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Technical Experience

Norcross Close



Project Address: The Ridge, Hastings, East Sussex
Client: Gemselect Limited
Developer: Gemselect Limited
Purchaser : Orbit Homes (South)
Appointment Date: 1st February 2008

Project Description: Blue Ridge Designs was appointed to review the planning permission previously granted, prepare working drawings and project manage the construction of 21 flats, 2 maisonettes and 2 semi detached houses for the property developer Gemselect. The site was acquired by Orbit Housing Association at the start of the scheme to provide much needed affordable social housing in the area. Therefore, Blue Ridge Designs worked closely with the developer, Orbit, their agent and the other members of the design team to provide this new housing estate for families in need within the local area.

In addition to the usual detailed construction drawings and coordination of the design team including structural Engineers, Drainage and highways Engineers. Blue Ridge Designs worked with consultants specialising in achieving Level 3 Code for Sustainable Homes and HQI assessments as required for social housing developments. This led us to investigate and use green energy options and different insulation materials to produce energy efficient buildings above the current guidelines set by Building Control

The solutions to all problems presented were discussed, researched and implemented following regular site progress meetings

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	<p>attended by Developer, Orbit, Blue Ridge Designs and all members of the design team. These meetings were followed up by new, altered and improved drawings and technical information from Blue Ridge Designs ensuring works progressed on site without any delays.</p> <p>The project was delivered on budget and two weeks ahead of schedule with the quality of the finishes commended by Orbit and their Agent.</p>
RIBA Stages of work:	A-F and parts of J-K
Site Size:	4900 sq m – 0.4 Hectares
Number of Dwellings:	25
Dwelling Mix:	18, two bedroom flats for general needs rent 3, one bedroom flats for general needs rent 4, 3 bed houses and maisonettes 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 £2,295,000
Constraints:	None
Adding Value:	<p>The quality of the products that an architect provides will always impact upon the profitability of any project. Delays in planning or construction phases leave investors capital tied up longer than is necessary and remedial costs, even small ones, are never a welcome addition.</p> <p>At Blue Ridge Designs we take this responsibility very seriously. Our clients all come to expect from us, a product of unequalled quality, delivered on time, every time. We use the latest design technology to ensure that we excel in the accuracy and clarity of all of our products and persist with valued engineering solutions to reduce costs and add value.</p>
Client Relationship:	<p>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.</p>