



£3.26M The Space, Basildon

Client

Basildon Borough Council

Duration

2016-2017

Value

£3.26M

Services

Architect

Contract

Design & Build

Our client for this project is Basildon Borough Council, Development and Investment Team whom are tasked to deliver new homes across a number of council owned sites that have been identified for redevelopment to provide affordable housing to meet local needs.

calfordseaden entered a mini-competition from the South East Consortium's consultancy framework in early 2015. Our entry won the competition and subsequently we were entered onto Basildon Councils consultancy framework and appointed via a JTC Consultancy Agreement to undertake all design works leading up to planning submissions for 9 sites within the borough, 'The Space' being one of those sites has an area of 0.42 Hectares and a budget build cost of £3.26M which includes Preliminaries and Project Risks but excludes VAT.

The sites that achieve planning approval will be packaged together to form a 'New Homes Programme', at this stage main contractors will be invited to tender to construct the properties across the different sites on a Design & Build basis. The client has confirmed that a JCT Design & Build 2011 form of Contract will be used.

Our task included the development of sketch proposals in accordance with the clients brief and supporting guidance including the London Housing Design Guide 2010, Essex Design Guide, Secured by Design & Lifetime Homes.

The sketches were hand-drawn on tracing paper and scanned to PDF so they could be attached to emails and issued to the client for comment.

When a preferred option was identified, that proposal was drawn up in Revit to planning application standards. The 3D revit model was used to export images into 3DStudio Max, this provided the CGI renders that were used for the display boards at the Public Consultation.

The comments from the Public Consultations were collated and reviewed; the scheme was adjusted to accord with any planning related issues which could prejudice a positive decision.

The Design & Access Statement was completed and the application was deposited via the Planning Portal with all accompanying consultant reports/assessments.

Communication routes were predominantly through the investment officer tasked with managing the scheme and also the investment scheme manager.