

DESIGN

MATTERS

ISSUE 1

AUTUMN/WINTER 2006

Welcome

Welcome to the first edition of Design Matters, the Randle White newsletter. This newsletter aims to bring you news from the world of residential and commercial property, as well as reporting the latest developments in the practice and showcasing our work with some of the region's renowned developers.

We would like to thank all our clients, colleagues and partners for their continued support and wish everyone success in the future.



Randle White

sets down roots

Eighteen months after former colleagues James Randle and Roger White joined forces to create Randle White, the practice has carved a highly successful niche in the North West market.

We have seen the realisation of several large-scale residential and commercial projects, including the 68,000 sq ft Trinity Business Park in Trafford Park for Manchester developer, MDA.

Our thriving residential division was recently awarded a £1 million Oakwood Homes contract to produce construction drawings for a barn and farmhouse renovation project in Cheshire. This follows a fantastic twelve months for the department, which has designed over 100 new houses and apartments throughout the North West.

Meanwhile, our private client division has been busy with more than 100 projects including the Lymm extension showcased in this edition.

In the next six months, we have a busy schedule predominately featuring residential projects including recent commissions for a number of luxury homes in Appleton and Hale Barns, Cheshire.



RANDLEWHITE





Bevan View

Folley Lane, Warrington

This contemporary development of 17 two-bed apartments lies two miles North West of Warrington town centre in Cheshire and was designed and built for Manchester developer MDA.

The site spans less than half an acre and required resourceful planning to ensure the space was used efficiently to create spacious, well-organised living accommodation. Our aim was to develop a structure from clean, contemporary lines which was convenient for modern living.

The apartments are arranged over three buildings, each three storeys high with communal entrance halls and galleried staircases. Each apartment covers between 600 sq ft and 680 sq ft and has a large, open-plan kitchen and living area which benefits from dual aspect windows to maximise daylight. Master bedrooms are served by en suite shower rooms.

The apartments were built in smooth, red, reconstructed Cheshire stone and matching brickwork, contrasted with ivory render. Roofs were finished in Eternit Rivendale slates to create the traditional appearance of natural slate with the lightweight durability of modern technology. These were designed with large overhangs at the eaves and gables to provide shelter for the second floor open balconies.

The development also provides convenient vehicle access, secure parking and planted, landscaped outdoor communal areas with automated access control for residents.



Private Client

Lymm, Cheshire

This two-storey extension of a 1960s bungalow is a perfect example of how contemporary architecture can succeed in a well preserved conservation area.

Our clients own an interior design business (TUV Interiors) and wanted a home to showcase their ideas in form, design and texture.

To manage the impact of the building on this protected corner of Cheshire, the extension was set in the footprint of the property's old outdoor swimming pool. It provides an open plan kitchen and living area and a spacious new first-floor master suite. The sunken extension leads directly onto a terrace and garden through wide bi-folding doors from the kitchen, helping to create a fluid transition between interior and exterior.

A magnificent two-storey York Stone wall divides the original house from the new extension and forms a backdrop to the extended hallway.





Partner Profile

MDA Commercial Ltd



Our relationship with MDA began in 2004 when we were appointed to design 17 two-bed apartments over three separate blocks at Bevan View, Folley Lane, Warrington. Since then, we have been involved in projects totalling £15 million, including the design of Woburn Park, Radcliffe, comprising 40 two-bed apartments in five blocks ranging from two to four storeys, and the 68,000 sq ft Trinity Business Park in Trafford Park.

Formed in 2001 by business partners Mark Evans and Stuart Holmes, Trafford Park based developer MDA has enjoyed rapid growth riding the crest of the region's housing and office boom. The company develops residential and commercial property for sale and rental throughout the North West of England.

The commercial arm of MDA owns and manages a £12 million portfolio of serviced offices in Bolton, Stockport, Monton and Trafford Park, providing accommodation for more than 60 businesses.

"Randle White's intimate knowledge of the planning process is crucial to us and helps ensure any potential issues are swiftly identified and professionally resolved.

They bridge the gap between the creative and commercial industries, working as part of our team and delivering design solutions that exceed our expectations."

Mark Evans, Director MDA



Trinity Business Park, Trafford Park, Manchester

The company's residential division meanwhile has built over 200 homes in Radcliffe, Monton and Warrington, and has 100 more planned for construction this year in Salford and Wigan.

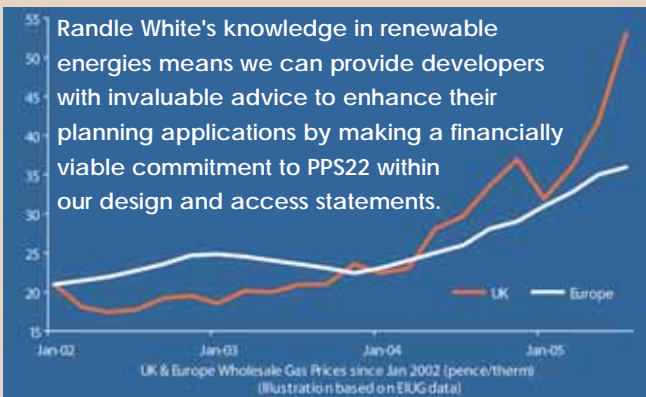
We're now working with MDA on a series of exciting new projects including a 23,000 sq ft mixed-use apartment and office complex in Bolton and an industrial scheme in Salford.

Topical News

Planning ahead for climate change

As spiralling fuel costs and government initiatives to reduce CO₂ emissions push energy efficiency up the business agenda, developers are being urged to improve the energy performance of their buildings.

Far-reaching changes to the Part L Building Regulations encourage the use of 10% renewable energy sources. These work in parallel with the Department for Communities and Local Government guidelines on low and zero carbon systems and with Planning Policy Statement 22 (PPS22), which sets out targets for the use of renewables.



Regional Planning Guidance and Development Plan Policies now need to take account of PPS22. Latest reports estimate that around 70 local authorities in the UK already make the 10% renewable energy target a condition of planning permission for new buildings. With strong evidence that the rest are keen to follow suit, developers and businesses need to be aware of how to abide by the rules.

Renewables such as solar heating, photovoltaics, biomass, wind turbines and ground source heat pumps will soon become key considerations for developers aiming to cut energy wastage and meet carbon emission targets. These measures are becoming more critical in light of increasingly stringent demands anticipated by 2011 when the next wave of building regulations becomes law. Energy Performance Certificates also come into force on 1 June 2007 and will apply to all commercial buildings of more than 1,000 sq m.

As the political and environmental drivers for these initiatives gain momentum, planners will be conscious of the opportunity to put a stake in the ground for improved energy performance in construction. Developers will then need to pursue an entrepreneurial approach by incorporating renewable energies into the design of flagship developments.

Contacts



Roger White, Director

Roger has over 15 years' experience in commercial, industrial, D&B and interior design roles. His sound working relationships with North West Local Planning departments ensure that architectural solutions satisfy planning requirements without compromising design ideals.



James Randle, Director

James gained extensive large-scale technical and design expertise working with big brand leisure industry names. He then moved into the residential sector where he played a key role in creating residential developments for leading Manchester architects, CalderPeel.

Our practice undertakes residential, commercial and industrial projects for major developers, whilst retaining a thriving private client division. Whether you are undertaking a new build project or changing an existing building, our talented team guarantees quality craftsmanship, peace of mind and a first-class service. If we can be of service, we would be delighted to hear from you.



11 Eagle Brow | Lymm | Cheshire | WA13 0LP

t: 01925 759888

www.randlewhite.co.uk



RANDLEWHITE