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## Technical Experience

### Tresco House



Project Address: St James Road, Bexhill, East Sussex  
Client: Metcalfe Stanley Hicks  
Developer: Chantry Estates  
Purchaser : Orbit Homes (South)  
Appointment Date: 1<sup>st</sup> November 2006

Project Description: The conversion, renovation and extension of an existing 1960's, 3 storey building of traditional construction. The existing building contained 9, 2 bedroom flats which were fully refurbished. In addition, a three storey timber frame extension was added to the rear which contained a further 3 two bedroom flats and the roof of the existing building was removed and replaced half a storey higher enabling us to provide an additional 2, two bedroom flats in the roof. Thus, providing 14, two bedroom flats for social rented accommodation.

The character of the building remained unchanged with the new structures designed to mimic those in place and blend in with the surrounding area which was achieved to a high standard. The design and construction techniques were reviewed early in the scheme opting for a timber frame solution for the new extension to minimise build cost and speed up programme so to complete both the extension and new roof at the same time thus making the building water tight simultaneously. Roof and external finishes matched the existing. Internal finishes were approved and agreed by Orbit Homes.

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The project appeared to have no conflict within its environment and amongst the local community. The planning process was simple with no objections from local residence. In our view the building is in keeping with its surroundings in terms of its mass, finishes and proposed end use providing much needed social housing within the area. The project was very much supported by Rother Homes, Rother Planning and Orbit Homes (South)

|                                   |  |
|-----------------------------------|--|
| RIBA Stages of work:              | A-F and parts of J-K   |
| Site Size:                        | 1350 sq m – 0.135 Hectares   |
| Number of Dwellings:              | 14   |
| Dwelling Mix:                     | 14, two bedroom flats  |
| Design Standards:                 | Code for Sustainable Homes Level 3<br>HQI<br>Secured by Design<br>Orbit Homes Design Brief   |
| Percentage of Affordable Housing: | 100%   |
| Procurement/Contract:             | Nominated Contractor/JCT Design & Build 2005   |
| Build Cost:                       | £1,000,000   |
| 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, The project management company Metcalfe Stanley Hicks, 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 Metcalfe Stanley Hicks several times in the past, as one would expect, no adverse or negative situations arose. |