



Architectural Portfolio

2020-2022 - Issue 1



About

RDC are a multi-disciplinary architectural & design consultancy, specialising in residential development.

A strong reputation in the house building industry for delivering a robust, experienced and reliable specialist service to our clients gives us the ability to design and deliver large scale housing development projects, and has seen us grow into one of the most reputable development consultants in the UK.

We work alongside some of the top housing developers both locally and nationally, and proudly specialise in large scale, bespoke, and affordable housing projects through our comprehensive professional team.



Our Approach

The RDC team is made up of experienced professionals who provide an effective and quality service to our clients from start to finish.

Maintaining and improving the character, quality, inclusivity and setting of the built environment is vital to the success of RDC, and our prevailing philosophy is to continue to maintain and deliver the high quality of service to our clients and to continually strive to improve all aspects of the built environment.

Through our network of experienced consultants, knowledgeable in-house project experts and the comprehensive development experience we have within our team, no project is too big or too small for us to provide a tailor made level of service, whether we are masterplanning over 1000 dwellings, or designing high-end, bespoke projects.

With our recent project locations extending from the Midlands, East Anglia and towards the Home Counties, we are always happy to provide assistance wherever your project is based.

Our Recent Project Locations



RDC Management Team



Adrian Stevenson
Director

Following a distinguished career spanning across contracting and housebuilding, Adrian formed RDC in 2003.

Adrian leads the Direct Delivery focus of RDC, in addition to the procurement of work and overall Project Management.



Simon Copson
Director

Having commenced his career within private practice, Simon moved into the housebuilding industry in 1998. Simon's skills and proven abilities span across urban design, planning and technical disciplines.

Having worked with Adrian within the PLC housebuilding sector, Simon joined RDC in 2006 becoming a Director in 2011. Simon oversees the day-to-day running of RDC and implements a 'hands on' approach whilst leading the Housing Developer/Partner sector of our business.



Guy Siragher
Director (Designate)

Guy joined RDC in April 2019 following a career overseeing a wide variety of development projects, including over a decade at high profile house builder Hill.

With considerable experience in Bespoke Projects, housing developer schemes and project co-ordination, Guy provides support for all aspects of the RDC focus, including production management and the development of business efficiencies & procedures.

Client Feedback

"RDC have supplied architectural services to ourselves for the last seven years. We have come to using them exclusively for all planning and detailed matters. We have found them to be both professional, whilst remaining patient with our requirements."

- Granary Developments

"From the top down we have always found employees at RDC extremely helpful and knowledgeable in land, planning and detailed design. Over all a pleasant group of people who are always pleasant to work with."

- Orbit Homes

"...well designed schemes that comply with planning requirements which have been turned around in good time to meet deadlines. Simon and colleagues are very approachable and good communicators, meaning it has been a pleasure to work with them and has made it easy."

- Persimmon Homes



Our Services

The RDC team is made up of experienced professionals who provide an effective and quality service to our clients from start to finish. Since our conception in 2003, we have taken pride in the variety of project services we are able to deliver for our customers.

Through our unique ability to understand the needs of our valued customers, we dedicate ourselves to making sure the desire for each individual project is understood. With our unique approach, we are able to offer a whole range of services across a wide variety of development projects.

Whilst we take pride in our Architectural work, our core services can be adapted to suit any development project.

See overleaf for our recent Case Studies...

We are pleased to have the flexibility within our experienced team to tailor our service to our individual clients. Whilst our core services are predominantly geared towards housing developers, we also offer bespoke solutions for individual clients, landowners, building contractors and for other non-housing projects.

Developer Services

Our developer tailored work serves as the backbone of the business here at RDC.

With our comprehensive knowledge of the housebuilding sector, our team has a wide range of experience and knowledge to help, from the initial design of new developments, right through to project delivery.

We have also worked alongside many Registered Social Landlords for the delivery of affordable housing.

Our Developer tailored services include:

- Masterplanning
- Design Codes
- Layout design
- Housetype design
- Planning management
- NDSS, M4(2) & M4(3) assessments
- Technical Co-ordination
- Construction drawings & Detailing
- Conveyance Plans

Bespoke Projects

Our bespoke project service is aimed at private landowners and smaller developers.

We offer our extensive experience covering a wide range of projects, with schemes of all sizes, we are able to offer a tailored service from conceptual stage to site completion.

Whatever the stage of your development, we listen to your requirements to enable us to deliver a hands-on first class approach.

Our Bespoke Project services include:

- Development Appraisals
- Construction Costing Analysis
- Bespoke Dwelling Designs
- Contract Management
- Employers Agents
- Full Project Management
- Land Promotion & Disposal
- Planning & Technical Design
- Non-housing Projects

Direct Delivery

Our Direct Delivery approach provides a 'one-stop shop' for the delivery of your building project. Leading on from our Bespoke Projects service, our approach is tailored for private individuals and landowners whose objective is to get their projects out of the ground, into development and completion.

For our clients, we manage the entire project from concept stage to project completion, sourcing various contractor services using our expansive network of suppliers, consultants and sub-contractors.

Coupled with our extensive knowledge in the development sector, a single point of contact enables our clients to feel rest assured that the service is tailored to suit their needs.



We are proud to support our clients throughout all stages of the projects, extending from initial feasibility schemes right up to site completion. The above images are examples of our valued clients' completed projects, demonstrating our approach to delivering successful architecture & design for a range of development types.

We actively embrace new challenges so if your requirement doesn't quite fit in the above services, please don't hesitate to get in touch...



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Case Study 01

Victoria Way, Melbourn

RDC were heavily involved in Granary Development's recent completion at Victoria Way in Melbourn, Cambridgeshire for 20 dwellings

The delivery of this phase hinged on the ability to increase the value of the development following the completion of the initial phases by a previous developer. RDC worked closely with Granary to maximise sales returns on the final phase, securing additional planning approvals through the provision of new housetype designs, whilst maintaining the individuality intrinsic to the Granary portfolio.

Having successfully delivered new planning permissions for Granary Developments, RDC provided technical co-ordination services to support the construction phase, including the production of detailed construction drawings, conveyance & sales management, consultant & project management services, and an overseeing role as Principal Designer.

Granary successfully completed the construction phase with RDC assistance in early 2022.

Testimony

"Their understanding of the whole development process enables them to empathise and to be proactive in achieving our desired outcomes"

Nick Loizou
Granary Developments

RDC Services Provided:

- Layout Design
- Housetype Design
- Planning Management
- Construction Drawings & Detailing
- Technical Co-ordination
- Conveyance Plans & Co-ordination
- Principal Designer & HSE Management



Case Study 02

Land Park Lane, Kensworth

Two separate arson attacks on existing warehouses owned and managed by a thriving local business meant the landowner was forced to a new strategy for the now dilapidated site in Kensworth, Bedfordshire.

RDC were commissioned by the landowner to pursue planning approval and prepare development options and appraisals to support the site's disposal and development.

The site is situated within the Chilterns Area of Outstanding Natural Beauty, in addition to being within the Green Belt and in close proximity to Whipsnade Heath. It was clear an exemplary proposal would be required to ensure the continued beneficial use of the site for local people.

Whilst the site previously benefited from an expired approval for a new warehouse building, RDC produced a number of different proposals for residential development and, working closely alongside the Local Planning Authority through various pre-application submissions, developed a scheme for 17 bespoke dwellings, with a layout in a rural vernacular.

RDC also produced a detailed Site History Statement to demonstrate the site's unfortunate demise, in addition to a comprehensive Design and Access Statement and video to present to the Client and Local Council, demonstrating the scheme's exemplary design given the constraints of Green Belt and AONB land.

The site was approved Central Bedfordshire Council at committee in December 2021.



RDC Services Provided:

- Layout Design
- Housetype Design
- Planning Management
- Planning Management & Co-ordination
- Development Appraisals
- 3D Visuals
- Bespoke Landowner Services



Case Study 03

Hanwood Park, Barton Seagrave

RDC were commissioned by Orbit Homes to prepare a Reserved Matters Planning Application for their development parcel at Hanwood Park, Kettering. The scheme was for 117 affordable homes and is part of a Sustainable Urban Extension to the east of Kettering, that will eventually generate up to 5,500 homes.

The design work involved adhering to the Hanwood Park Design Code and as such gave us the opportunity to develop some interesting house type elevations. The Design Code allowed for the use of local Northamptonshire stone, which Orbit were happy to explore.

The eventual designs were of a contemporary style that featured a number of house types in stone that, combined with vertical emphasis windows, gave a 'rural contemporary' feel.

The 117 unit site layout featured a linear design to suit the site, that paid due regard to the Design Code with paved feature areas, street furniture and feature areas picked out with stone plots.

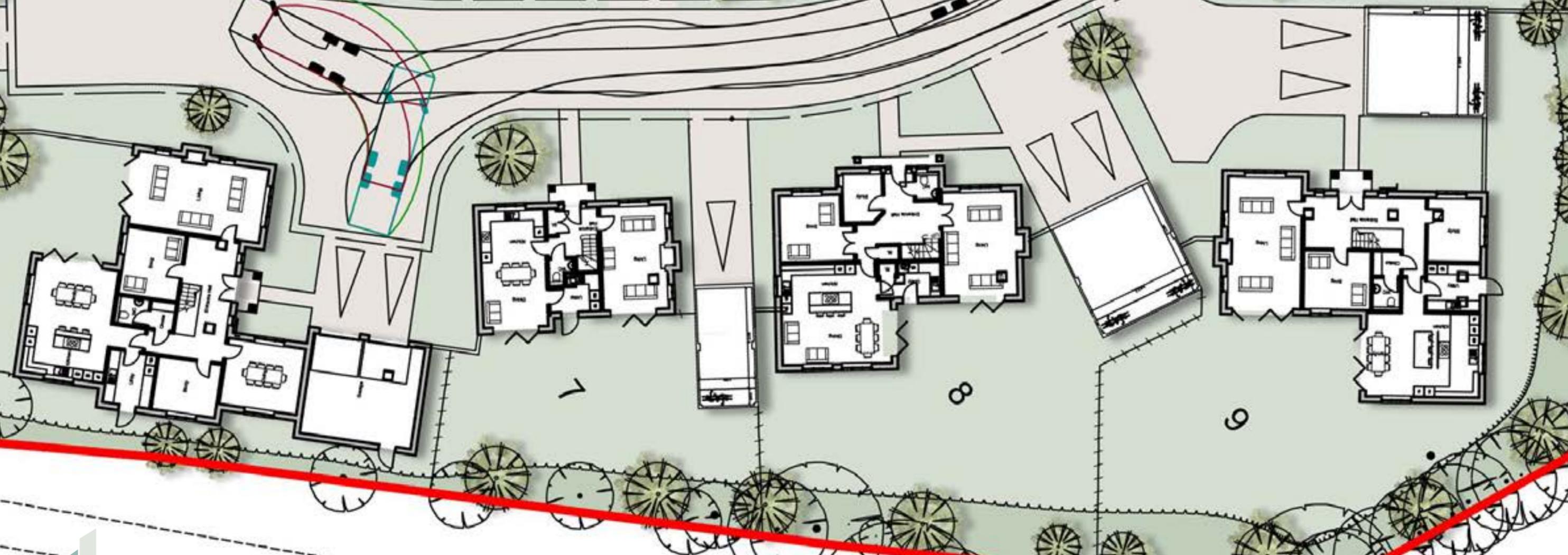
Testimony

"They liaise closely with my planning consultants and consulting engineers and work extremely well together in preparing applications from small to large sites"

Orbit Homes

RDC Services Provided:

- Layout Design
- Housetype Design
- Planning Consultations
- 3D Visuals
- Affordable Housing
- Urban Extensions
- Masterplanning & Feasibility Schemes



Case Study 05

Whitecroft Road, Meldreth

Following the granting of outline planning approval at a heavily constrained site in Meldreth, Cambridgeshire, RDC were initially commissioned to prepare planning designs and development appraisal information for a scheme of 9 bespoke detached dwellings.

In addition to layout and house type design, planning for the site involved the production of comprehensive documentation to respond to adjacent listed buildings and the prevailing character of the village, in addition to a consultant management service to ensure all planning issues were addressed comprehensively.

RDC managed the planning process itself, supporting regular communication and liaison with the Local Planning Authority to respond successfully to consultation response raised and ensure a successful scheme for the local area.

Planning approval was granted in November 2021.



RDC Services Provided:

- Layout Design
- Housetype Design
- Planning Management
- Bespoke Client Services
- 3D Visuals
- Condition Clearances



Case Study 06

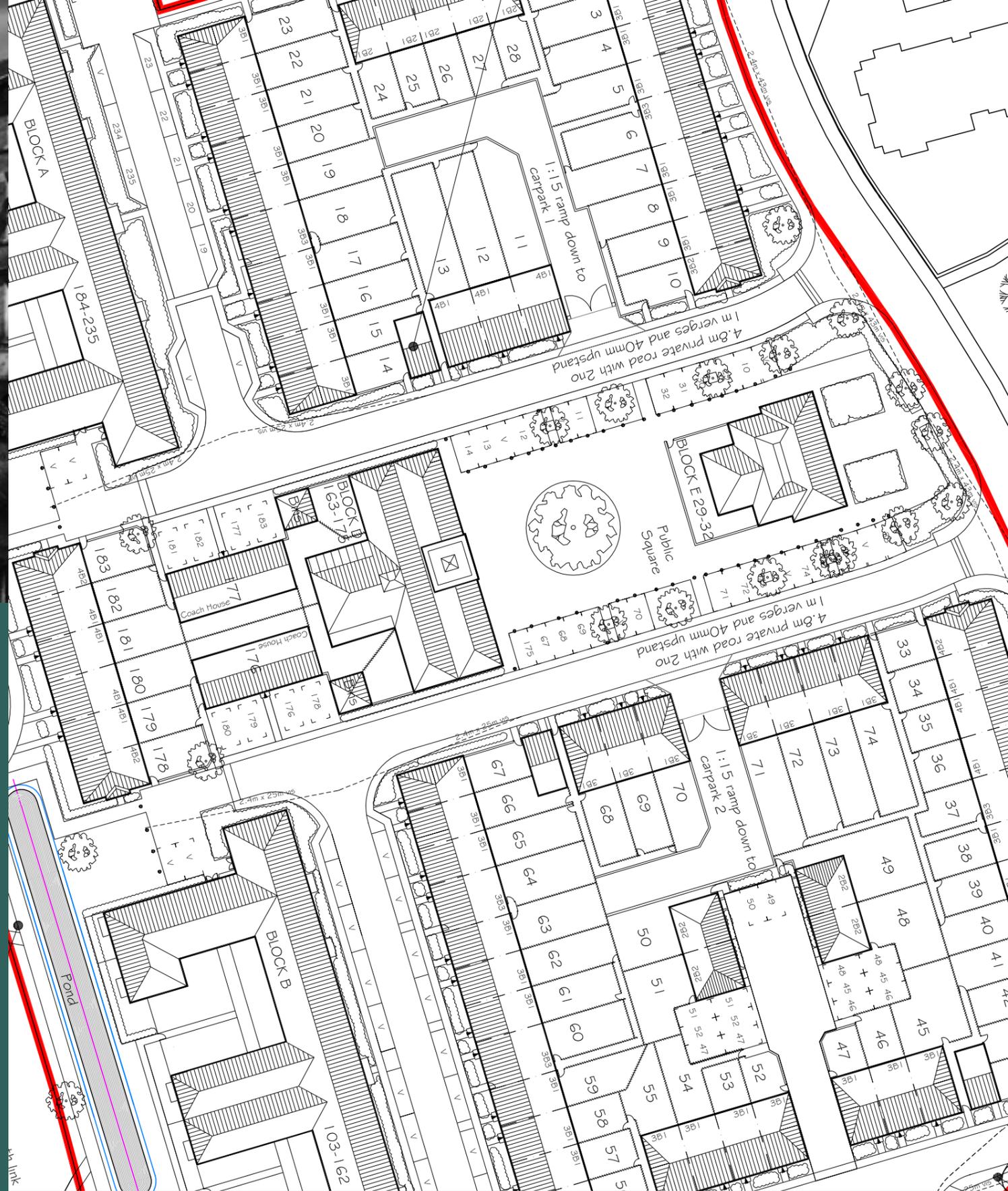
St Crispin's, Northampton

This site was formerly Northampton's asylum and was built in the 1880's. It was sold by the NHS in 1995 and the surrounding grounds developed for housing.

Being located in a conservation area, it was intended that the ward buildings and clock tower would be converted to residential use. Some of these buildings were converted in the mid 2000's but when the 2008 recession bit work stopped. The remaining buildings had been stripped out ahead of conversion and when work stopped they were left to decay for over 10 years, becoming the subject of arson and vandalism.

The site was subsequently sold to our client, WN Developments, who instructed RDC to obtain the most feasible planning consent that would allow the redevelopment of the site. Working closely with Northampton Borough Council Planners we negotiated the demolition of the existing ward buildings, to be replaced with sympathetically designed apartments and the retention and restoration of the clock tower. The scheme also featured townhouses and underground car parks.

Planning for 235 dwellings was consented in September 2016 at committee. RDC are now supporting WN Developments through the build, producing construction detailing and Building Regulations submissions.



RDC Services Provided:

- Masterplanning
- Heritage Schemes
- Planning Management
- Conversion Projects
- Construction Drawings & Detailing
- Building Regulations Submissions



Case Study 07

West Hill, Kettering

This sloping site was located alongside the A14 at Kettering. Site levels included a significant gradient, in addition to being exposed to high noise levels from the nearby road.

Working closely with the site's landowner Buccleuch we helped to resurrect a stalled outline planning application for 450 dwellings. Liaising regularly with Kettering Borough Council RDC produced a Design Code that tied the scheme into the established architectural style of the locality.

Through careful layout design and close liaison with consultants we were able to produce a cohesive scheme that resolved noise, highways and levels issues.

Following the granting of the Outline Planning Consent we were pleased to then work on the Reserved Matters Planning Applications for various development parcels with Kier Living (now Tilia), Westleigh Developments and Grand Union on their affordable housing parcel, and continue to be involved across the remaining development parcels, preparing detailed construction designs & site level support.

Testimony

"Their understanding of the whole development process enables them to empathise and to be proactive in achieving our desired outcomes"

Alan Wordie
Buccleuch

RDC Services Provided:

- Masterplanning
- Housetype Design
- Planning Management
- Construction Drawings & Detailing
- Affordable Housing
- Design Codes
- Urban Extensions
- Principal Designer & HSE Management
- Land Promotion & Disposal



Case Study 08

Fen End, Over

Having secured the site with a previous full planning application, Granary Developments wished to redesign the site to better relate to the local village and their preferred housing typologies and mix.

RDC were therefore tasked with a comprehensive redesign, including the proposed layout and new housetypes, along with the production of associated financial appraisals to back up the development's viability and prospective future sales values.

Following a number of LPA stalls during the planning process which were ultimately reconciled and successfully managed by RDC, planning approval was granted for the new scheme design in

The tight timescales meant a succinct approach to coordinating the technical elements for the construction team meant that RDC were hands-on following the granting of planning approval to support the pre-construction phase.

The expedient clearance of conditions, managing the procurement of a thorough set of consultant information, and the preparation of construction drawings & detailing was carried out for the client in a considerably shortened programme to enable them to start on site in earnest.

RDC supported the Client by providing Principal Designer services in addition to technical co-ordination, and the site is due to be completed in July 2022, following a successful 52 week construction programme.



RDC Services Provided:

- Layout Design
- Housetype Design
- Planning Management
- Construction Drawings & Detailing
- Technical Co-ordination
- Condition Clearance
- Conveyance Plans & Co-ordination
- Principal Designer & HSE Management



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