

# Specialist FF&E Consultancy & Space Planning

Designing better environments for  
learning, healing and discovery.

Every project matters to us.  
Every client is valued, and every space  
has the potential to make a difference.

## YOUR PARTNER IN SUCCESS.



SAY HELLO!



 Plus  
Parts

[WWW.PLUSPARTS.ORG](http://WWW.PLUSPARTS.ORG)

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# 01 Why Choose Us

## We're a Consultancy That Puts People First

At Plus Parts, we care deeply about the environments where people learn, heal, work and discover. We believe that better spaces lead to better outcomes. Our role is to help you create them with clarity, confidence and ease, through an approach grounded in::


- Thoughtful design
- Precise coordination
- Honest communication
- A genuine commitment to doing what's right for Every client

## Cross-Sector Expertise

We bring a deep understanding of the environments we support:

- **Education** – classrooms, libraries, STEM suites, workshops, SEND spaces
- **Healthcare** – clinical and non-clinical areas, staff facilities, diagnostics
- **Leisure & Community** – social spaces, multi-use environments, public settings
- **Life Sciences** – labs, write-up spaces, collaboration areas, specialist storage

This broad experience gives us a unique perspective:



We understand how people use space and how to design FF&E solutions that work, day after day.





"Plus Parts make FF&E simple. Bringing their expertise to any team they are working with and always enhance the project well beyond just their role. Their approach to stakeholder engagement, design coordination and cost control is excellent. They ensure the designs not only meet specifications but consider how the spaces will be used and who will be using them."

— Invvu Construction Consultants

## Independent, Specialist, and Quality-Driven

We are an independent FF&E consultancy, which means our advice is always impartial.

You get what's best for your project, not what's best for a supplier.

As an ISO 9001 certified organisation, we bring:

- Consistent processes
- Controlled documentation
- Dependable delivery
- A disciplined, detail-led working style that strengthens every stage of your programme.

## Clear, Collaborative and Easy to Work With

We believe that the best projects are built on partnership.

Our clients value us for being:

- Responsive
- Approachable
- Straightforward
- Proactive

We integrate seamlessly with architects, engineers, planners and delivery teams, reducing friction, answering questions early, and ensuring everyone has the information they need.



# 02 Our Services

## What We Bring to Every Project

We provide a complete FF&E consultancy service designed to bring clarity, structure and confidence to every stage of your project. Our work blends technical knowledge with practical, real-world insight, helping you create spaces that look good, function beautifully, and perform reliably day after day.

Whether you're delivering a new build, a refurbishment or a specialist environment, our role is to make the process clearer, smoother and more predictable.

## Space Planning & Layouts

We take an engineering-led approach to space planning, ensuring every layout is coordinated with the architectural design, structural constraints and M&E requirements from the very beginning.

Our layouts consider:

- How people move and use the space
- How services and equipment integrate
- How technical requirements affect design and delivery

By combining practical experience with disciplined coordination, we create spaces that not only look right – they work.

Fewer clashes, better information, and a more cohesive design for the whole team.



**Engineering intelligence applied to everyday environments.**





**Clarity for stakeholders. Confidence for the project.**

## Drawings, Schedules & Product Books

We ensure complete consistency across every piece of information we produce – what is drawn is scheduled, and what is scheduled is specified.

Our drawings, FF&E schedules and product books are developed together, not as separate workstreams.

When one changes, the others change too.

Every update is controlled, coordinated and reflected across all outputs.

This approach gives design teams, contractors and procurement partners reliable information, reducing errors, avoiding duplication, and ensuring everyone is working from the same accurate, up-to-date information.

The result is cleaner coordination, smoother delivery, and fewer surprises on site.

## Stakeholder Support

We support our clients by giving clear, structured information, so stakeholders can make informed decisions with confidence.

We explain the implications behind each option, ensuring everyone understands how design choices affect cost, compliance and delivery.

We listen closely to client constraints – from affordability to statutory requirements, and make sure these are fully reflected in our recommendations.

Throughout the process, we focus on what matters most: creating spaces that work for all users from day one.

## Procurement Support

We give clients early confidence in FF&E affordability and provide clear, coordinated information throughout procurement and delivery.

## Early Cost Planning

At the start of a project, we prepare an early budget cost plan using recent, aggregated rates from comparable tender returns. This helps confirm affordability and highlight any potential “abnormals” in the FF&E scope before the design progresses.

## Drawings, Schedules & Affordability Checks

Once the first drawings are complete, we produce a coordinated FF&E schedule directly from the design and recheck affordability to ensure alignment as the project develops.

## Procurement-Ready Information

We work with the client’s procurement team to issue a clear, coordinated FF&E enquiry package to the supply chain. Our aligned drawings, schedules and product information ensure suppliers can price accurately and confidently.

## Tender Review & Handover

Once an FF&E supply sub-contractor is appointed, we pass on all coordinated information and ensure they understand the design and specification. We stay available throughout construction to answer queries and support a smooth, well-managed delivery.

**Procurement built on clarity, not guesswork.**



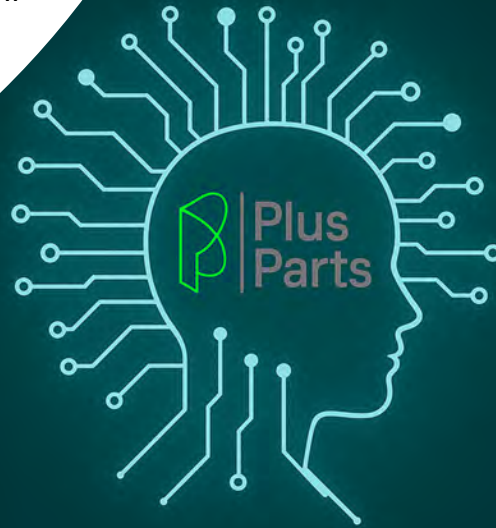


# 03 Digital Tools, Innovation & Sustainability

## Digital thinking. Intelligent tools. Better outcomes

We don't use technology for the sake of it. We use it because it helps us provide better information, more consistent outputs, and a smoother experience for our clients and their supply chains.

We use digital tools to bring clarity and structure to every project. Our core platforms give teams accurate information, coordinated outputs and consistent data from early design to handover.



## Digital Tools

At Plus Parts, digital capability is built into everything we do. Our engineering-led approach, smart tools and clear data help us plan, coordinate and deliver FF&E with greater accuracy and efficiency.

Our goal is simple:

**Design spaces with insight, co-ordinate with precision, and deliver with confidence.**

### Layer

- The central hub for our FF&E data
- Real-time schedules, product book and asset information
- Revision tracking and approval logs
- Built-in automations that improve consistency and reduce rework
- item level

### Revit

- Fully coordinated layouts and annotated drawings
- Full FF&E model issued at an early design stage
- BIM-aligned information for architecture, structure and M&E
- COBie-ready asset data at item level



## Innovation & AI

We see AI as a practical tool that enhances our work, not a shortcut, and not a replacement for expertise.

Used well, AI helps us improve accuracy, reduce repetitive tasks, and give clients clearer information, faster.

AI supports our team by:

- Checking data for consistency and highlighting anomalies
- Speeding up structured documentation such as schedules and asset lists
- Helping us compare early design options or material choices
- Reducing manual admin so we can focus on design and coordination

We adopt AI thoughtfully – only where it improves accuracy, efficiency or clarity.

Our work remains led by human judgement, engineering insight and real-world understanding. AI simply strengthens those foundations.

For us, AI isn't a trend. It's another tool that helps us deliver better information and better outcomes.

**Better information. Better coordination. Better spaces.**



## Modern Methods of Construction (MMC)

Our coordinated, consistent information aligns naturally with MMC principles and supports faster, more predictable delivery.

We contribute to MMC by:

- Producing precise digital information to support standardisation
- Identifying elements suitable for off-site manufacture
- Reducing rework through accurate coordination with architecture and M&E
- Supporting procurement with clean, structured documentation

MMC relies on clarity and repeatability. Our workflows help make both possible.

## Sustainability & Carbon

Sustainability is integrated into our design thinking, our specifications and our business operations.

We support clients with practical, evidence-led advice that enables responsible decisions.

Our sustainable approach includes:

- Early consideration of materials, durability and circularity
- FF&E reuse and reduction strategies
- Local and low-impact supply chains
- Digital processes that minimise waste

We are committed to Net Zero by 2040, supported by a complete carbon baseline, renewable energy, low-carbon travel and responsible procurement practices. Our modern, digitally enabled approach also aligns naturally with Modern Methods of Construction.



**Better information. Better co-ordination.  
Better spaces.**



## Soft Landings

### Planning for success from day one.

A successful Soft Landing starts at the very beginning of a project. For FF&E, that means understanding early how spaces will operate, what people need to do their work, and how new ways of working must be supported from day one.

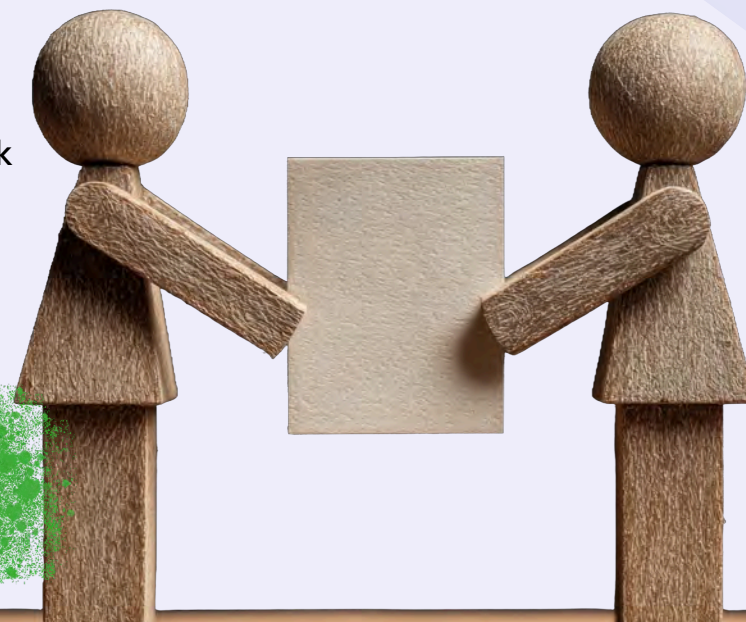
We plan for Soft Landings throughout the design process by:

- Ensuring the FF&E we specify is suitable for the operational needs of the space
- Aligning delivery programmes with training needs and stakeholder readiness
- Supporting users through any changes to workflows or processes
- Preparing clear, accessible information for estates and FM teams
- Ensuring stakeholders understand how to use new equipment and environments
- Making sure clients know how and where to procure additional or replacement items after completion

From ward consumables in a hospital, to equipment workflows in a lab, to storage and circulation in a school, thoughtful FF&E planning reduces disruption and helps people settle into their new environment quickly and confidently.

Our approach ensures the building, the people and the FF&E all work together – smoothly, safely and successfully from day one.

**Designing with responsibility, delivering with clarity.**





# 04 Sector Expertise

## Whatever the sector, our approach remains consistent

Every sector has its own needs, pressures and priorities, but all of them rely on functional, well-coordinated, intelligently planned spaces. Our work spans Education, Healthcare, Leisure and Life Sciences, giving us insight into how different environments operate and what people need to perform at their best.

Plus Parts' cross-sector experience is one of our greatest strengths. It allows us to bring proven ideas from one environment into another, challenge established norms, and design FF&E solutions that work not only on paper, but in real life. Our experience across people-focused environments helps us design spaces that are practical, welcoming and ready for daily use. Clarity, coordination and a focus on spaces that support people from day one.

**Designing for People. Delivering for Purpose**



# Education

## Designing learning environments that support every student

At Plus Parts, we believe that well-designed learning environments have the power to change how students experience their education. We design FF&E for a wide range of educational settings, from classrooms and specialist teaching spaces to SEND environments, libraries and staff areas.

Our approach combines sector knowledge, practical design thinking and a strong understanding of how spaces are used day-to-day.

**“Working with Plus Parts is enjoyable. They are not afraid to take the initiative, ask questions and debate the best design solution for the educational brief. Their experience is self-evident.”**

**— Innes Associates**





## Project Example: Francis Barber School

Francis Barber required a mix of specialist teaching areas, small-group rooms and pastoral spaces tailored to the needs of their learners. We worked closely with the school team to develop coordinated layouts, robust and appropriate furniture solutions, and a clear FF&E strategy that supported a safe, calm and structured learning environment.

Our work included:

- DfE aligned layouts supporting supervision and behaviour management
- Stakeholder Engagement
- Robust, long-life fixed furniture specifications
- Coordinated documentation for procurement and installation

## Education

Education spaces must balance durability, flexibility and accessibility while remaining calm, safe and conducive to learning. From classrooms and SEND spaces to workshops, libraries and staff rooms, FF&E plays a key role in how well a school operates.

We design layouts and specifications that meet curriculum needs, support pedagogical intent and help teachers and students get the most from their learning environment.

We consider:

- Age-appropriate design and accessibility
- Curriculum and subject requirements
- Storage, circulation and practical workflows
- Robust, long-life furniture choices
- Inclusive learning environments





## Leisure & Community

Leisure environments work hard. They welcome a wide range of users, support constant activity, and need to feel inviting, practical and durable. From cafés and community hubs to flexible halls, waiting areas and activity spaces, these environments serve diverse users and often work hard from morning to evening.

Our approach focuses on creating spaces that feel warm, practical and inclusive. These spaces must balance comfort with robustness, all while adapting to daily change.

We design FF&E that is inclusive, long lasting and activity ready, helping people feel comfortable and confident every time they walk through the door.

**“Louise has been more than helpful throughout the design of Bransbury Leisure Centre, she’s always eager to help, enthusiastic and has a good general knowledge of M&E which lends to receiving a good working FF&E model.”**

**— Westec Engineering Ltd**







## Leisure & Community

### FF&E for environments that support interaction, activity and wellbeing

We design FF&E for a wide range of leisure and community settings, ensuring each space is comfortable, welcoming and ready for regular use.

Our leisure design considerations include:

- Durable furniture for high-traffic environments
- Layouts that support social interaction and inclusivity
- Flexible spaces that adapt to multiple activities
- Materials that balance comfort and longevity
- Clear circulation and intuitive zoning
- Accessible FF&E for a a broad range of users

### Project Example: Bransbury Leisure Centre

Bransbury Leisure Centre required a coordinated FF&E strategy that supported a wide range of fitness and community uses. We developed layouts, schedules and specifications for the café and waiting areas, the main fitness suite, free weights zone, spin studio and multipurpose exercise studio.

Our work included:

- Planning durable, user-friendly FF&E suitable for continuous activity
- Designing intuitive circulation and zoning across fitness spaces
- Selecting robust materials for high-intensity use
- Working with the wider design team to ensure the FF&E is fully co-ordinated
- Creating a clear product book and schedules for client procurement and installation



# Life Sciences

Life science environments demand accuracy in layout, materials, workflow and coordination with specialist systems.

From laboratories and write-up areas to controlled environments and support spaces, these settings rely on FF&E that is robust, compliant and planned with absolute clarity.

Our approach combines sector knowledge, technical coordination and a strong understanding of laboratory workflows.

Whether designing for teaching labs, research spaces or clinical-adjacent environments, we focus on creating spaces that help people work safely, efficiently and with confidence.

**“We bring a technical understanding and attention to detail that gives confidence in complex environments.”**

— *Plus Parts Ltd*





# Life Sciences

## FF&E designed for scientific, clinical and technical environments

We design for laboratories, write-up areas, controlled environments and specialist research facilities. These spaces demand accuracy – in layout, materials and coordination with M&E and specialist equipment.

Our expertise includes:

- Lab-appropriate furniture, benching and storage
- Materials that support specialist workflows and compliance
- Layouts that promote safety, efficiency and collaboration
- Technical coordination with extraction, services and equipment



## Selected Expertise

Although many of our life science projects are confidential or covered under wider architectural appointments, we have been involved with the space planning and FF&E specification for

Pathology Labs

Clean Spaces

Teaching and Research Labs

Prep Rooms

Write-Up Zones

Our contribution typically includes:

- Laboratory space planning and FF&E coordination
- Development of compliant benching systems and specialist storage
- Ergonomic layouts for technicians, researchers and students
- Specifying durable, lab-appropriate materials and components
- Working alongside M&E teams to co-ordinate the FF&E with service connection points
- Producing coordinated BIM models, product books, schedules and installation information
- Supporting clients through equipment integration and commissioning

This structured, engineering-led approach ensures laboratory spaces are not only compliant, they are practical, safe and ready for research from day one.



# Healthcare

Healthcare spaces must work safely, efficiently and comfortably for patients, staff and visitors.

From clinical rooms and waiting areas to staff spaces and support rooms, FF&E plays a vital role in enabling smooth workflows, safe environments and a positive care experience.

We plan and specify FF&E that aligns with clinical requirements, infection prevention standards and the realities of everyday use, ensuring each space is safe, compliant and ready to perform from day one.

**"MTS is pleased to be able to work with Plus Parts as we valued their role as an associate to MTS Health for the Brighton 3Ts project. Louise provided excellent planning skills and PM input to help us deliver the equipping part of the hospital re-development. The hospital is built and equipped to a high standard with high quality FF&E that will serve the patients of Sussex for many years."**

**— MTS HEALTH**







## Healthcare

### FF&E designed to support clinical teams and improve patient experience

We design FF&E for clinical and non-clinical settings, from wards and treatment rooms to diagnostics, staff areas and public spaces. Our approach prioritises operational flow, infection control, accessibility and staff wellbeing.

We ensure:

- Ergonomic, HBN / HTM compliant layouts
- Furniture and materials appropriate for clinical use
- Logical storage and equipment positioning
- FF&E that supports smoother, safer patient journeys



### Project Example:

#### Brighton 3Ts – Louisa Martindale Building

The Louisa Martindale Building represents a new era in patient-centred healthcare design.

Plus Parts worked alongside MTS Health to deliver the full Group 2 and Group 3 furniture package, ensuring each item supported the Trust's vision for warm, inclusive, non-institutional environments.

Our work included:

- Developing a detailed output specification for the main furniture package
- Coordinating with clinical staff, patients, equality & inclusion groups and infection-control teams
- Managing sample reviews and supporting final product selection
- Overseeing the installation phase and acting as liaison between the Trust and the suppliers

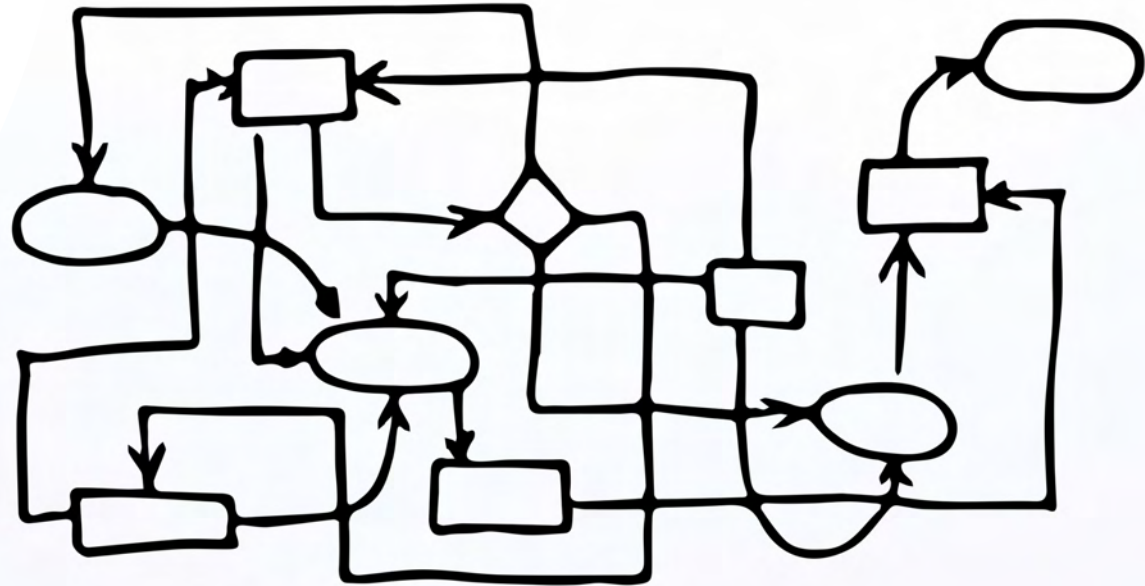
# 05 How We Work

## Clear. Coordinated. Consistent.

Our work is built on a simple belief: clarity at every stage creates better outcomes.

From the first conversation to overseeing the final installation, we focus on coordinated information, structured decision-making and well-managed communication. Every drawing, schedule and specification is aligned, and when one changes, the others follow.

This is how we ensure accuracy, reduce risk and keep projects moving with confidence.



Good FF&E doesn't happen by accident.

It's the product of thoughtful design, clear information and reliable coordination – every step of the way.

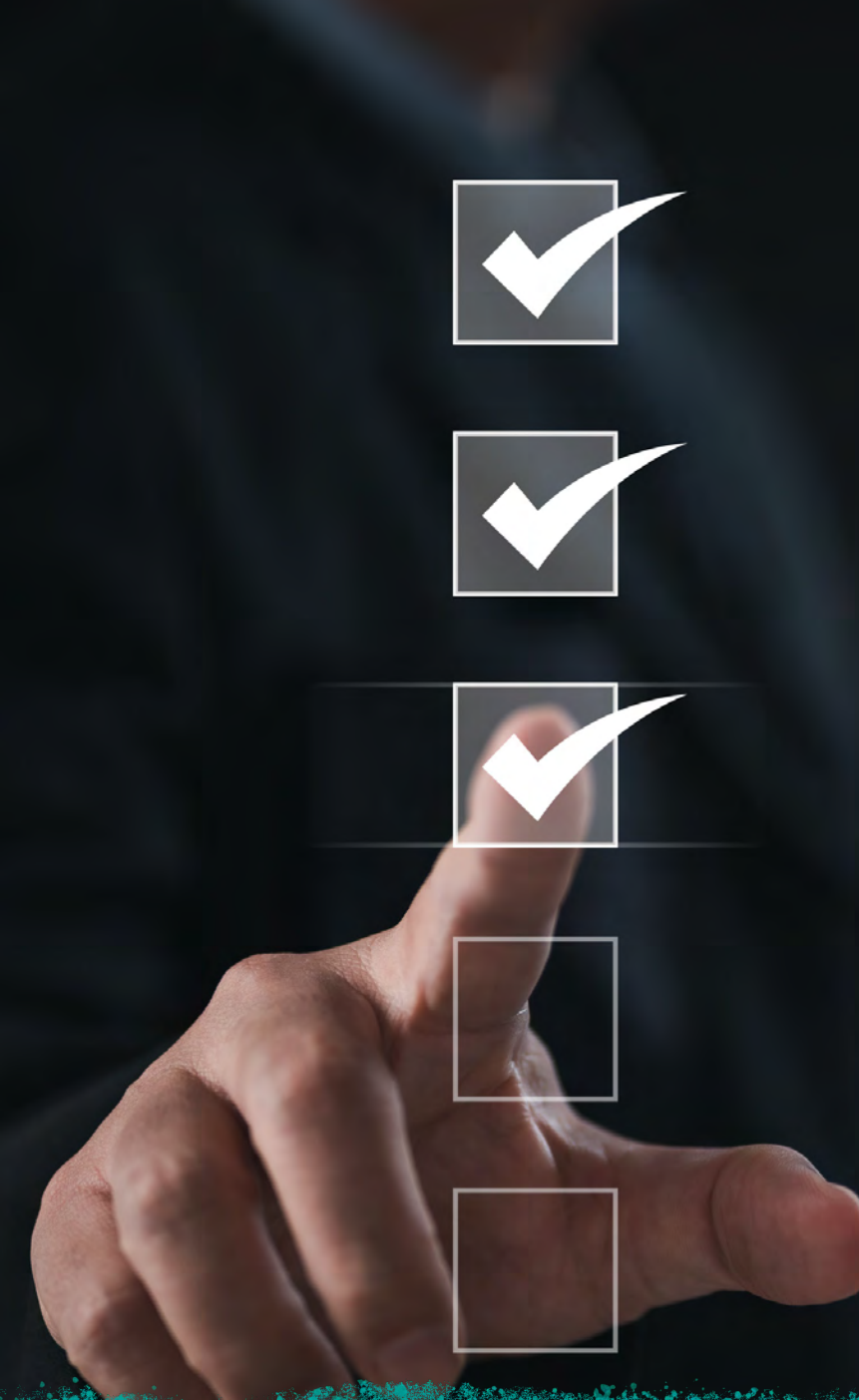
We combine sector expertise, engineering-led planning and a strong understanding of how spaces are used every day.

The result is a process that's structured, transparent and centred around the people who will occupy the space.



Turning complexity into clarity – a smarter way to deliver  
FF&E





**Reliable information means predictable outcomes and smoother projects.**

## Digital Governance

Clear information underpins how we work.

Our digital governance framework ensures that every drawing, schedule and specification originates from a single, coordinated source — reducing risk, supporting collaboration and improving delivery certainty.

We manage information with discipline and transparency, providing:

- Structured document control and revision tracking
- Consistency between drawings, schedules and product books
- Co-ordinated models aligned with architectural and M&E information
- COBie-ready data for asset tracking and handover
- Traceable decisions and clear communication with design teams

## Technical Delivery

We combine digital tools with practical, engineering-led problem solving. Our technical services support design teams, resolve constraints early and ensure that FF&E integrates seamlessly into the wider building design.

Our technical delivery includes:

- 3D Revit Modelling: translating 2D layouts into detailed, coordinated Revit models
- LOD & COBie Data: providing the required level of detail and asset information for every item
- Specifications & Schedules: clear, accurate outputs for pricing and procurement
- Technical Support: answering queries, resolving constraints, and keeping design moving
- Clash Detection & Coordination: participating actively in coordination reviews to identify issues early



# Quality Assurance

Quality is at the heart of how we work.

As an ISO 9001:2015 certified company, our processes are supported by a clear framework of policies, checks and approvals that ensure every output, from drawings to schedules to specifications, is accurate, consistent and fully controlled.

Although we are a small practice, our governance is robust.

We operate with the same discipline and professionalism as larger consultancies, with defined workflows, peer reviews, audit trails and sign-off procedures built into every stage of the project.

Our quality assurance approach includes:

- ISO 9001:2015 certified processes and documentation
- Structured approval pathways and version control
- Consistent templates for drawings, schedules and product books
- Internal reviews to validate accuracy and compliance
- Clear communication channels for queries and updates
- Reliable, repeatable workflows that support better delivery

ISO-led quality. Knowledge-led foresight





# Risk Reduction

By joining projects early and integrating seamlessly with the wider design team, we are able to identify risks long before they become problems on site.

Our experience across multiple sectors, from healthcare to education and life sciences, gives us the insight to spot issues others may overlook.

We highlight risks related to space, workflow, compliance, procurement, specification, coordination and installation, ensuring clients have the information they need to make proactive decisions.

**CRITICAL**

**R**

**I**

**S**

**K**

**HIGH**

**MEDIUM**

**LOW**

Our risk reduction approach includes:

- Early identification of design and coordination issues
- Clarity on FF&E dependencies with architecture, structure and M&E
- Highlighting missing information, clashes or specification conflicts
- Advising on procurement risks, long lead items and supplier constraints
- Reducing uncertainty through clear, consistent documentation
- Helping teams avoid delays, rework and unexpected costs

**Quality assured. Risks reduced. Delivery strengthened**

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with us.



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