

creating  
sustainable  
communities



**d3**associates  
consultants and project managers



Helping you to deliver...

Innovative new build and refurbishment

Successful funding bids

Expert energy management

Cost saving building management



## Creating better community spaces

As architects d3associates design carefully considered and flexible spaces that are accessible to all members of the community. We take time to fully understand the needs of the community and develop a practical future-proofed environment to encourage social interaction and a wide range of community uses.

We adopt a sustainable approach, utilising natural light, environmental controls and good quality materials to create an aesthetically pleasing and practical environment that provides long term value.

d3associates have an experienced in-house team of architects, engineers and project managers, allowing us to seamlessly manage projects from initial business plan and funding applications, to detailed design, planning and construction.

d3associates can also help with the management of your existing building. We can produce energy audits, condition surveys and maintenance plans, allowing you to effectively budget for the future upkeep of your premises.

### what can d3associates do for your community group?

Design flexible and sustainable new buildings and extensions

Support you in developing capital funding applications.

Help plan and manage your project efficiently and effectively.

Safely maintain buildings by making good use of the available funding.

FIND OUT HOW WE CAN SUPPORT YOUR COMMUNITY GROUP PLEASE CONTACT

**d3**-associates.co.uk

CALL 01434 610 434 OR EMAIL [info@d3-associates.co.uk](mailto:info@d3-associates.co.uk)

creating sustainable communities



# How we work

d3associates has extensive experience in the delivery of accessible and dementia friendly community buildings. Our combination of funding, technical design, and project management skills allows us to effectively deliver all services in-house, saving time and money.

As Architects we respond to your brief and provide creative and well considered designs, as Engineers and Project Managers we can specify and deliver your project to programme and budget. As Principal Designers we manage the Health & Safety aspects.

We take the time to listen and understand your requirements and work closely with you to provide practical solutions, tailored to your objectives and budget.

We can guide you through the planning, feasibility, design and construction stages of your new build or refurbishment projects, working with local contractors to deliver best value for your community.



**FREE CONSULTATION**  
Ensures we fully understand your community needs

**PLANNING**  
Site surveys, drawings, business case development and funding applications

**REALISATION**  
Ideas are developed into proposals and practical design options following the RIBA work stages

**DELIVERY**  
Tender and contract administration, cost control and risk management.

## Our goals are...

- to deliver elegant and sustainable design solutions
- provide an accessible and dementia friendly building
- ensure we add value to our designs and keep within budget
- effectively manage the design process to reduce project risks

## Meet the team



Paul Haverson  
BSc (Hons) MICE CEng MaPS  
DIRECTOR

Paul has extensive experience within the energy, property and regeneration sectors and has been responsible as project director for the management and delivery of multi-disciplinary schemes across the UK.

He is responsible for client liaison and providing project direction; coordinating activities to provide commercially and technically robust solutions.



Mike Douglas  
RIBA Architect  
ASSOCIATE DIRECTOR

As a Chartered Architect Mike brings a wealth of knowledge and experience, along with a wide range of design and management skills to the team.

With excellent communication skills Mike works closely with clients to develop the brief and ensure the delivery of elegant, functional and sustainable architectural designs that span across all sectors.



Geoff Robinson  
BSc MSc  
SENIOR CONSULTANT

Geoff is a highly skilled Engineer and Project Manager, with a Masters in renewable energy.

He has managed a wide range of community building projects from business case development, HLF funding applications, design development, planning submissions to tender and contract administration.

He has a thorough knowledge of renewable energy generation, and implementing sustainable solutions.



Brad Murray  
HND  
BUILDING SERVICES ENGINEER

Brad is a highly experienced Design Engineer with an in-depth knowledge of Mechanical and Electrical (M&E) services including heating, ventilation and air-conditioning systems, integrated renewable technologies; energy management, and utilities.

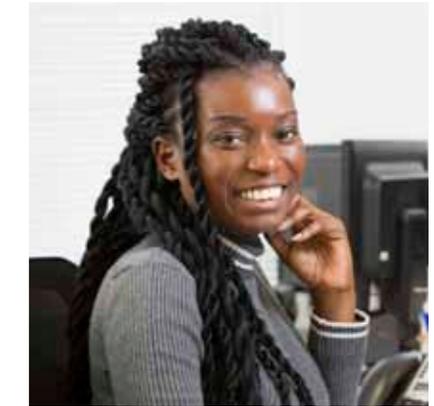
Brad is adept in the design, execution and supervision of M&E work, including conducting site inspections and ensuring completion of work to programme.



Craig White  
SENIOR TECHNICIAN

Craig has over 15 years experience working on the detailed design of projects, producing drawings and technical specifications and co-ordinating work packages.

He combines a thorough knowledge of construction techniques with extensive experience of Revit and AutoCAD design suites to create 2D drawings and 3D models.



Elisabeth Matuki-Nyambu  
ARCHITECTURAL TECHNICIAN

Elisabeth is skilled in the preparation of architectural plans, drawings and schedules and in producing 3D AutoCAD models to allow schemes to be visualised.

She provides assistance with the preparation of specifications and tender documents and in the co-ordination of the works information.

She works closely with the engineering team to ensure that the drawings convey the correct information and are error free.

# New build and refurbishment

We are actively involved in the design and build of the full range of Community Buildings from sports facilities to fully equipped village halls and community centres.

Our design approach supports the creation of vibrant places that incorporate all community activities and include full accessibility.

We look to understand your organisation and its requirements, so we can provide inspirational surroundings that increase the enjoyment of those using the facilities.

Our multi-disciplinary team of architects, engineers and project managers provide a comprehensive design service to guide you through the project process, from start to completion.

We aim to work collaboratively by generating ideas that reflect your aspirations; developing designs which are responsive and sit well in the context of the site, whilst being cost effective and focused on delivering your needs without compromising design and construction quality.

We design buildings that are flexible, adaptable and responsive, so as your organisation changes your buildings can adjust with you..

The practice has embraced 3D modelling in design and we use the latest design software to add value for our clients. For example, "Revit" produces a three dimensional visualisation of buildings and how they sit in their surrounding.

## Heritage

As well as designing new-build schemes, we work on conversion and refurbishment projects that often include listed buildings. d3associates understand the planning and building regulations surrounding listed building work giving expert advice on the right approach for your buildings.

Whether you are refurbishing your existing spaces, creating new ones or planning changes of use for existing structures, d3associates can work with you.

## Accessibility

Drawing on our knowledge and experience, our approach is to create both internal and external designs that are inclusive and reflect the needs of the community and are accessible to everyone, wherever it is practical to do so.

Whether sensory or physical access arrangements are required, we look to put these at the centre of the design process.

## Dementia friendly

We look to work with the community group to develop strategies to support people who are living with dementia.

This may include the use of colour coding, textures and signage for wayfinding, along with a clear layout of the building which can help to reduce confusion, and anxiety.

Creating dementia-friendly environments also includes consideration of air quality, acoustic environments, lighting and connectivity to the outdoor spaces.

# case study

## Burnhope Community Centre, Co. Durham

DESIGN AND PROJECT MANAGEMENT  
NEW BUILD



Having undertaken a Needs Assessment some years earlier to identify what services and facilities the local community required; d3associates was appointed to undertake the full design and project management of the new Burnhope Community Centre.

The scheme was partially funded by the Big Lottery Fund Reaching Communities Buildings Programme. The aim of the project was to provide the village with a purpose built, sustainable facility, designed to meet the needs of the residents.

Work commenced in January 2016, with the initial phases of concept and

developed design being carried out in conjunction with staged submissions to the Big Lottery Fund and a full planning application.

The process involved working closely with the community group to ensure the schedule of accommodation provided sufficient space for the identified activities whilst being within budget.

In addition, the building needs to be flexible enough to allow for future changes in demand, be light, welcoming, energy efficient, incorporate renewable energy technologies and easy to manage.

## OUTCOME

d3associates produced a full set of working drawings, specifications and schedule of works which were issued to local contractors. Following a value engineering process to ensure the construction was within budget, the contract was awarded with work commencing on site.

The construction was successfully completed in the summer of 2018.

During the works d3associates acted as Contract Administrator and undertook the role of Principal Designer under the CDM Regulations 2015.

# Funding support

## Accessing funding streams.

Funding opportunities for all types of new building work and refurbishment are constantly changing and require considerable effort to keep up to date with.

d3associates can assist community groups to develop schemes capable of securing funding from both public and private sources enabling you to realise your project.

We can help in identifying community need, developing your business case, advising on capital costs and bid writing.

We have detailed knowledge of a range funding initiatives and our community engagement, project management, design, and bid writing services have successfully secured capital funding for many community projects over the years as illustrated by our case studies.

We have a strong track record of securing funding with over two million of capital funding secured for projects in the last few years.

We are experts in:

- Funding stream identification
- Bid preparation
- Project management

We have specialist knowledge in the following funding areas:

- Sports England Funding
- Big Lottery Funding (BLF)
- Heritage Lottery Funding (HLF)
- ERDF funding
- Asset transfer
- Section 106 funding

## Bid preparation & management

We will guide you through the bid application process using our knowledge gained from previous successful proposals.

d3associates can provide practical advice and guidance and identify the potential costs of new build or refurbishment works and help you with funding and grant applications.

We are experienced in obtaining competitive quotations for all types of building projects, to ensure that you obtain value for money and satisfy funding providers.

We are able to guide you through the project process, from start to finish, ensuring that all works are completed to the required standard, on time and within budget.

## Recent successful bids

- Design and project management of two new build community centres following successful Big Lottery Reaching Communities Buildings submissions.
- Sport England funded squash court and changing facilities refurbishment
- Feasibility, option studies and business case development for community buildings from Section 106 funding.
- Tennis club refurbishment using Olympic legacy grant
- Supporting a Community successful asset transfer bid
- HLF funding for consolidation works to a Scheduled Ancient Monument.

# case study

## Citizens House, Consett

### FROM PRE-FEASIBILITY TO CONSTRUCTION

d3associates have worked closely with Citizens House to develop the architectural design, business case and funding options to ensure the continued viability of the community centre.

An initial pre-feasibility study, which included a condition survey, layout options appraisal and business plan led to a more in-depth feasibility study and concept design. Following a successful Big Lottery Funding application - a major grant of more than £650,000 the detailed design

of a new building was undertaken, along with a successful planning application.

### OUTCOME

d3associates produced a full set of working drawings, specification and schedule of works, which were issued to local contractors for tender. d3associates oversaw the construction phase and administered the contract and the new community building successfully opened in June 2019.



As architects, d3associates were proactive and able to guide us at all stages, due to their previous experience with Big Lottery funded projects - we could not have asked for better support.

George Gibbons,  
Chairperson Citizens House



# Energy management

d3associates provide independent design and consultancy advice on all aspects of sustainability and renewable energy, from new installations and refurbishments to trouble shooting existing systems.

We understand the complexities of managing Community Buildings and our team can offer a full service from feasibility and business planning to design and project delivery to maximise budgets.

## Independent advice

Manufacturer's, suppliers and installers tend to specialise in certain technologies or equipment. Few are likely to recommend a competing technology or supplier that might be more sustainable or more economical.

Our team provides independent advice, focused on your needs. We design and plan the works ensuring the completed scheme addresses your community buildings requirements.

## Energy efficiency

Before converting to sustainable practices, it is worth remembering that reducing energy consumption is far more beneficial than generating renewable energy.

The efficiency of the building fabric, heating installations and services should be clarified and energy surveys can establish current energy and water consumption.

## Renewable Energy

Our expertise covers the following renewable technologies:-

- Biomass Boilers
- Geothermal (ground source heat pumps)
- Air source heat pumps
- Solar thermal (hot water heating)
- Solar electric (photovoltaics)
- Combined heat and power
- Battery storage

Having developed appropriate design solutions we can then procure qualified installers and ensure that they coordinate and integrate their work, to provide a high quality scheme.

## Funding

Public finance is currently available in the UK for some renewable energy generation. Whilst feed in tariffs for electrical energy finish in 2019, there remain renewable heat incentives, which can provide a secure income and some measure of independence from fluctuating utility costs.

## What can d3associates do for you?

Our approach starts with an Energy Review to understand and examine what energy is used, where and why.

We also look at the fabric, structure and use of the building. From this review we produce a Report, which sets out a plan of action to highlight opportunities to improve energy efficiency and save you money.

# case study

## St. John's Hall, Meadowfield

DESIGN AND PROJECT MANAGEMENT



After the former St. John's Hall burnt down in 2014, d3associates was appointed to undertake detailed design of the new building and project manage the rebuild. The building needed to be well-designed, sustainable and sympathetic to its surroundings. In addition, it needed to be light, welcoming and accessible to all members of the community whilst providing multi-purpose, adaptable space.

### OUTCOME

d3associates developed the design to meet the requirements of the local community and be within the

Trustees budget. Discussions were held and agreement reached with the local planning officer over the redesign and site investigation undertaken to determine the ground conditions.

The technical design was completed, including the production of working drawings and a specification.

d3associates oversaw the work, administering the contract and prepared the Health and Safety file on completion.

The new Hall was opened by The Mayor of Durham in July 2019.

“

d3associates were very professional and answered my many questions promptly. They worked closely with the Alzheimer's Society to ensure the building was dementia friendly.

Lesley Baxter, Treasurer,  
St. John's Hall

# Building management

d3associates offer a range of professional services to support Community groups with the delivery of capital, maintenance and estate management programmes, to provide a high quality environment that remains effective, safe and sustainable.

We provide independent design and consultancy services covering all aspects of building improvement from statutory testing and compliance, to refurbishment and new build.

d3associates also offer a comprehensive range of environmental consultancy services that help you manage your energy use and carbon footprint resulting in improved energy efficiency and cost savings. optimise their existing buildings and facilities

## Building surveying

d3associates can carry out a building surveys identify the current condition of your community buildings. From this survey we will prepare a Building Management Plan, including a Maintenance Programme, which will set out the necessary repairs and maintenance needs in priority order with a cost summary.

Our Building Health Check identifies any areas where your buildings do not comply with current standards and legislation. This will include Health and Safety, fire risk and disabled access and will clearly show where any future refurbishment is required.

## Project management

d3associates can identify the potential costs of any maintenance or refurbishment works and help you with any funding and grant applications.

We are experienced in scheduling works and obtaining competitive quotations for all types of building projects, to ensure that you obtain value for money.

We are able to guide you through the project process, from start to finish, ensuring that all works are completed to the required standard, on time and within budget.

## Facilities management

d3associates can manage the operation and maintenance of community buildings through our facilities management service. We specialise in managing the risks on your behalf, to ensure that your buildings and facilities operate safely, efficiently and meet statutory requirements.

Our facilities management service aims to make buildings more efficient, safer and sustainable. We can tailor our services to meet your specific needs; for all aspects of property care from managing the efficient procurement of statutory testing, inspections and maintenance; to ensure that you comply.

We use local contractors wherever possible to provide a cost effective service.

## Energy efficiency

The efficiency of the building fabric, heating installations, services and building management systems affects the running costs and energy usage of all buildings.

d3associates can carry out an energy audit to identify current energy usage, review the information and offer practical advice to reduce consumption and running costs for your Community Buildings.

# case study

## Bullion Hall, Chester-le-Street

### COMMUNITY CENTRE

d3associates was appointed to support Bullion Hall who have been successful in obtaining a COMA Pre-Feasibility Grant. The aim of this study was to provide information for the Bullion Hall Management Committee to enable it to assess the long term sustainability of the Hall, as the Committee consider the impact of potential changes to the current lease under the Durham County Council Asset Transfer programme.

The work undertaken within tight time constraints considered the maintenance liabilities and building running costs. This was followed by

consultation with the user groups and the development of a series of building layout options, including architectural plans to improve the delivery of services and provide a sustainable revenue stream.

The key objectives were to assess the needs of the community, and to produce viable options for remodeling the internal layout and extending the building, along with supporting cost analysis and revenue projections for each option.

### OUTCOME

The results were presented in a detailed business plan, complete

with alternative cash flow forecasts, which was used to support a successful Community Asset Transfer bid.

Following this d3associates assisted with a new application for funding to take the project forward to the detailed design stage. By working closely with the Bullion Hall management committee, we were able to actively support them in the asset transfer process, by assessing the functionality of building, community requirements and developing building solutions supported by business and financial plans.

# d3associates

consultants and project managers

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