



# OPTIMUM DESIGN SERVICES



**Principal Designer Services • Design Management  
Test Fits • Composite Design • Technical Design**

**Space Planning • Internal Survey • Design Drawings • Asset Survey • 3D Visuals**



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## Small Profile

Optimum **design services** Ltd was launched in July 2000.

Optimum design services provides Surveys, 2D space planning, detailed design work, specifying furniture, 3D CGI visuals and animation walkthroughs to help with planning and consultation, on a consultancy basis.

James is proud to announce that this July marked 21 years of Optimum Design Services. He has enjoyed many different projects covering both commercial and domestic premises, providing him with a wealth of experience to share with his clients.

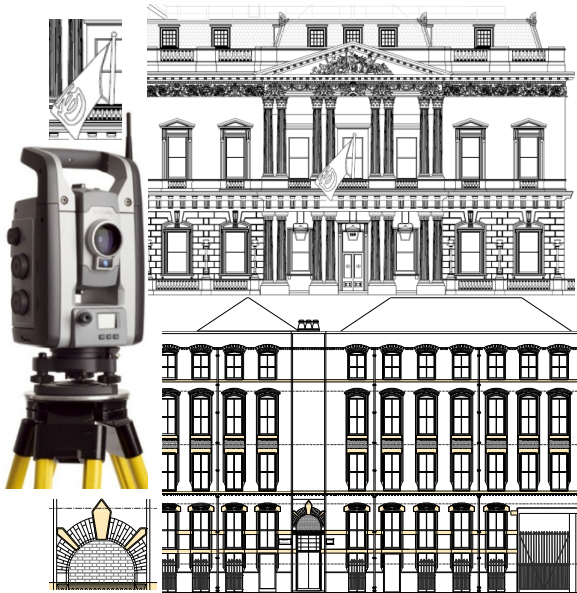
One of the most important aspects of Optimum design services is flexibility for the client. In addition to working from our own office in Oundle, we also have the capacity to work directly with customers either on site or at their own establishment.

We have low overheads which allows us to pass that benefit on to the clients in our quotations.

We can cover projects all over Great Britain including N. Ireland.

# Surveying Services

Internal, External & Topographical Survey, Also As Built Drawings.....



# Design Management



For the past 15 months, James has been working with Od Group as their Design Manager for the 40 Grosvenor Place project (£17M) near London Victoria. Collaborating with Barr Gazetas, the lead architect, and Patrizia, the client, to deliver the overall CAT A office plan and design & build of the Benugo café and building's reception/atrium. This has been an interesting project with marble sourced from the original building's design quarry. A special thank you to Hurst the joinery specialists who delivered an amazing space from a challenging design. We have nearly finished the main entrance not long to go now.....

Feb 2020

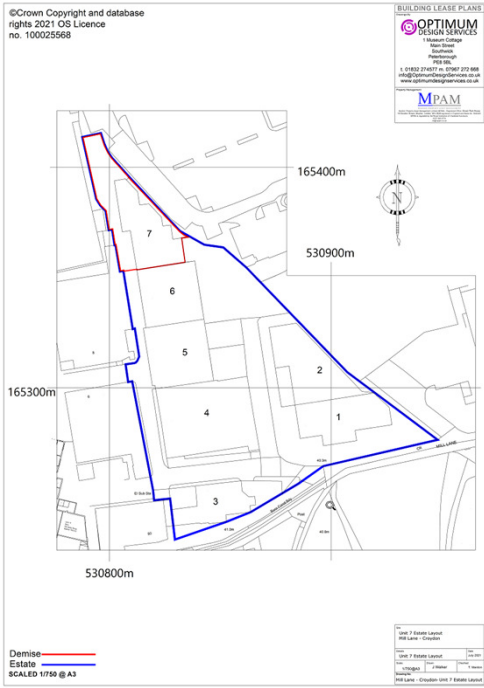
# Design Management

Finished 2021



Very pleased to see this project completed, an amazing transformation for the new facade of the building, complicated to install but well worth it in the end.

# Land-registry Drawings



Land-registry 'Act 2002' Compliant Drawings is a large part of Optimum design services daily work.

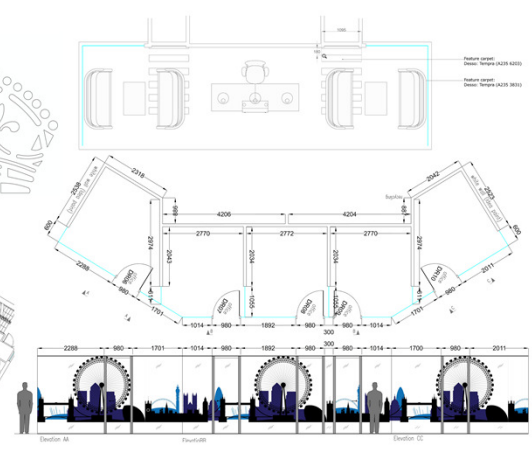
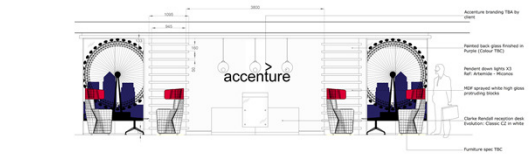
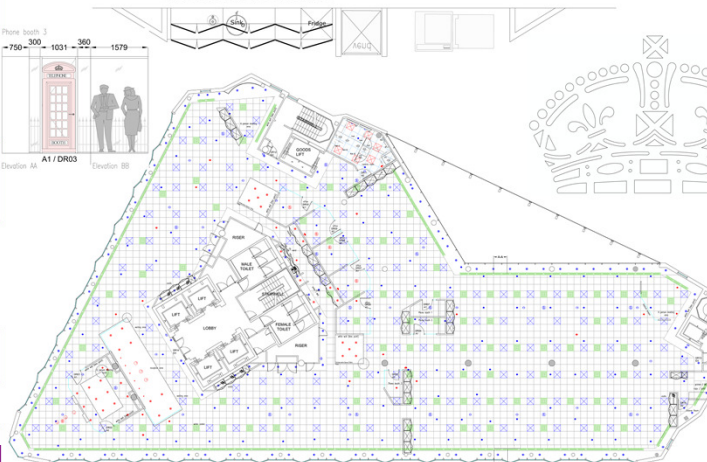
After a site survey AutoCAD drawings are created and PDF's are sent to commercial agent to aid the solicitors when a commercial property is going through a tenant change.

When this exercise is completed the information collected allows us to accurately calculate the net or gross areas of the building.

By law these documents are required in the completion of a building.

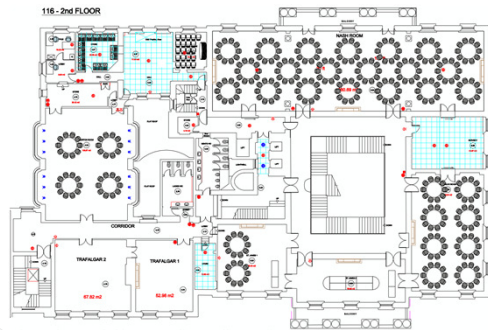
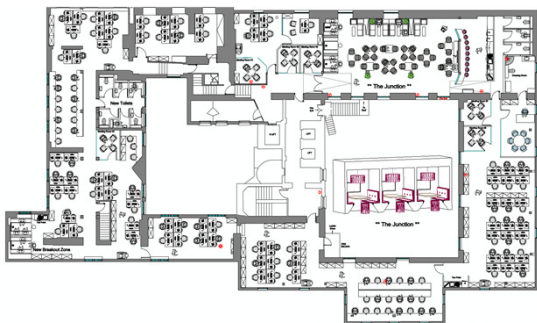


# Technical Design Drawings

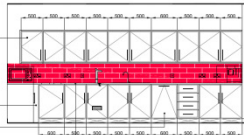




# IoD Work



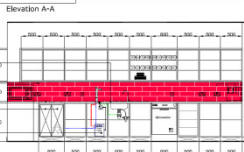
Handrails (if/when)  
High glass white kitchen  
base units  
with stainless steel chunky D  
handles (HR 1255)



High glass white  
DfE panel

Bulk In Dish Washer

Counter tops -  
Square edge (imitate 30mm  
profile) finished to  
Brush state handle (handrails)



Sink finished in stainless  
steel Top Single lever tap  
TAP062 (handrails)

Splash-back

Recycle bin locations  
50m bin recycling waste bins

Zip Hydro Tap (boiling +  
chilled filtered  
water under counter  
unit - with extended hoses

Elevation A-A



Front Elevation 116 Pall Mall

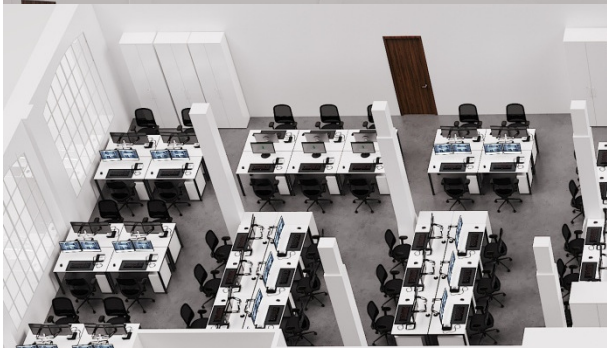


# Test Fits Space Panning



**A Fast Turn Around  
with Test Fit's is  
Always Needed...!!!**

# Loop - Up 3-D Visuals



L&Q

# L&Q 3-D Visuals

Volume 2 - 2018



**THE HUB**



L&Q

L&Q

Finished Photo

Volume 3 – May 2018



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# Interior 3-D Visuals



# Interior 3-D Visuals



# External 3-D Visuals



# External 3-D Visuals

Volume 7





# Interior Design



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# Principal Designer (CDM 2015)

We do offer **Principal Designer services**

**Huntswood 2015**

**Achurch 2016**

**L&Q 2016 to 2020**

## Principal designers: Roles and Responsibilities

Construction (Design and Management) Regulations 2015

A principal designer is a designer who is an organisation or individual (on smaller projects) appointed by the client to take control of the pre-construction phase of any project involving more than one contractor.

Principal designers have an important role in influencing how risks to health and safety are managed throughout a project. Design decisions made during the pre-construction phase have a significant influence in ensuring the project is delivered in a way that secures the health and safety of everyone affected by the work.

Principal designers must:

- plan, manage, monitor and coordinate health and safety in the pre-construction phase. In doing so they must take account of relevant information (such as an existing health and safety file) that might affect design work carried out both before and after the construction phase has started.
- help and advise the client in bringing together pre-construction information, and provide the information designers and contractors need to carry out their duties.
- work with any other designers on the project to eliminate foreseeable health and safety risks to anyone affected by the work and, where that is not possible, take steps to reduce or control those risks
- ensure that everyone involved in the pre-construction phase communicates and cooperates, coordinating their work wherever required.
- liaise with the principal contractor, keeping them informed of any risks that need to be controlled during the construction phase.

On a domestic client project where the domestic client does not appoint a principal designer, the role of the principal designer must be carried out by the designer in control of the pre-construction phase. When working for a domestic client, the client duties will normally be taken on by another duty holder (often the principal contractor on projects involving more than one contractor). However, the principal designer can enter into a written agreement with the domestic client to take on the client duties in addition to their own.

The collage includes several key documents:

- Contractor Draw Up:** A detailed table with columns for 'Contractor', 'Activity', 'Start/End', 'Status', and 'Notes'. It lists various construction activities and their scheduled dates.
- Schedule of Control Documents:** A checklist of 32 items, including '3. Schedule of Control Documents', '4. Project Meeting Minutes', '5. Health and Safety Statements', '6. Risk Assessment', '7. Material Specifications', '8. Building Control Documents', '9. PFD Drawings', '10. List of Supporter', '11. Project Specifications', '12. Control Documents', '13. Existing Drawings', '14. Construction Drawings', '15. Detailed Drawings', '16. Final Check Lists', '17. Project Schedule', '18. Risk Assessment', '19. Method Statements', '20. Schedule of Contractors and Subcontractors', and '21. Program of Work'.
- Design Team:** A table listing team members with columns for 'Name', 'Job Title', 'Phone', and 'Email'. It lists roles such as 'Principal Designer', 'Principal Contractor', 'Designer', and 'Contractor'.





# Asset Management Survey



South East Coast  
Ambulance Service  
NHS Foundation Trust

Optimum **design** services were commissioned to undertake a 10 month project of a full asset management survey for 70 ambulance stations & three county headquarters.

Collecting information including furniture, Serial-Numbers, Manufacturer info, Model info, of all serviceable or maintenance asset items. Creating AutoCAD drawings & Asset spreadsheets.

This information was to assist in the re-structure of the Ambulance Foundation.

**RH Associates**

Also working with the



on their Asset Management Study.

## Principal Designer CDM 2015

Internal Survey - including ground level surveys

Test Fits Drawings

Land-registry 'Act 2002' Compliant Drawings

Commercial Asset Management Services

Space Planning

Detailed Presentation Design Drawings

Construction Drawings

Architectural Planning Services

Detailed Furniture & Storage Audits

As Build Survey & Drawings

3D Visuals (CGI's)

3D Animation Walkthrough's

Graphic Design (new)

Website Design (new)

# Client List

## Direct Clients



South East Coast  
Ambulance Service  
NHS Foundation Trust



Walsall Council

## Property Clients



## Design & Build Clients



MARIS



bluu



# Covid-19 Safety Plan



## Covid-19 Safety Plan

James & Jacqueline Walker had their vaccinations on the 09.03.21 and 20.05.21.

A rapid lateral flow test will be undertaken before attending any site.

Hand-sanitiser and mask wearing will be used in all survey work.

Safety is a priority for us and our clients.



Founded 2000



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