



# Civil and Structural Engineering

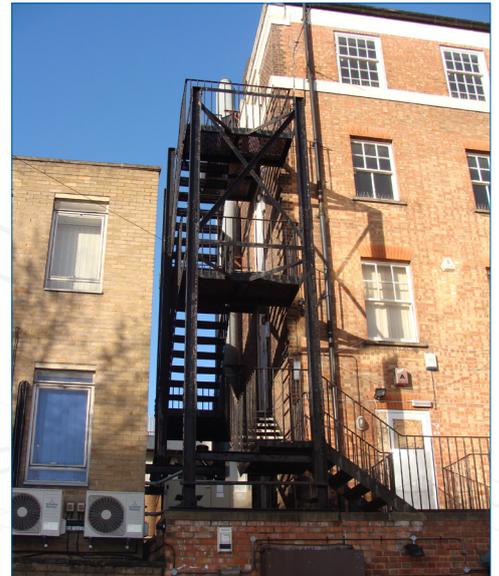
FRANKHAM

## Structural Surveys and Small Works

The Frankham Consultancy Group was originally created in 1982 as a Building Surveying company and has now grown into a Multi-Discipline organisation covering all aspects of consultancy services in the construction industry for new build developments and maintenance of existing properties.

Civil and Structural Engineering was incorporated into the company profile in the mid 1980s to support the Building Surveying department on Local Authority housing and community structures. We now work on multi-million pound projects in a number of different sectors.

However, throughout this growth, we have not forgotten our roots, and continue to support our clients on projects of a smaller nature to supply structural calculations and advice for Building Control submission on alterations and extensions, and to undertake structural surveys of defects with subsequent reporting and advice on long term remedial solutions.



From our extensive experience in this field, and with the expertise of our Structural and Civil Engineers, we provide our clients with cost effective and buildable designs, and robust and innovative remedial solutions to defects that protect or enhance the value of their asset.

Our experience includes projects for Local Authorities, Social Housing Providers, Contractors, Commercial Landlords, Retail, Offices and private individuals.

We are on a number of Local Authority and Social Housing Provider Frameworks, and have arrangements in place for short notice instructions to undertake our services. Where a client is obliged to go via an OJEU process, but has no mechanism in place to directly appoint a Civil and Structural Engineer (or is unhappy with their current providers) we can assist in moving their projects forward by utilising one of our global Frameworks through which we can be appointed. These frameworks have passed OJEU competition rules and have approved appointment documentation and schedules of rates. We can also provide support in other design disciplines through a similar process.



**Small works include advice and structural calculations for:**

- Simple wall removal and replacement beam or lintel,
- More complex structural alterations within a property,
- Change of use or additional loading
- Extensions requiring complete design, drawings and specifications for new structure and foundations.
- Feasibility assessment to determine viability for proposed works

**Our Structural Surveys team provide inspections, reporting and advice where there are known defects or areas of concern with respect to:**

- Condition Surveys
- Cracking of walls and other structural elements
- Unsafe structures,
- Fire and vehicle damaged buildings,
- Deformed or sinking floors,
- Subsidence or heave,
- Roof spread,
- Movement in retaining walls and similar structures,
- Damage to paved areas or roadways

Sometimes the defects are not obvious from visual observations, and further investigation will be required. Where this is needed, we have an approved suppliers list of contractors we can call upon, on the clients behalf, to undertake ground investigations, trial pits, internal opening up works, materials testing, CCTV of drainage systems, and Ground Penetrating Radar Surveys (GPRS). To ensure we can provide continued and speedy delivery of our service, we have a vetted list of suitably qualified and insured Structural Engineers that we use when needed.

Please note that we do not provide surveys in relation to domestic house purchase.



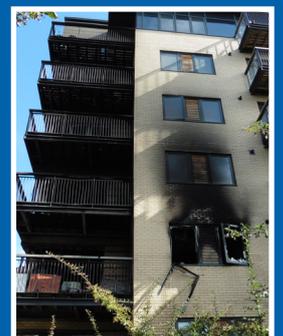
**Structural Defects**

We have extensive experience undertaking structural inspections of defects to all types and ages of properties for both the private and public sectors. We undertake visual and intrusive investigations to initially establish the full extent of the defect, then will identify the cause and provide detailed advice on remediation.

Our expertise covers defects caused by long term degradation, poor maintenance, poor workmanship, and external sources such as damaged drainage or other issues below ground. We aim to provide low maintenance, innovative and cost effective solutions, that maintain the long term value of your asset.

**Accidental Damage**

We are often called upon to provide urgent advice on potentially unsafe properties that have been subject to accidental damage caused by fire, vandalism, vehicle collision or adverse weather conditions. Where needed, we can prioritise this work to give advice on immediate actions to make the property safe, prior to developing long term solutions.





### **Underpinning**

The need for underpinning can vary from issues within the ground due to subsidence, unstable foundations, new foundations or trenches locally, or where the foundations need to be enhanced to carry additional load from change of use or extensions.

We can advise and specify the appropriate underpinning method best suited, assist in the appointment of a contractor, and review progress of the works as they proceed to ensure they are being carried out correctly.

### **Routine Inspections & Condition Surveys**

We can undertake routine inspections and condition surveys of your properties to make sure they are safe and you have current advice on potential structural and legislation issues that need attention. This can include the whole premises or part of the building, such as fire escapes and other accesses.

A condition survey could also be carried out should you wish to purchase or sell a property, and we can also advise on potential for alterations and extensions that improve the value of the asset.



### **Alterations & Extensions**

Our Civil & Structural Engineering team can provide detailed drawings and specifications to current UK Regulations and Eurocodes for Building Control approval and for contractor use in construction, and if required we can visit the site as works progress to ensure compliance with our design.

We are capable of covering a range of complexities in this area, from relatively small schemes to remove walls or improve access that require simple changes to load bearing elements, to more extensive proposals up to £250,000 in value.

For schemes of a higher value, and for new build work in any sector of any value, please contact our Associate Director of **Civil & Structural Engineering**, Gordon Lane on **020 8309 7777** or email [enquiries@frankham.com](mailto:enquiries@frankham.com)

### **Frankham are on these Civil and Structural Frameworks:**

- Amey Property PSF
- Braintree District Council
- Fusion 21
- Engie
- Kent County Council
- London Fire and Emergency Planning Authority
- London & Quadrant Consultant Services Framework
- Medway Council
- Metropolitan Housing - Civil and Structural Engineering Design Services Framework
- NHS SBS Construction Consultancy Services
- Procure Plus
- Sanctuary Housing Group - Structural and Civil Engineering
- Surrey County Council / East Sussex County Council
- Transport for London

Should you wish to contact us to arrange for one of our engineers to speak to you about any of our services, please call our Sidcup Head Office on **020 8309 7777** or email [structuralsurveys@frankham.com](mailto:structuralsurveys@frankham.com)



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Frankham Consultancy Group provides a full range of design and consultancy services to the built environment. The company exists to improve the surroundings in which we all live and work.

Our belief is simple:

Use intelligent ideas to create human benefits.

From environmentally sustainable buildings to individual commissions, our projects have one thing in common.

They improve peoples' lives.

We employ only the most talented staff and use their vast range of skills and expertise to make our combined visions your reality.

**Accreditations and Awards**

Frankham Consultancy Group Limited is recognised as a quality driven organisation



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