



# Commercial, industrial and educational construction

In the commercial, industrial and educational construction sector we provide a range of specialist skills in order to deliver high-quality projects, often to fast-track programmes and in challenging environments.

We have a very strong delivery model and exceptional reputation within the industry and have experienced a very strong year.

We integrate the specialisms of our individual business units; VolkerFitzpatrick, VolkerHighways and VolkerLaser in this sector. The talent and commitment of our people and a collaborative approach are crucial to the success we enjoy with a wide range of clients in this sector.

The specialist design and build services of VolkerFitzpatrick allow us to deliver major building projects in some of the busiest and most restrictive urban environments across the UK. These include multi-modal logistics centres, industrial and commercial buildings, modern warehousing, large-scale commercial office developments and educational facilities.

VolkerHighways has five specialist divisions that, working in close collaboration with our other business units, allow us to deliver the often complex highways, lighting, electrical services and public realm solutions required across commercial, industrial and educational projects. We combine directly employed labour and specialist supply chain partners in order to deliver.

Likewise, as a leading specialist contractor and multi-disciplinary business unit, VolkerLaser's expertise provides any project in this sector with the essential wide breadth of services. Working across the built environment, we are adept at putting in place the integrated, multi-functional teams required to manage and deliver projects of varied logistical challenges and solve complex problems in all kinds of diverse environments.

We understand the challenges, needs and demands of our clients. Our work in this sector is ever expanding and we rise to the challenges faced with this type of work. With a strong pipeline, we anticipate increasing our portfolio in this market sector.

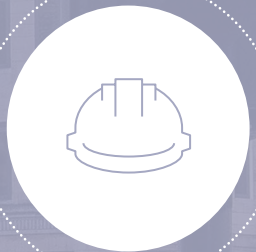
The importance of the construction industry in supporting the UK economy is not in any doubt. The future delivery of projects of this nature relies on us encouraging new entrants to the industry and our workforce via a number of programmes such as graduates and apprentices, with considerable support, training and development for the future.



Single-stage design and build project in King William Street, London providing additional storeys to increase floor space from 65,000ft<sup>2</sup> to **82,000ft<sup>2</sup>** over nine floors



Design and build of new Visitor Centre for the Battle of Britain Bunker in Uxbridge, Middlesex over a **40-week** period



**10** teaching studios, a media recording suite, library and study centre plus **230**-seat Simon Sainsbury Theatre **12**-seat Carne Studio for London Academy of Music and Dramatic Art



New **55,000ft<sup>2</sup>** delivery office and **67,000ft<sup>2</sup>** multi-storey car park for the Royal Mail



Constructed a **152,000ft<sup>2</sup>** new-build industrial unit in Tamworth over 24 weeks for Logisor



**Battle of Britain Visitor Centre Uxbridge, Middlesex**  
VolkerFitzpatrick handled the design and build of a new Visitor Centre for the Battle of Britain Bunker in Uxbridge, Middlesex, built to commemorate the legacy of World War II, Battle of Britain. We worked in close collaboration with the client, the London Borough of Hillingdon and in partnership with architects Pattern Design Ltd and Norder Design Associates.

The new building houses an exhibition space with model aircraft, model-making and workshop rooms for school visits, meeting and conference facilities as well as a café and seating area. The site is located within woodland close to the historic bunker. An archaeologist was on site due to the possibility of finding historical items.

The design embraces the dynamics of flight, with sleek, juxtaposed lines almost mirroring the sharp, sudden shifts of aerodynamic prowess shown by the Spitfire and Hurricane which protected the skies of the United Kingdom.

The dark façade against the treeline and sky create a stealth-like, omnipresent appearance. Thanks to VolkerFitzpatrick’s collaborative work, visitors will have a vista onto the suspended planes from the moment they enter the building. The 40-week project was handed over in November 2017.



“Commemorating the Battle of Britain by embracing the dynamics of a Hurricane and Spitfire in flight.”

**Central London, 24 King William Street**  
VolkerFitzpatrick delivered a single stage design and build project in King William Street, London. The back-to-frame office development featured two additional storeys to increase floor space from 65,000ft<sup>2</sup> to 82,000ft<sup>2</sup>, over nine floors.

The project began in January 2016 and commenced with the removal of the existing façade followed by the extension of the floor plates with the construction of a steel frame two-storey extension. The installation of a bespoke unitised curtain walling system completely transformed the external look of the building. Internally VolkerFitzpatrick delivered a high-quality Category A fit out, including new building services and lift installations. The creation of an impressive double height entrance has produced an eye catching reception from street level. The project has been one of the building division’s most logistically challenging to date.

The building is situated on one of London’s busiest junctions, between London Bridge and Cannon Street, with Monument tube station directly opposite. An underground shaft for the Bank Station Enhancements Project was in use immediately next to the site and another major office development is adjacent. With two construction projects situated directly next to VolkerFitzpatrick’s site, all three sites coordinated their scheduling and traffic management.

London’s tube network added another level of complexity, with underground train lines directly below the site. Spider cranes and a monorail were used to construct the eighth and ninth stories of the building. Our logistics team dealt with a tight delivery booking schedule on a daily basis and also managed high volumes of pedestrians making their way over London Bridge.

**Delivering for Royal Mail**  
Royal Mail has selected VolkerFitzpatrick to improve 18 of its sites across the South of England as part of its Royal Mail Uplift national framework.

Since privatisation, Royal Mail has embarked on a programme of continuously improving the efficiency and sustainability of its properties across the country and VolkerFitzpatrick’s work will deliver improvements on both fronts.

The broad spectrum of projects include small works, refurbishments of existing buildings and fit outs to newly acquired premises.

The framework requires Early Contractor Involvement (ECI) to encourage a whole-team approach. Close collaboration with Royal Mail, consultant partners and our supply chain ensures that all design and build solutions are cost effective, time efficient, delivered with minimum disruption and meet the highest standards of safety and quality.

Our ongoing work with Royal Mail builds on a 16-year relationship with VolkerFitzpatrick.

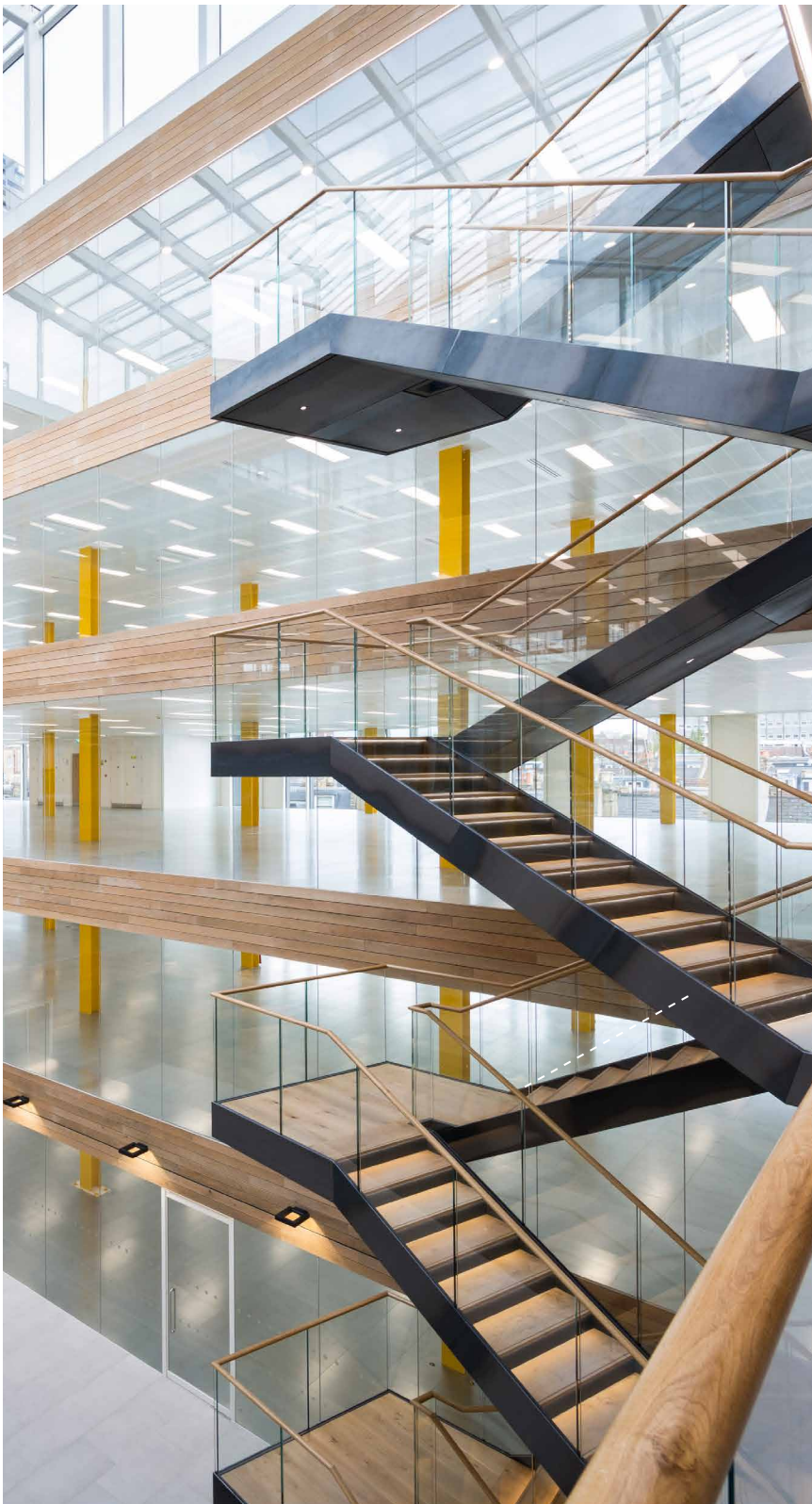
**South Shields**  
Our work with Royal Mail saw the completion of a 23-week design and build project to construct a new 1,200m<sup>2</sup> delivery office in South Shields.

The structure comprises an industrial unit and office space, with an external yard for Royal Mail vehicles. There are also kitchen and welfare facilities, along with staff car parking spaces and a bicycle shelter.

Piling work began on the brownfield site in March 2017, followed by the construction of the building’s steel frame. The unit was then clad and photovoltaic panels were fitted to the roof as part of the BREEAM requirements. The team also delivered hard and soft landscaping to the areas surrounding the delivery office.

The principal challenge on this project was delivering the facilities to a high standard, within a limited time period. The site team liaised closely with both the client and the local planning officer to maintain the challenging project programme.

The works were successfully completed in September 2017, allowing Royal Mail a higher degree of flexibility when planning their move into the new space.





Nine Elms

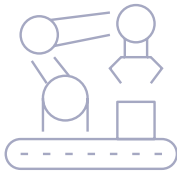
Royal Mail has relocated its Nine Elms delivery office to a new site approximately two-thirds of a mile from its existing site in Vauxhall. VolkerFitzpatrick demolished existing buildings before constructing a new 55,000ft<sup>2</sup> delivery office and 67,000ft<sup>2</sup> multi-storey car park in a two-stage process. Construction of the two-storey delivery office used a series of steel portal frame clad with a mixture of grey brickwork and Trespa panels to the top levels. The three-storey car park is built of structural steel frame with high pressure laminate panels and features a removable top deck. Logistics were a key project challenge, with the site divided in half by a service road providing access to surrounding businesses. Accompanying this was the need to divert a main Victorian brick sewer running under the two sites. The new sewer diversion involved careful planning with local residents, businesses and two separate local councils. Our site team were able to deliver a successful project achieving a BREEAM Outstanding rating whilst maintaining good community relations.



Fast-track delivery for Logikor

VolkerFitzpatrick constructed a 152,000 ft<sup>2</sup> new build industrial unit in Tamworth over 24 weeks for Logikor. The project allowed Logikor to combine three units into one larger warehouse space for single occupancy. We worked in close partnership with other delivery partners, in this case UMC Architects, Quantity Surveyors and Project Managers Evason Projects and Engineers Cameron Darroch Associates. We appointed our own design team for this project, which saw the unit constructed between two large occupied units. As well as constructing the new building's steel framework and exterior façades, the works included relocating and increasing car parking facilities as well as the installation of foul and storm water drainage. The team also adapted all incoming utilities for the building and provided soft and hard landscaping across the site.

When underground obstructions that had not been identified by third-party site surveys were discovered prior to the start of the project, the team worked closely with the mechanical and electrical designer and structural engineer to make the necessary design adaptations and ensure the programme remained on schedule. The original building's roofline was notably lower than the two units on either side, so part of VolkerFitzpatrick's remit was to increase the overall height of the new build in line with its neighbours. With tenants operating out of the two adjacent units throughout the duration of the project, continuous liaison with tenants was essential and we enjoyed good, open communication with Logikor and the warehouse's end users throughout. VolkerFitzpatrick successfully delivered this unit on a fast-track programme.



Close collaboration ensures that all design and build solutions are cost effective, time efficient, delivered with minimum disruption and meet the highest standards of safety and quality.



A landlocked site was the key project challenge at LAMDA. Ongoing neighbour liaison maximised safety and minimised disruption for all.

London Academy of Music and Dramatic Art

VolkerFitzpatrick has transformed LAMDA's west London campus into a world-class centre for drama training and performance.

This two-stage Design & Build project involves construction of a three- and four-storey drama complex. This includes 10 teaching studios, a media recording suite, library and study centre plus the 230-seat Simon Sainsbury Theatre and the 120-seat Carne Studio. Site preparation included demolition of existing buildings followed by extensive earth remediation. The substructure solution uses 211 CFA piles at a depth of 25 metres, plus ground floor slab.

The superstructure of the four-storey theatre uses a steel frame with slim deck flooring and the three-storey building uses an RC frame with pre-cast floors. Acoustic bearing pads help protect against structural-borne noise and vibration. The envelope combines traditional brickwork to the lower levels and rain screen cladding to the upper levels.

Logistics were a key project challenge. The island site is landlocked between the busy A4 highway, Barons Court underground station and a UKPN sub-station. We developed and agreed a detailed logistic strategy with TfL, LUL and LB Hammersmith and Fulham prior to starting on site. Our ongoing neighbour liaison maximised safety and minimised disruption for all.



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