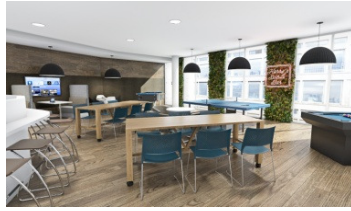
# OPTIMUM DESIGN SERVICES



**Principal Designer Services**

**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.

We do work under our own name, of course. But we can also work under your name too, an extension to a design team, which has worked very well for the past 18 years.

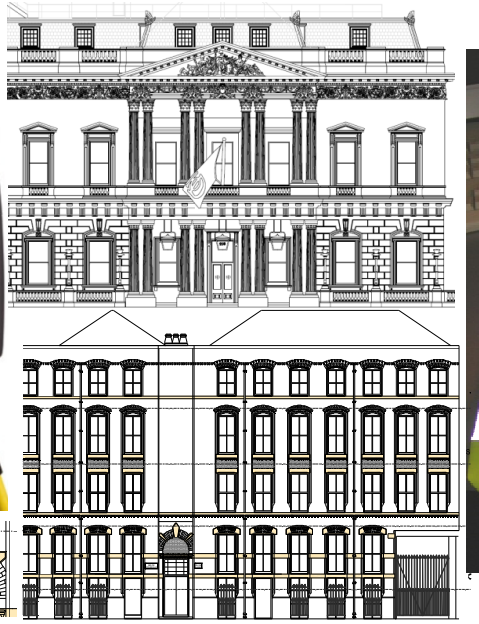
One of the most important aspects of Optimum design services is flexibility for the client. In addition to working from our own office in Oundle, we also have the capacity to work directly with customers either on site or at their own establishment.

We have low overheads witch 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.....**



L&Q

# Principal Designer (CDM 2015)

We do offer **Principal Designer** services

**Huntswood 2015** **Achurch 2016**

**L&Q 2016 to Present**

## Principal designers: Roles and Responsibilities

Construction (Design and Management) Regulations 2015

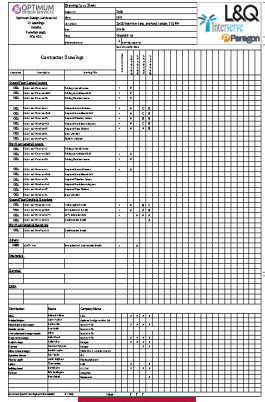
A principal designer is a designer who is an organisation or individual (on smaller projects) appointed by the client to take control of the pre-construction phase of any project involving more than one contractor.

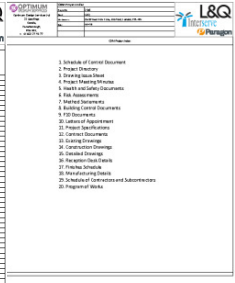
Principal designers have an important role in influencing how risks to health and safety are managed throughout a project. Design decisions made during the pre-construction phase have a significant influence in ensuring the project is delivered in a way that secures the health and safety of everyone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





HSE

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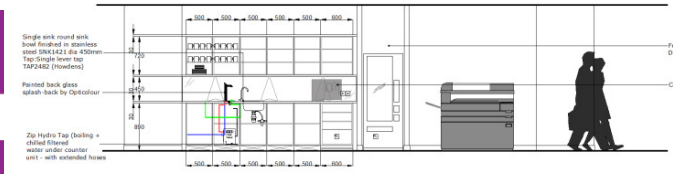
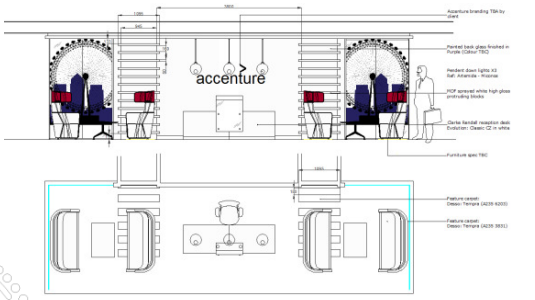
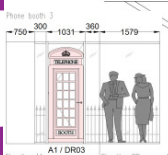
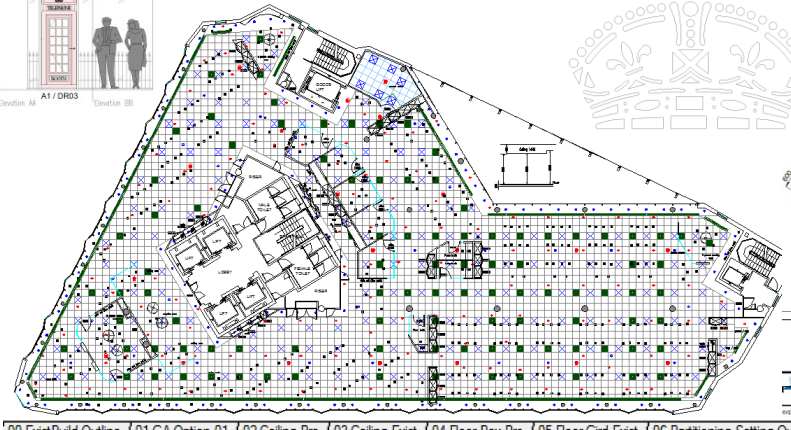
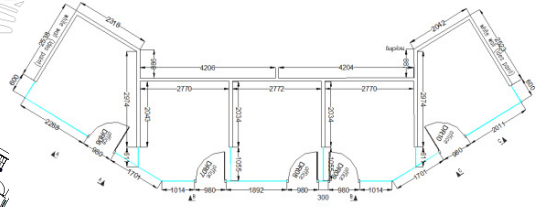
# Technical Design Drawings

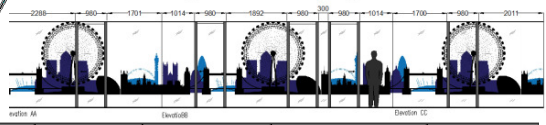


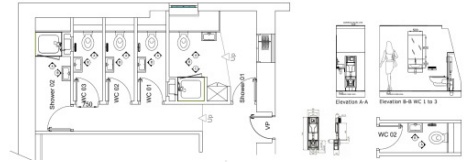


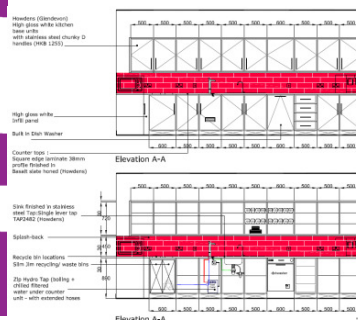


00-Exist Build Outline | 01-GA Option 01 | 02-Ceiling Pro | 03-Ceiling Exist | 04-Floor Box Pro | 05-Floor Gird Exist | 06-Partitioning Setting Out | 07-Comms Detail | 08-Telephone Booth | 09-Manifestation Drawing | 10-Door Numbers

11-Furniture Number | 12-Carpet Design | 13-Security Drawing | 14-Tea Point | 15-Copy & Vending | 16-Storewall | 17-Copy & Print area | 18-Decoration Drawing | 19-Reception | 20-Reception Option 1 | 21-Reception Option 2

IoD Work



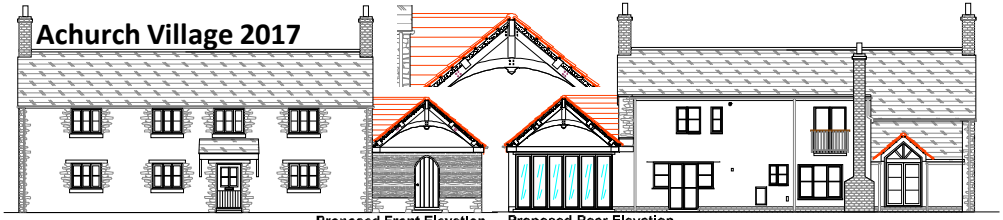
Front Elevation 116 Pall Mall

# Test Fits
# Space Panning

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

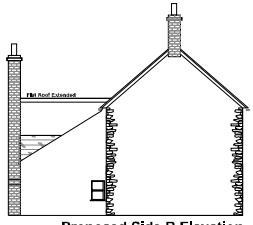
Architectural Planning Services

## Achurch Village 2017

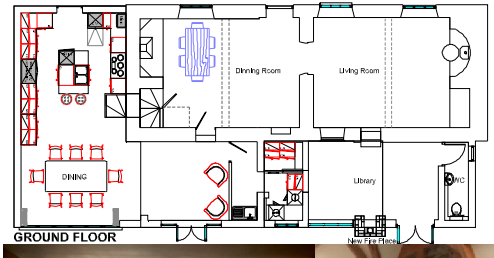


Proposed Front Elevation

Proposed Rear Elevation




Proposed Side B Elevation




GROUND FLOOR

FIRST FLOOR

L&Q

# L&Q 3-D Visuals

Volume 1 - 2018

THE HUB

L&Q

# L&Q Finished Photo

Volume 1a – May 2018

CURVE

# Interior 3-D Visuals

Volume 2 - 2017

Morgan Stanley

# Interior 3-D Visuals

**Volume 3 - 2016**

MPAM
MARDON PROPERTY ASSET MANAGEMENT

# External 3-D Visuals

Volume 4

MPAM
MARDON PROPERTY ASSET MANAGEMENT

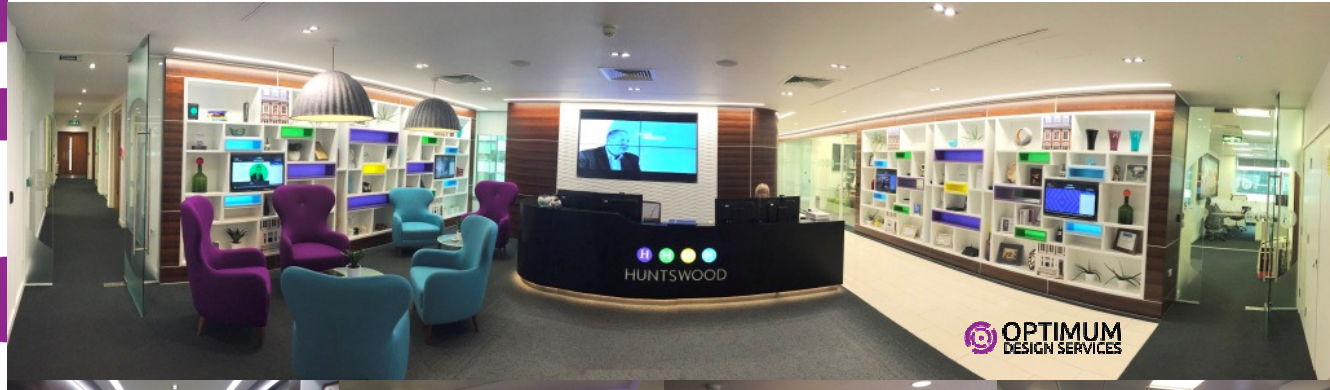
# External 3-D Visuals

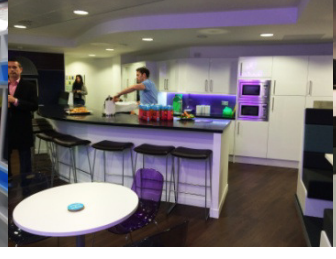
Volume 5

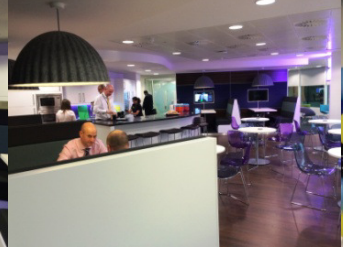
area

# Interior Design

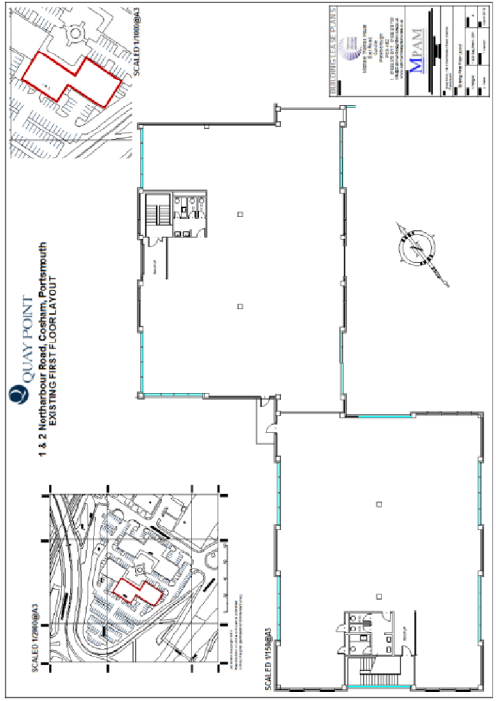
**Designed By James Walker 2015**







# 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.

MPAM
MARDON PROPERTY ASSET MANAGEMENT

Lambert Smith Hampton

LaSalle Investment Management

Do take a look at Tim Mardon's & Gavin Ingram's **Testimonials!**

CUSHMAN & WAKEFIELD

Kennedy Wilson
EUROPE REAL ESTATE PLC

CBRE
CB RICHARD ELLIS

South East Coast Ambulance Service NHS Foundation Trust

# 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

Do take a look at Richard Harrison's **Testimonial!**

Also working with the

IOD

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

St Hilda's Preparatory school for girls

Shaw Stone & Webster Limited

boohoo.com

IoD

East THAMES

L&Q

Walsall Council

## Property Clients

MPAM Mardon Property Asset Management

Lambert Smith Hampton

CBRE CB Richard Ellis

ISS

LaSalle Investment Management

RH Associates

Cushman & Wakefield

CAPITA SYMONDS

Kennedy Wilson Europe Real Estate PLC

## Design & Build Clients

MARIS Workplace Design Experts

CURVE

area

tda interiors

bluu

DA Denton Associates

redstone workplace interiors

workplacecreations

GDL Interiors Ltd

# Testimonials Volume 1

"We at GDL Interiors Limited have worked with James Walker for numerous years during which time we have always found him to be professional, honest and punctual with his production of drawings/designs/CGI images

He has successfully won us contracts due his first class presentation/production of the flawless drawings/images he has produced and we would highly recommend him to anyone who wants to be confident in the knowledge that they will be 100% satisfied with the service he will provide them.
David Lloyd
Managing Director"

GDL Interiors Ltd

MPAM
MARDON PROPERTY ASSET MANAGEMENT

"I have known James Walker for many years now and we have carried out many different types of work together ranging from unit sizes of less than 1,000 sq ft to whole estates of over 100,000 sq ft. In that time James has always been extremely professional and very reliable. He gives tangible reasoning behind his advice, realistic timeframes for the delivery of work, his pricing structure is competitive and the final presentation first rate. All in all I remain committed to using James on the schemes that I am involved with and continue to spread the good word whenever I am asked who to use in such situations."

Tim Mardon
Managing Director,
MPAM

''As a regular client of Optimum Design, I would like to say a big thank you to James and his staff for the design backup and support this year. When our in-house design is maxed out, we draw upon this excellent resource in order to keep our sales teams fed with good quality and accurate space-planning and 3D work. Optimum's recent work for the Royal Society demonstrates their ability to take a brief and to produce top quality survey and design work. This enabled us to get back to client quickly with a good quality sales pitch and the job was won! What more can I say!''
Ben Hughes,
Managing Director,''

redstone
workplace interiors

LaSalle
Investment Management

"We have been working with Optimum Design Services for some time now and they have always been efficient and provided us with bespoke projects where required with ease."

Gavin Ingram,
Investment Manager, LaSalle Investment Management

# Testimonials Volume 2

''As an independent consultant in 2011 I worked on a large project for an NHS Ambulance Trust; Optimum Design Services were employed to carry out Asset Management Surveys on more than 70 buildings and, I am pleased to say, that it was a pleasure working with them. They provided us with the AutoCAD drawings, Asset Management survey sheets and detailed photography for all the Ambulance Stations. Because the project was so large, we were kept up to date with detailed weekly reports and this enabled us to keep this substantial project on schedule despite a number of basic variations imposed by our client. Optimum's work was always professional, accurate, top quality and kept within a strict budgetary envelope. I would be happy to work with them again in the future and would be pleased to recommend them to other organisations.
Richard Harrison,
Former Managing Director ''

RH Associates

"Denton Associates have worked with James Walker on a number of occasions over many years and have always found him to be quick, efficient and above all to have great client empathy. He has an uncanny ability to make people think they are the only client he has and he gives them his undivided attention. He is innovative in his design solution when needs dictate and always respectful of the grain of a building therefore keeping any costs to budget. We will continue to work with James and would be very happy to recommend him.

David Nook,
Former Managing Director"

DENTON ASSOCIATES

'' I find it very difficult to fault any work Optimum has completed for us. Always responding quickly and efficiently, never misunderstanding the brief - more likely enquiring very carefully about the brief to ensure there is no margin for error. Optimum has always delivered on time and with a smile. James is very good at producing consistently high quality work with the minimum of fuss.
If I were asked to recommend a company to complete almost any draughting or modelling work I would have to recommend Optimum and James.
Wishing you all the very best for the future, keep up the good work James.
Neil Fraser,
Managing Director – Pmd gb Ltd''

OPTIMUM
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**James Walker**
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**Founded 2000**

## www.optimumdesignservices.co.uk

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