

A photograph of a modern building with a red brick facade. A prominent feature is a staircase with a balcony, enclosed by a series of vertical orange slats. The building has a flat roof with a grey metal finish. The sky is blue with some light clouds. In the bottom right corner, there is a decorative graphic consisting of overlapping blue and orange diagonal stripes.

# DESIGN GROUP SERVICES

Integrated Property Consultancy

**Barker**

# We Are Barker

Barker builds futures that matter by creating trusted partnerships and applying innovation, sustainability, and pride to our integrated property consultancy services.



# What We Do

## Architecture ..... 08

- ☑ Pre-Development Site Surveys & Appraisals
- ☑ Feasibility Studies & Option Appraisals
- ☑ Masterplanning
- ☑ Conceptual Design
- ☑ Developed Design
- ☑ High-Rise Building Designs
- ☑ Planning Submissions
- ☑ Technical Design
- ☑ Building Regulations/Building Safety Act Submissions
- ☑ Sustainable Design

## MEP Building Services Engineering ..... 10

- ☑ Mechanical Services Engineering Design
- ☑ Electrical Services Engineering Design
- ☑ Low Carbon Consultancy Services
- ☑ Dynamic Thermal Modelling
- ☑ Construction Stage Management Duties
- ☑ Client Representative Duties

## Structural & Civil Engineering ..... 12

- ☑ Highway Design
- ☑ Drainage Design
- ☑ Flood Risk Management
- ☑ Earthworks Assessment
- ☑ Engineering Appraisals
- ☑ Reinforced Concrete Design
- ☑ Steelwork/Masonry/Timber Design
- ☑ Structural Groundworks Design
- ☑ Basement Design

## Building Information Modelling ..... 14

- ☑ BIM Execution Planning (BEP)
- ☑ 3D Model Production & Federation
- ☑ Clash Detection & Coordination
- ☑ Full BIM Coordination
- ☑ Visualisation & CGI Production

## Energy & Sustainability ..... 16

- ☑ Statutory Compliance
- ☑ Energy & Sustainability Strategy
- ☑ Energy Audits
- ☑ Funding Applications & Project Management
- ☑ Monitoring & Reporting

# Building Futures Together

We offer an end-to-end project delivery service with a dedicated team at the heart of it all.



## Our Values - The Barker Way



### Innovators

We passionately pursue ways to improve outcomes. We like to challenge industry norms and think strategically. We embrace technology and do not fear change.



### Committed to Excellence

We are accountable and committed to delivering an excellent client service. Sometimes this means working harder, sometimes it means looking at a problem from a different perspective. We are constantly focused on practical solutions and driven by results.



### Pride

Our team applies outstanding knowledge, rigour, and pride to their work, day in, day out. We work hard to recruit the best people. We look for those with the right skills and expertise, as well as the right attitude and values.



### Stronger Together

We believe in an honest and open approach, even if that means the occasional difficult conversation. We understand how important your project is, and we will be there with you every step of the way.



At Barker, we believe in the power of partnerships and supporting our clients from concept to build and beyond.

## Why Barker?

### **Your trusted partner**

Barker is a trusted partner to organisations across all sectors in the UK, and we are proud to work with them on their properties and assets.

### **Clear, professional advice**

Whatever your needs, we will help you through the whole process from strategy to delivery and beyond. We provide an end-to-end service and clear, transparent proposals with no hidden surprises.

### **With you for the long-term**

We build long-term partnerships with our clients. Our aftercare services help you manage and monitor your projects to ensure effective operation and protect your investment.

### **An integrated approach**

From Chartered Architects, Surveyors, and Engineers to specialist consultants, we provide a comprehensive service with a dedicated single point of contact.

### **We are impartial**

We are not salespeople. We do not favour particular products, technologies, finance models or procurement routes. Our impartial advice will help you make the best decision for your organisation and obtain best value.

### **We are highly experienced**

We have a proven track record of project delivery with organisations throughout the UK. We know how to deliver projects on live sites, prioritising safety, risk management, and ensuring business continues as usual.

**Let's build futures together.**

# Our Centre of Design Excellence

Where innovation meets precision.

RIBA   
Chartered Practice



Barker's Design Team integrates our internal Architectural, Structural & Civil Engineering, Mechanical & Electrical Engineering, BIM, and Health & Safety teams to deliver comprehensive, cutting-edge solutions.

Through extensive collaboration and coordination with our multi-disciplinary Design Team, we enhance value and efficiency at every stage of your project - from conception to completion.

We work closely with client teams and other project stakeholders to ensure that your project needs are fully understood and completely satisfied. Transforming your vision into reality with unparalleled excellence and synergy.

“

*Their guidance and expertise have been hugely beneficial and have allowed us the scope to utilise our space in the best possible way. We look forward to seeing the project develop from concept to reality.*

*Our experience with Barker is very positive. We recommend them wholeheartedly.*

**RICHARD SMITH, TREASURER, GROVE COTTAGE**



Coventry City Centre Regeneration

# The Clients We Support



HOUSING &  
RESIDENTIAL



HOTELS & LEISURE



COMMERCIAL



EMERGENCY  
SERVICES



EDUCATION



HEALTHCARE



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*Encore's partnership with Barker has proved invaluable. Their personable team offers our stakeholders a versatile range of surveying and contract administration services, delivers complex projects on time and communicates effectively with all parties. Barker's integrity and professionalism exceed many in the industry, and we highly recommend them.*

**KIM DAVIES, BUSINESS DEVELOPMENT MANAGER,  
ENCORE PROPERTY MANAGEMENT GROUP**

# Architecture

- ✓ *FEASIBILITY STUDIES & OPTION APPRAISALS*
- ✓ *PRE-DEVELOPMENT SITE SURVEYS & APPRAISALS*
- ✓ *MASTERPLANNING*
- ✓ *CONCEPTUAL DESIGN*
- ✓ *DEVELOPED DESIGN*
- ✓ *HIGH-RISE BUILDING DESIGNS*
- ✓ *PLANNING SUBMISSIONS*
- ✓ *TECHNICAL DESIGN*
- ✓ *BUILDING REGULATIONS/BUILDING SAFETY ACT*

Our architectural service is built on a foundation of design creativity, technical excellence, and practical insight into the challenges of modern construction and development.

From concept to completion, we create spaces that not only look good on paper but work in the real world.

As a RIBA Chartered Practice, we uphold the highest standards of professionalism and design integrity. Clients can trust us to navigate every phase of the process with care, clarity, and confidence. From early feasibility and concept design through to technical detailing and construction administration.



*The project presented several design challenges to the team, all of which were overcome in the delivery of a fantastic new facility.*

**ACHESON CONSTRUCTION**



Poole Grammar School New Facilities

# Inspired Thinking Practical Delivery

Bringing ideas to life, and life to spaces.

Our team brings together the fresh ideas of emerging designers with the depth of experience from senior professionals. This blend allows us to respond with agility while maintaining rigour across every element of the project.

We believe in the power of collaboration. Working closely with our own engineers, cost consultants, planners, and other project stakeholders to ensure that our designs are fully coordinated, commercially viable, and aligned with your vision.

Whether you're planning a new development or reimagining an existing asset, our architecture team will help you realise the potential of your site, with creativity, precision, and purpose.



# MEP Building Services

- ✓ *MECHANICAL SERVICES ENGINEERING DESIGN*
- ✓ *ELECTRICAL SERVICES ENGINEERING DESIGN*
- ✓ *LOW CARBON CONSULTANCY SERVICES*
- ✓ *DYNAMIC THERMAL MODELLING*
- ✓ *CONSTRUCTION STAGE MANAGEMENT DUTIES*
- ✓ *CLIENT REPRESENTATIVE DUTIES*

Behind every successful building is a services strategy that simply works. At Barker, we design MEP solutions that integrate efficiently with the architectural and structural designs, meet performance targets, and avoid surprises on site.

Early internal engagement between our teams ensures realistic, deliverable, and effective solutions that minimise future risk, especially during construction.

We're pragmatic. We understand time pressures, spatial constraints and the real-world challenges of delivering systems in live environments or phased programmes.

Because we sit alongside architects and structural engineers, integration comes as standard and nothing is treated in isolation.

Across commercial builds, complex refurbishments, and residential schemes, we ensure that clear communication and robust designs drive successful delivery.





# Integrated Systems Lasting Impact

Behind the scenes but ahead  
of the curve.

“

*“Barker gave us very good guidance from developing the initial concept, working within our budget, to selecting and dealing with the building contractors.”*

MERCER & HUGHES

# Structural & Civil Engineering

- ✓ *HIGHWAY DESIGN*
- ✓ *DRAINAGE DESIGN*
- ✓ *FLOOD RISK MANAGEMENT*
- ✓ *EARTHWORKS ASSESSMENT*
- ✓ *ENGINEERING APPRAISALS*
- ✓ *HIGH-RISE BUILDING DESIGN*
- ✓ *REINFORCED CONCRETE DESIGN*
- ✓ *STEELWORK/MASONRY/TIMBER DESIGN*
- ✓ *STRUCTURAL GROUNDWORKS DESIGN*
- ✓ *BASEMENT DESIGN*

## The Foundation Of Every Great Project

Engineering that supports more than just the structure.

Our Civil and Structural Engineering team is driven by a commitment to excellence, innovation, and value at every stage of the project lifecycle. We believe that great design is not just about aesthetics but about delivering practical, buildable solutions that stand the test of time.

From concept to completion, our engineers apply a systematic approach that prioritises a risk-free execution and ensures a smooth delivery. We anticipate challenges early and develop efficient solutions that keep projects on track.

Our team doesn't settle for standard. We challenge conventional practices to unlock new efficiencies and improve outcomes. By pushing boundaries, we deliver designs that are not only structurally sound but also cost-effective, sustainable, and tailored to the unique needs of each project.

We integrate value engineering principles to enhance performance without compromising quality by exploring alternative solutions that reduce waste and optimise resources so that every pound spent delivers maximum value.

Throughout the design process, close collaboration with contractors remains essential. Open dialogue and informed feedback help shape responsive solutions that translate seamlessly from design to site, ensuring projects are ready for real-world implementation.



# Coventry City Centre Development

Detailed Design Support for Hill Group

Our Civil and Structural Engineering team has proudly partnered with Hill Group to provide full detailed design support for Phase 1 of their Coventry City Centre development programme. From the outset, buildability shaped every design decision, ensuring civil and structural solutions were practical, efficient, and aligned with Hill's construction methodology.

Value engineering was applied throughout, allowing materials to be optimised, waste to be reduced, and long-term performance to be improved without diluting the original design intent. Potential buildability and coordination challenges were identified early and resolved before reaching the site, helping maintain programme certainty and momentum during construction.

# Building Information Modelling (BIM)

- ✓ *BIM EXECUTION PLANNING (BEP)*
- ✓ *3D MODEL PRODUCTION & FEDERATION*
- ✓ *CLASH DETECTION & COORDINATION*
- ✓ *FULL BIM COORDINATION*
- ✓ *VISUALISATION & CGI PRODUCTION*

At Barker, Building Information Modelling (BIM) is fully integrated across all design disciplines to support collaboration, accuracy, and smarter decision-making from project conception to completion.

Our experienced in-house BIM team works closely with project stakeholders to align models, coordinate disciplines, and deliver digital outputs that unlock greater certainty during the full project lifecycle.

We are currently working towards full BIM Level 2 certification, with many of our live projects already operating to this standard. We also ensure an ISO 19650 Compliant Delivery.

We engage with the rest of the Design Team from the outset, supporting every discipline to meet client requirements and ensure smooth project delivery.

Our goal is to make BIM a value-adding tool to help deliver safer and more sustainable buildings with full lifecycle visibility.



# Smart Design Seamless Coordination

The detail behind successful  
delivery.



# Energy & Sustainability

Save money and reduce carbon emissions. Our Barker Energy360™ solution helps organisations plan, fund and implement transformational energy efficiency strategies.

-  *STATUTORY COMPLIANCE (I.E. ESOS)*
-  *ENERGY & SUSTAINABILITY STRATEGY*
-  *ENERGY AUDITS*
-  *FUNDING APPLICATIONS & PROJECT MANAGEMENT*
-  *MONITORING & REPORTING*

Sustainability is at the heart of Barker. We design efficient buildings and advise our clients on effective ways to minimise their carbon footprint and reduce energy costs.

Our team of specialists help develop and implement programmes that lower costs, reduce impact on the environment and create positive stakeholder engagement.

We help you access vital funding to make a positive impact on both your finances and carbon reduction targets. We are highly experienced in providing advice to help your developments achieve BREEAM sustainability standards and enhanced carbon reduction targets over and above building regulation compliance.

With rising energy prices projected to continue for the next 25 years, there is both an opportunity and obligation on those managing corporate estates to implement strategies to save money and reduce their organisations' exposure to the future energy market.

There are four main areas where you can implement change to have a positive effect on both carbon emissions and finances.



## **Maximise Buying Power**

Through energy audits and procurement strategy.



## **Reduce Energy Consumption**

Through building management systems and the introduction of low-energy technologies.



## **Generate Energy**

Through the application of renewable technologies.



## **Drive positive change**

Through engaging with stakeholders and meeting your CSR and ESG objectives.

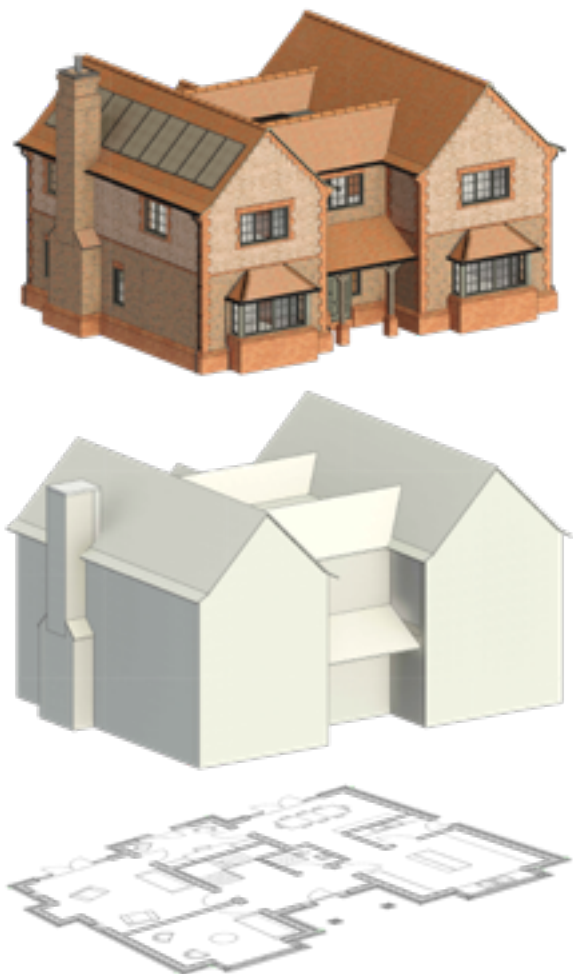
# Residential Development

Barker was appointed to deliver full design services for the redevelopment for a private client on a 1.5ha site in rural Essex. The scheme combined the refurbishment of the original property with 12 new-build homes.

The local council required the scheme to follow Arcadian planning principles, limiting density to 8 dwellings per hectare and insisting on a layout that preserved the feel of a rural setting. With fewer units than originally anticipated, Barker's team focused on maximising the value of each individual plot.

Our civil engineers and architects worked closely to create a masterplan that balanced planning and technical constraints with commercial viability. Plot layout, access, and drainage were all configured to work with the site's topography, supporting SuDS integration and reinforcing the landscape-led design.

Architectural references were drawn from the local vernacular, ensuring the new homes felt connected to their context and consistent with the wider character of the village. MEP engineers contributed to the design of efficient, high-quality homes ready for modern living.



# Our People



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Our Design Group brings together chartered architects, engineers, technicians, and certified project managers, united as a centre of design excellence.

We carefully balance creativity, functionality, and technical complexity with a continuous focus on quality.

Through seamless coordination of design disciplines, we unlock value in design to ensure solutions that are not only practical but also exemplary.

**RICHARD PAYNTER, PARTNER**  
HEAD OF DESIGN GROUP



## **Sebastian Pitman** Associate Partner Architect

Sebastian is an Architect with over sixteen years of experience in high-end design and the delivery of complex developments across the residential, high-rise, and large-scale sectors. His portfolio includes super-prime homes, mixed-use towers, and luxury housing projects. At Barker, he focuses on strengthening our architectural capability and supporting clients with a fully integrated service that combines design, engineering, and BIM expertise.

**[sebastianpitman@barker-associates.co.uk](mailto:sebastianpitman@barker-associates.co.uk)**



## **Adam Wardley** Partner

Adam leads the MEP Building Services team, bringing extensive experience from both client-side work with developers on large-scale residential and industrial schemes, as well as the delivery of retrofit building services projects within education estates. He works with stakeholders throughout the design process to ensure successful project outcomes.

**[adamwardley@barker-associates.co.uk](mailto:adamwardley@barker-associates.co.uk)**



## **Gareth Webber** Partner

As a Chartered Civil Engineer with over two decades of experience, Gareth has dedicated his career to delivering innovative, value-led engineering solutions across a diverse range of sectors. His journey has taken him from leading complex infrastructure projects nationally and internationally, some exceeding £1 billion in value, to shaping strategic masterplans that integrate civil and structural engineering seamlessly into the built environment. At Barker, he continues to lead with integrity, innovation, and a relentless focus on quality, ensuring our engineering solutions contribute meaningfully to the future of the built environment.

**[garethwebber@barker-associates.co.uk](mailto:garethwebber@barker-associates.co.uk)**

The Barker logo consists of a dark blue square with the word "Barker" in white, sans-serif font. The square is positioned in the top left corner of the page, which features a large, abstract graphic of overlapping blue and yellow triangles.

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