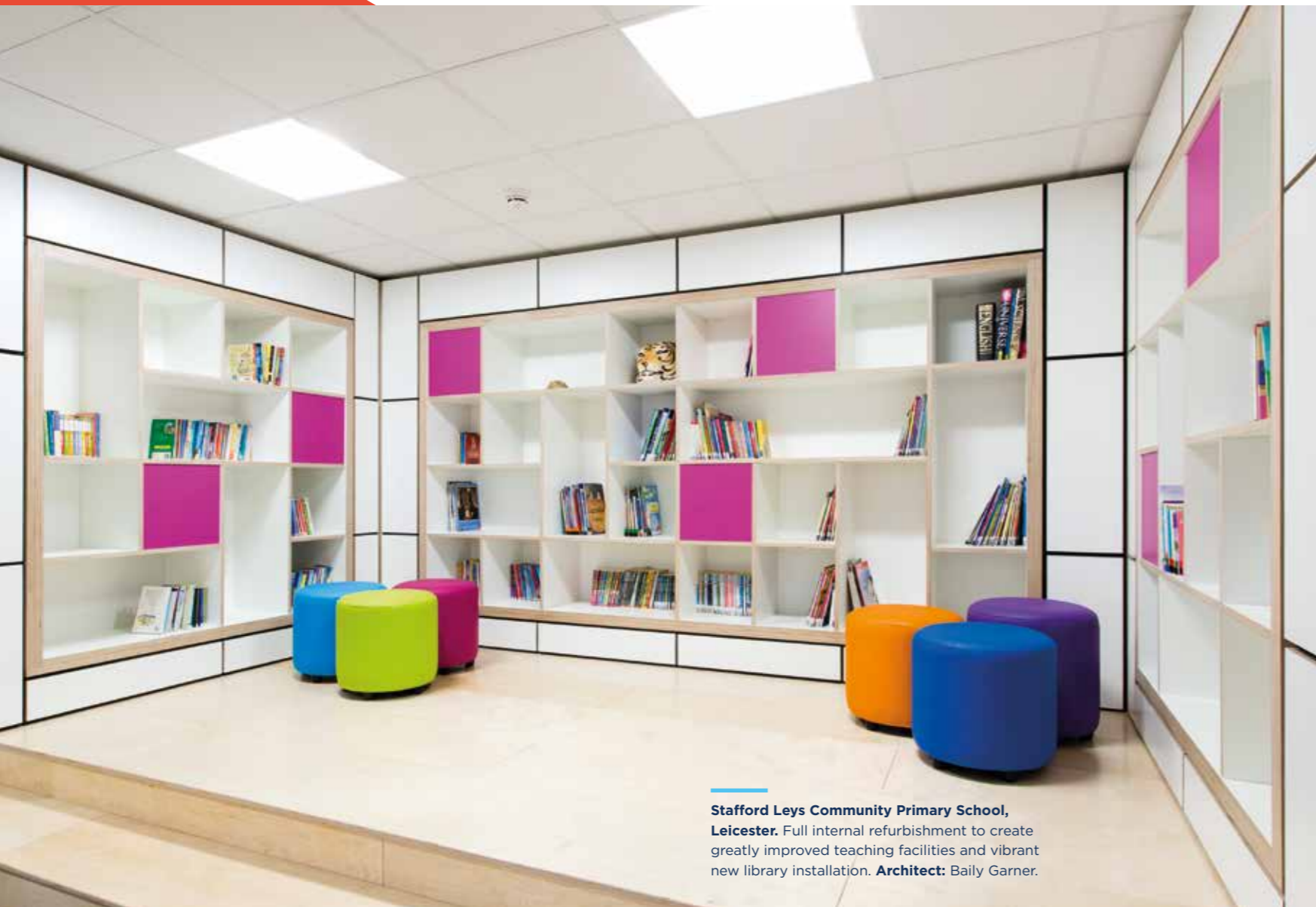
Whether it is Early Years, SEN provisions, or further education provision, we have gained significant experience to enable us to develop bespoke solutions for each and every project situation. Our history has taught us many things. We know, as Building Professionals, we have to work with our clients to assist

them in creating inspirational environments within tight budgetary constraints in order to establish spaces for our future generations to develop. A collaborative approach in developing solutions is the only way forward. This is where we excel through the use of our interdisciplinary project teams.

This approach benefits both our projects and our clients. An example of working closely with our internal colleagues is Bluecoat Academy. For this Sixth Form extension our Architects, Employer's Agents and Building Services Engineers all worked collaboratively to deliver the project. We also have extensive experience of collaborating with

external consultants, such as the Architects at the New River College and the Bridge Primary School.

Our track record of being open and engaging with the project team enables us to get the best out of individual disciplines and deliver excellent projects.



Stafford Leys Community Primary School, Leicester. Full internal refurbishment to create greatly improved teaching facilities and vibrant new library installation. **Architect:** Baily Garner.



The New River College Primary PRU and the Bridge ILS, Islington.
Architect: Haverstock.



Bluecoat Academy, Nottingham.
Architect: Baily Garner.

UNDERSTANDING YOUR ASSETS

As with any approach to working in a built environment, it is essential that we understand your assets.

We will work with you to understand your assets to ensure value is realised throughout the life cycle of your buildings. Through this understanding we can identify what can be achieved within the budget.

A good example of this approach is the phased refurbishment and extensions to Wallington County Grammar School. Our Building Surveyors led an interdisciplinary project team to appraise the existing buildings and prepare a masterplan for improvements and expansion of the school facilities.

Simple, straightforward tools such as Condition Surveys and Net Capacity Studies allow a deep understanding of what

built assets you currently have. This understanding would also include an overview and appraisal of your energy consumption and DEC ratings.

We feel we are best placed to deliver these tools through our interdisciplinary teams. From this solid factual understanding we can then start to strategically model what needs to be done, and identify what options are available to improve and develop your buildings.



Keir Hardie Primary School, Canning Town.
A two-form entry Primary School and nursery providing high quality teaching facilities for 480 children within a major regeneration scheme.
Architect: Baily Garner (RIBA stages 4-6).



Wallington County Grammar School, Sutton.



Wallington County Grammar School, Sutton.
New DT and music building. **Architect:** Baily Garner.



Clapham Manor Primary School.
Managing repairs to curtain walling.



Most schools don't have a well qualified architect or building consultant on their staff meaning they lack the confidence and decision making skills to see large scale building projects become a reality. Baily Garner provide this assistance in a way which makes school leaders feel a sense of control and ownership."

Mr J J Wilden - Headmaster,
Wallington County Grammar School.

FORMING A STRATEGY

In our experience, the most successful projects are delivered through a clear strategy and vision. An excellent example of this is Coopers School, Chislehurst.

We established this vision for the school's built assets via our in-house Architects, Building Surveyors, Mechanical and Electrical Engineers and Quantity Surveyors.

We didn't just look at maintenance and upkeep of current buildings, but also at their suitability and the feasibility of what can be done to

develop and change their form to meet the ever changing needs of the curriculum.

This strategic approach delivered a bespoke solution for each education site that was developed in conjunction with the Senior Leadership Teams and Boards of Governors and Pupils.

This masterplan provided Coopers School with a 10 year vision for their campus. The document collated feedback from a Condition Survey, Net Capacity Study and Consultation events to identify which buildings required investment, where additional facilities could be built and where circulation could be improved.



Coopers School, Chislehurst. Creative Arts Block. New building brings together the faculties of Art, Music, Dance and Drama, along with improved dining facilities.
Architect: Baily Garner.

English Block Refurbishment.



New Sixth-Form Centre.



I have no hesitation in recommending Baily Garner."

Rob Carling - Business Manager, Coopers School.



Masterplan.



Recording studio.



Bilton School, Rugby.
New sports hall with a dance studio, weights room, gymnasium and new changing facilities.
Architect: Baily Garner.



An outstanding team for an outstanding school. Each time we look upon the construction site and subsequently the new build, you can smile and say... 'I did that!'"

Matt Taylor - Director,
Glyn Learning Foundation.



Consultation.

PROJECT DELIVERY

Delivering projects in the Education arena has its own unique challenges. We assemble bespoke Project Teams to not only address these challenges, but at the same time deliver excellent projects.

Only through our experience of delivering hundreds of education projects over the last 30 years do we know what professional skills and personalities are required for each individual client and project. We put together the right project team to provide the necessary professional leadership. We do this through the use of our

interdisciplinary project teams, all of which implement 'Collaborative Innovation' (CI). CI is an enlightened and forward thinking approach to project delivery.

A good example of this CI is the new build at Glyn School. Our interdisciplinary team worked closely with the school representatives to ensure the construction work had a minimal impact on the operation of the school.

Our Architects worked closely with our Project Managers to implement phased completion of the works to allow the school to operate fully throughout the construction period.

Glyn School, Ewell. New teaching and canteen block, providing a canteen, 18 classrooms, a learning resource centre, meeting rooms and welfare facilities.
Architect: Baily Garner.



SPACES THAT INSPIRE

Whenever we get the opportunity to re-model existing spaces or form new ones, we look to create inspirational environments.

Careful design is key to forming creative and inspirational environments. The use of light and texture assist in developing these creative spaces to form education environments that will inspire our future generations. We have achieved this at Townley Grammar School. This extension to an existing secondary school provided vivid and colourful learning spaces, as well as a light and energising canteen space, through the use of angled roof lights.

Townley Grammar School, Bexley Heath.
Architect: Baily Garner.



With growing student numbers, it is essential that spaces within educational buildings can be used for many purposes.

We work to see where practical spaces can be multi-use, how these spaces can be managed and where we

can include any additional storage facilities to enable multi-function.

It is essential that all spaces work hard and therefore create a space that can be used for many different activities to give flexibility in its timetabling.



Moreland Primary School, Islington.
Architect: Haverstock.

Keir Hardie Primary School, Canning Town.
Architect: Baily Garner
(RIBA stages 4-6).



Waynflete Infants School, Brackley.
Upgrade of the plant room, heating system and fire alarm installation along with remodelling of school entrance
Architect: Baily Garner.

ENVIRONMENTAL FOCUS

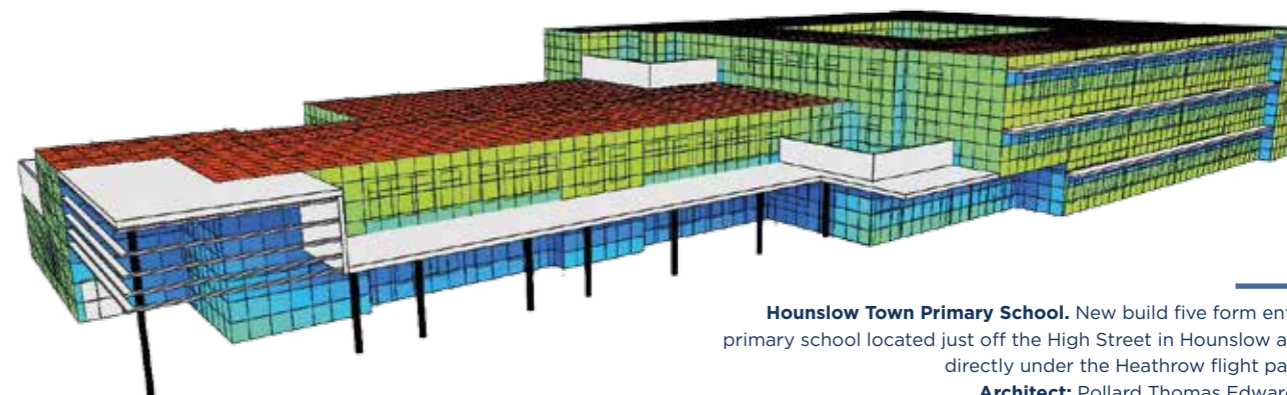
Our interdisciplinary project teams often include our specialist Building Services and Energy and Environmental Consultants.

They contribute by utilising their wide experience and professional skill in delivering the environmental performance requirements of buildings utilising

complex 3D modelling software packages, such as IES to ensure that projects are designed with energy efficiency in mind in the most cost effective way.

This environmental focus assists with developing a fundamental design criteria for Education Projects where the opportunities to achieve naturally ventilated buildings are considered at the earliest stage possible. This

enables healthy and comfortable environments to be achieved with the minimum amount of energy being used in respect to operational maintenance and running costs. This is achieved by undertaking dynamic thermal modelling and overheating analysis, to inform the Architect of the opportunities to integrate wind catchers and solar shading etc to achieve the optimum internal environmental conditions.



Hounslow Town Primary School. New build five form entry primary school located just off the High Street in Hounslow and directly under the Heathrow flight path.
Architect: Pollard Thomas Edwards.

OPPORTUNITIES FOR ALL

From our London and Birmingham Offices we work closely with existing clients, although we are regularly seeking to forge new relationships to help young people discover the exciting, diverse and challenging world of the built environment.

We are passionate about promoting careers in the built environment and regularly facilitate and contribute towards events, including presentations and career fairs outlining opportunities for work experience, apprenticeships, internships, school leaver placements and graduate students.

All our joiners benefit from exceptional levels of pastoral care and they are continually challenged in order to ensure they are the best they can be and reach their full potential.

Baily Garner surveyors have a first time pass rate of 82% for their RICS Assessment of Professional Competence, this compares to the national averages of 67% for Quantity Surveyors and 58% for Building Surveyors.

We understand staff are our biggest asset and have an established mentoring structure that sits at the heart of Baily Garner, this is supported through our network of friendly and collaborative staff. As an organisation we also continue to provide funding for selected individuals to assist in personal goals being attained.



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