

# DELIVERED

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WELCOME TO THE FIRST EDITION OF 'DELIVERED', THE NEWSLETTER FROM SABIAN



## CHARTERED FOR SUCCESS

Sabian has been recognised by the Chartered Institute of Building (CIOB) through its Chartered Building Company Scheme.

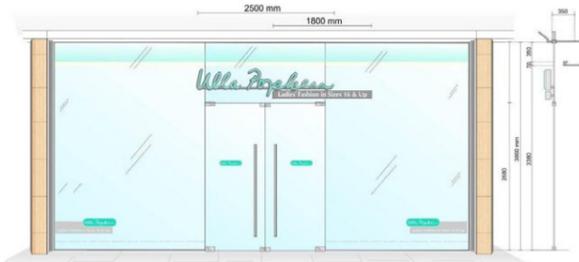
The scheme was created to uphold professional standards in the construction industry. Achieving chartered status requires a firm to meet extremely stringent criteria making it a very exclusive club. Sabian has made the grade through a combination of technical qualifications and extensive construction management experience.

Sabian's construction director Peter Grear said: "Membership of the Chartered Building Company Scheme helps Sabian to continue to maintain and develop high levels of professionalism. Our Chartered status will assure our current and future clients that we are a highly professional company."

SABIAN

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THINK · PLAN · DELIVER

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## INTRODUCING SABIAN STUDIO

Sabian Studio is a brand new service from Sabian to manage every aspect of the design process, from initial design brief, through detailed design development, to final physical realisation.

Sabian Studio will critique all the information on a particular project and seek out every opportunity to add value. Clients will be advised throughout the process and only the best quality designs will go forward.

Karl Mucklow, a senior designer at Sabian Studio, said: "We have worked hard to form a team based in Birmingham which is highly experienced

in establishing design systems and procedures and preparing design manuals and guidelines. Our vision, expertise and professionalism will bring innovative solutions, whilst responding to all technical and commercial considerations."

The new service supports Sabian's client-focused ideology with even more tools for sharing information and expertise. For example, a secure client zone on the Sabian website will create easy access for project drawings and documents. As with every Sabian project a Director will be involved personally to work alongside key design staff.

### Sabian Studio offers:

- SAP assessments
- Urban design, masterplanning
- Refurbishment and conservation
- 3D design and visualisation with perceives and walkthroughs
- Local Authority planning negotiation
- Specialist planning advice
- Schedules of dilapidation
- Structural / fabric inspections
- Surveys for:
  - buildings and land
  - planning and building regulation submissions
  - planning, design and access statements
- Ecological reports
- Acoustic design and testing
- Landscape design
- Interior design
- Party wall surveying

## LATEST PROJECTS

### 25 Stokes Croft, Bristol

Sabian has secured commercial funding for the purchase and development of 25 Stokes Croft in Bristol city centre.

It's a substantial 1950s building of approximately 4,700 sq ft spread over three floors. The plan is to divide the building into several small studio work units of around 40-50m<sup>2</sup> around a central light well. A communal area with shared services will complete the facility.

There is real demand for start up business space near the centre of Bristol, particularly for creative industries and this large barn-like building will offer the perfect solution. Each office will have its own front door opening on to the communal area and be ready for immediate occupation. The high spec will include kitchenette, entry phone, internet and lighting.

This area of Bristol is really 'happening' with a combination of new investment powered by the new Cabots Circus Shopping Centre and a vibrant arts community. A great selection of bars, restaurants and retail makes it a fantastic place to live and work.

### Land Securities, St David's 2, Cardiff

St David's Partnership appointed Sabian to turn around 25,000 sq ft of vacant retail space in Cardiff. Working to a tight pre-Christmas deadline the brief was to create viable pop-up shop space.

Sabian's solution involved creating substantial storage space for the landlord whilst meeting a stretching sustainability brief by incorporating 70 per cent re-usable materials.

The landlord's leasing team was able to secure short term tenants for all the spaces. Tenants could merchandise within 36 hours of signing and begin trading within days to take full advantage of the busy Christmas period.

This site has built on Sabian's strong track record of successful short-term leasing. It features creative dressing of empty space to improve the visitor's shopping experience by linking active trading areas seamlessly. The big benefit for landlords is the ability to dress mall areas quickly whilst meeting lease and time requirements.



St David's 2, Cardiff

### The Powerhouse, Happy Valley, Cwm Meathlon

Emmas UK, a charity which provides homeless people with work opportunities, has appointed Sabian to convert a disused industrial unit in Happy Valley (Cwm Maethlon) in rural Wales into restful holiday accommodation.

The vision for Cwm Maethlon is to provide a place of peace, rest and tranquillity where its clients can regain their confidence and individuality.

Constructed to a high quality and efficient specification using the Passivhaus system the house will have essential services which will be technically efficient and self sustaining. An electric hydro-generation system will provide electricity for the house as well as supplying the National Grid. Maintenance and running costs will be minimised.

## WE'RE ON CLOUD NINE

Sabian is flying high with cloud computing so its consultants and clients can collaborate on projects wherever they touch down.

The new cloud suite operates SharePoint, Microsoft Visual Studio and Microsoft Office SharePoint Designer. Document and project management is now much more accessible and workflow can continue with minimal disruption, saving time and money.

Clients can work in a secure environment safe in the knoweldge their project data is protected by Sophos encryption and anti-virus programs. This means portable and mobile devices cannot be compromised.

All Sabian staff are synchronised with the cloud through Blackberry Bold mobile devices so all project information is available instantly regardless of location. This means response times will be even faster in future.



Thanks for reading Delivered. If you have comments on the content or ideas for inclusion in future issues please let someone at Sabian know.

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