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Technical Experience

Hollenden House (Now Known as Compass House)



Project Address: Buckhurst Road, Bexhill, East Sussex
Client: Gemselect Limited
Developer: Gemselect Limited
Purchaser : Orbit Homes (South)
Appointment Date: 1st February 2008

Project Description: New build of 42 flats over 4 floors with parking within undercroft. This building had previously been granted planning permission obtained by the previous land owner. Blue Ridge Designs was invited to undertake a full review of the planning approval and prepare revised planning drawings, full working drawings, specification and project manage the scheme. The building is of an art deco style with sleek lines and subtle detailing with a crisp rendered finish and flat roof.

The building, although large in mass and tall managed to fit in within it's environment and has been accepted by the local community and has infact gained praise and recognition from, Rother Homes, Rother Planning, orbit Homes and was awarded social housing development of the week in the September 2011 issue of Inside Housing. Extract attached to this questionnaire.

Apart from the unexploded second world war bomb unearthed on site the scheme run smoothly with no significant issues. The construction was masonry, concrete and steel frame to form the

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parking undercroft with 4 storeys of timber frame over and a flat roof with single ply membrane. External walls were finished with render. The undercroft construction method was necessary to accommodate the precautions associated with disproportionate collapse. The timber frame was chosen for its speed of construction and to reduce build costs.

RIBA Stages of work:	A-F and parts of J-K
Site Size:	2000 sq m – 0.2 Hectares
Number of Dwellings:	42
Dwelling Mix:	16, two and three bedroom flats for part ownership 26, two bedroom flats for general needs rent
Design Standards:	Code for Sustainable Homes Level 3 HQI Secured by Design Orbit Homes Design Brief
Percentage of Affordable Housing:	100%
Procurement/Contract: Build Cost:	Nominated Contractor/JCT Design & Build 2005 £4,800,000
Constraints:	None
Adding Value:	Blue Ridge Designs approaches all of its projects, in particular, social housing projects, with a clear goal of adding value through a value engineering process from project conception. This project was no different to any other and we worked closely with the Contractor/Developer, Orbit Homes, Code assessors, structural engineers and Building Control to produce a good quality, functional building delivered on budget and on time.
Client Relationship:	Blue Ridge Designs understands the necessity for all of the design team, Contractors and the Client to work closely and harmoniously. This involves attention to detail, being approachable and professional. Continual correspondence between all parties involved and regular site meetings ensures relationships and work on site continue to run smoothly. In this particular instance, having worked closely with Orbit Homes and Gemselect several times in the past, as one would expect, no adverse or negative situations arose.