INCH Architecture + Design Ltd

Socially responsive Architecture & Design

2.1
people

4364 days 12 years

039 job no.

13 of us 390 projects

23
Live Projects

Our vision:



High quality architecture & design for everyone



Who We Support Through Design, Development, Learning:

- Charities
- Third sector organisations
- Communities
- Young people
- Architecture students
- Universities
- Urban Regeneration Agencies
- Housing Associations



Socially responsive architecture

- **INCH is a social enterprise** and therefore the company is 'non-profit'. It is a company Ltd by Guarantee and therefore we are not owned by any shareholders. Any surplus made is reinvested i.e. there are no Director dividends or shareholder benefits.
- The 6 company objectives are embedded in our constitution. i.e. Memorandum of Articles. It is the responsibility of the Directors and Members to ensure these objectives are met
- 'architectural services' is only one part of one objective.
 Others include:
 - Reinvestment
 - Encouraged learning
 - Collaboration
 - Community engagement
 - Research



Some Projects













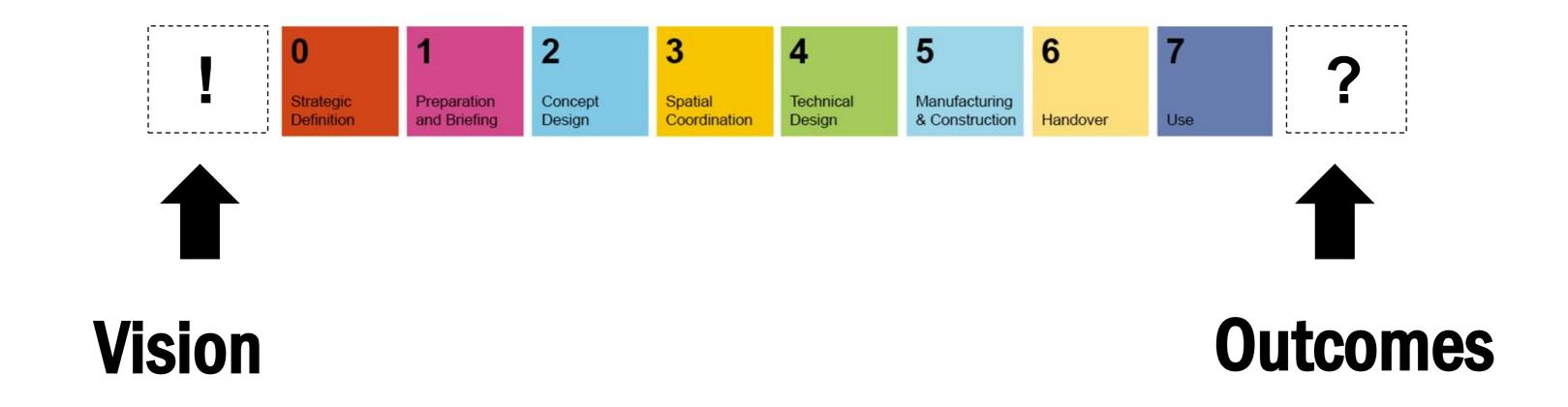




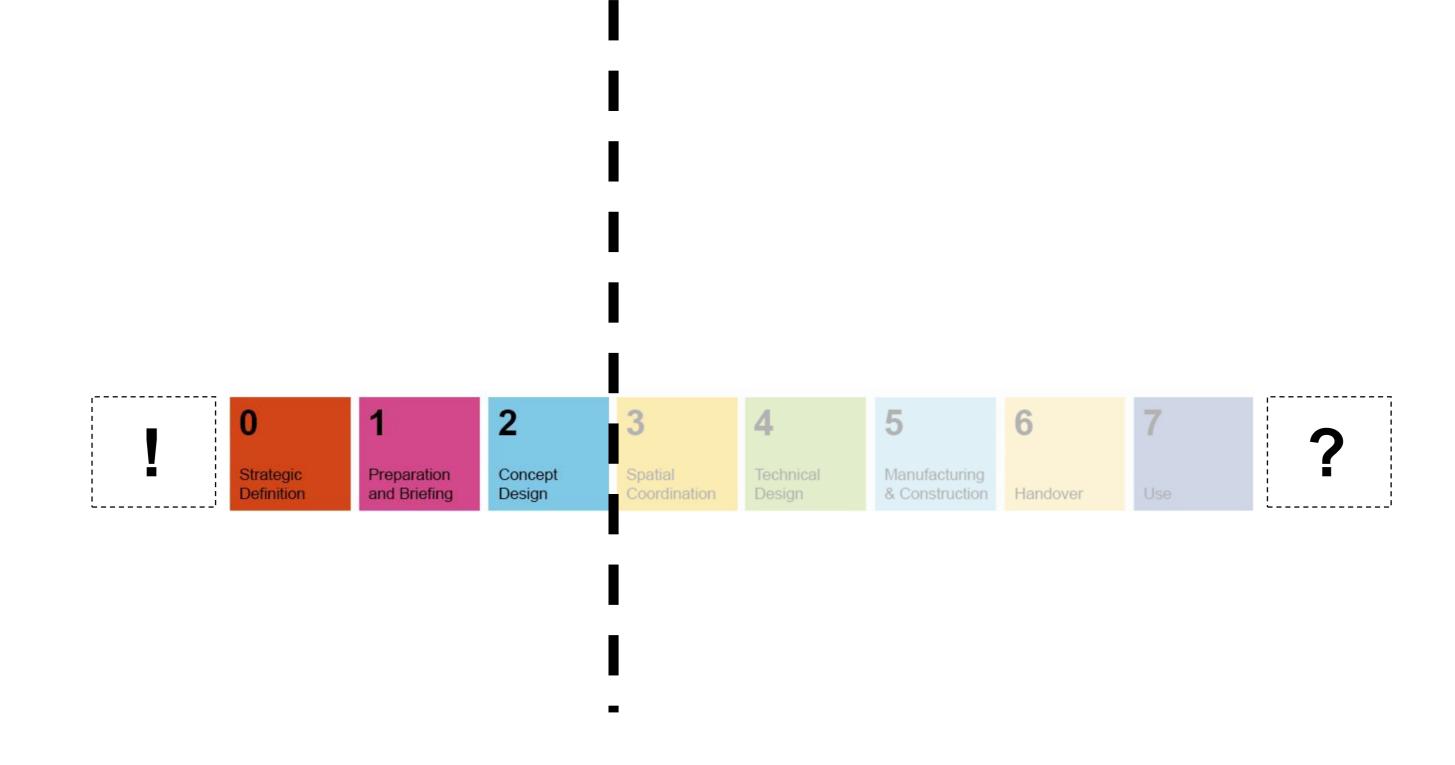




The Design and Funding Process

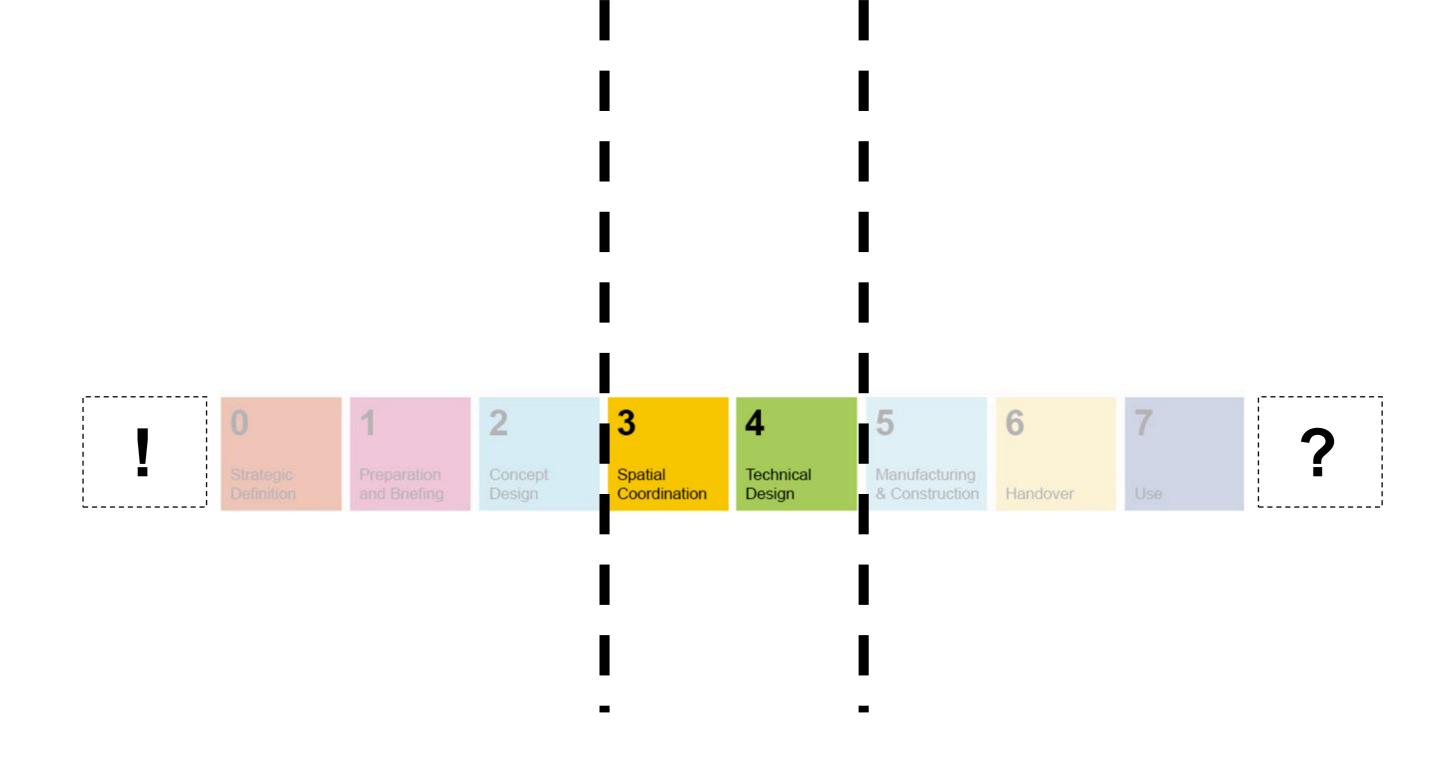


RIBA Plan of Work



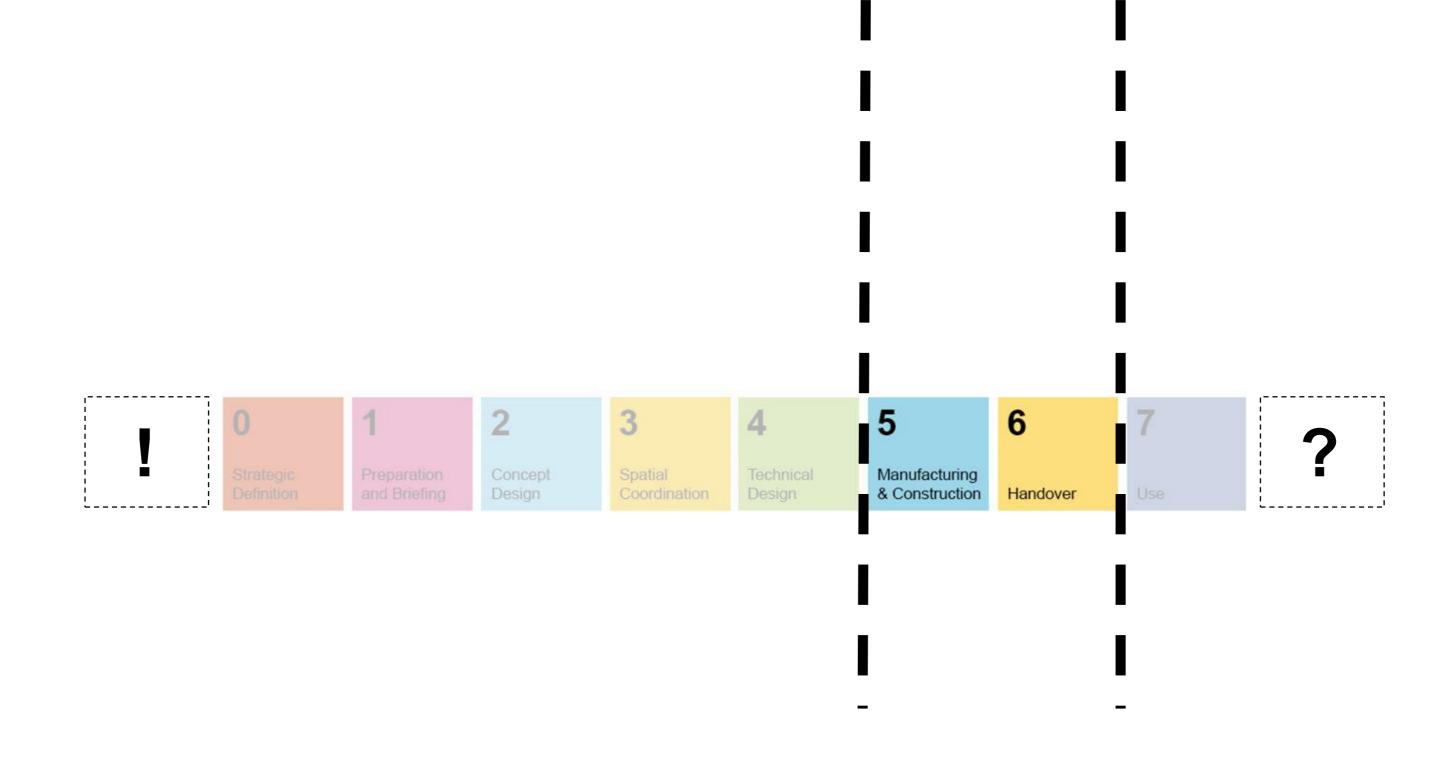
Creative, Vision, Collaboration, Consultation, Fluid process

Business Case, Funding, Budget, Programme



Vision becomes Real, Materials, Approval

Technical, Consents, Change becomes difficult

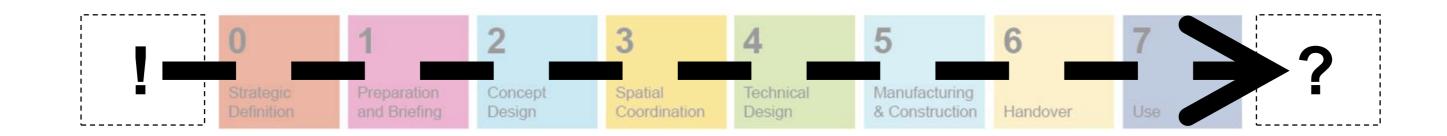


Construction, Visible Progress, Validation Contract, Change not advised, Risk, Cost

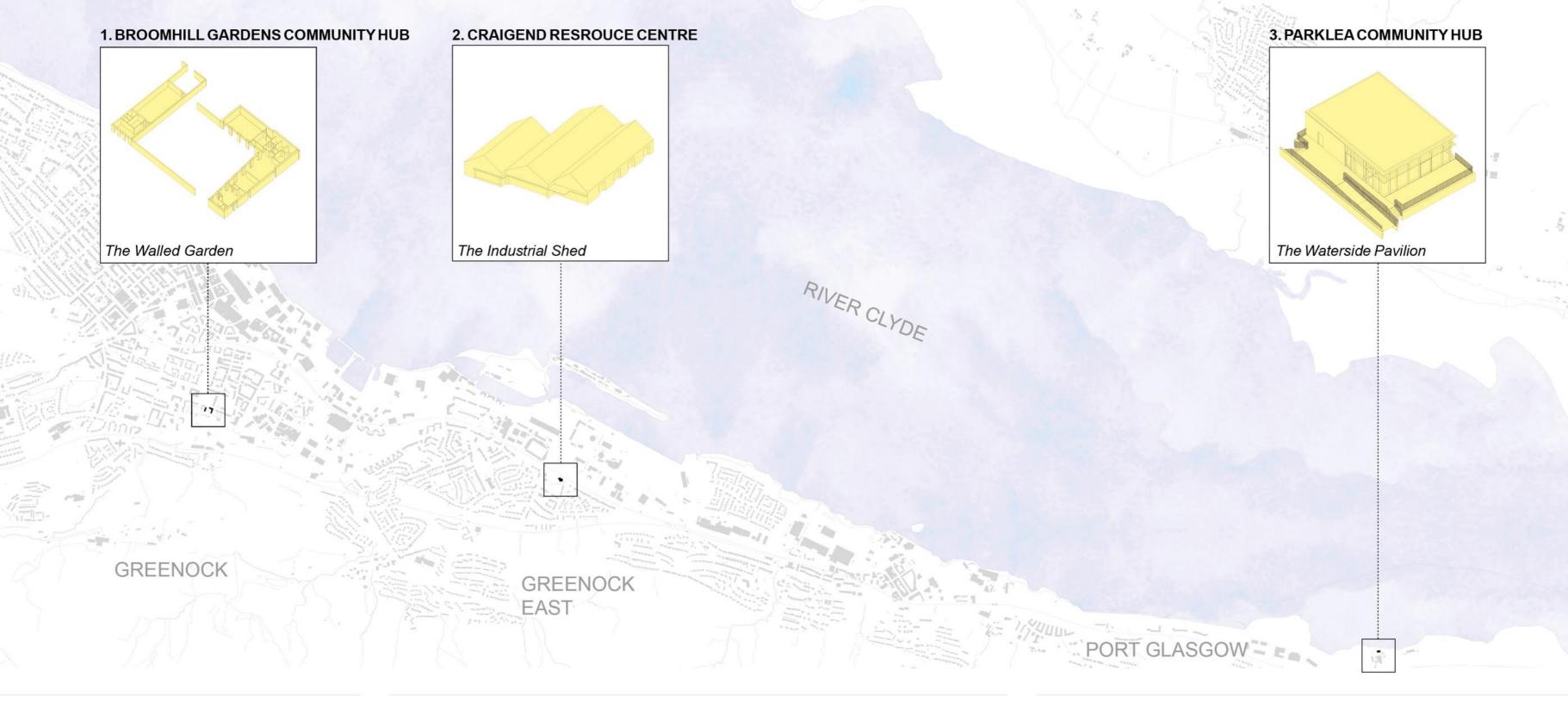


Outcomes, Impact, Transformation

Maintenance, Revenue, Operations, Snagging

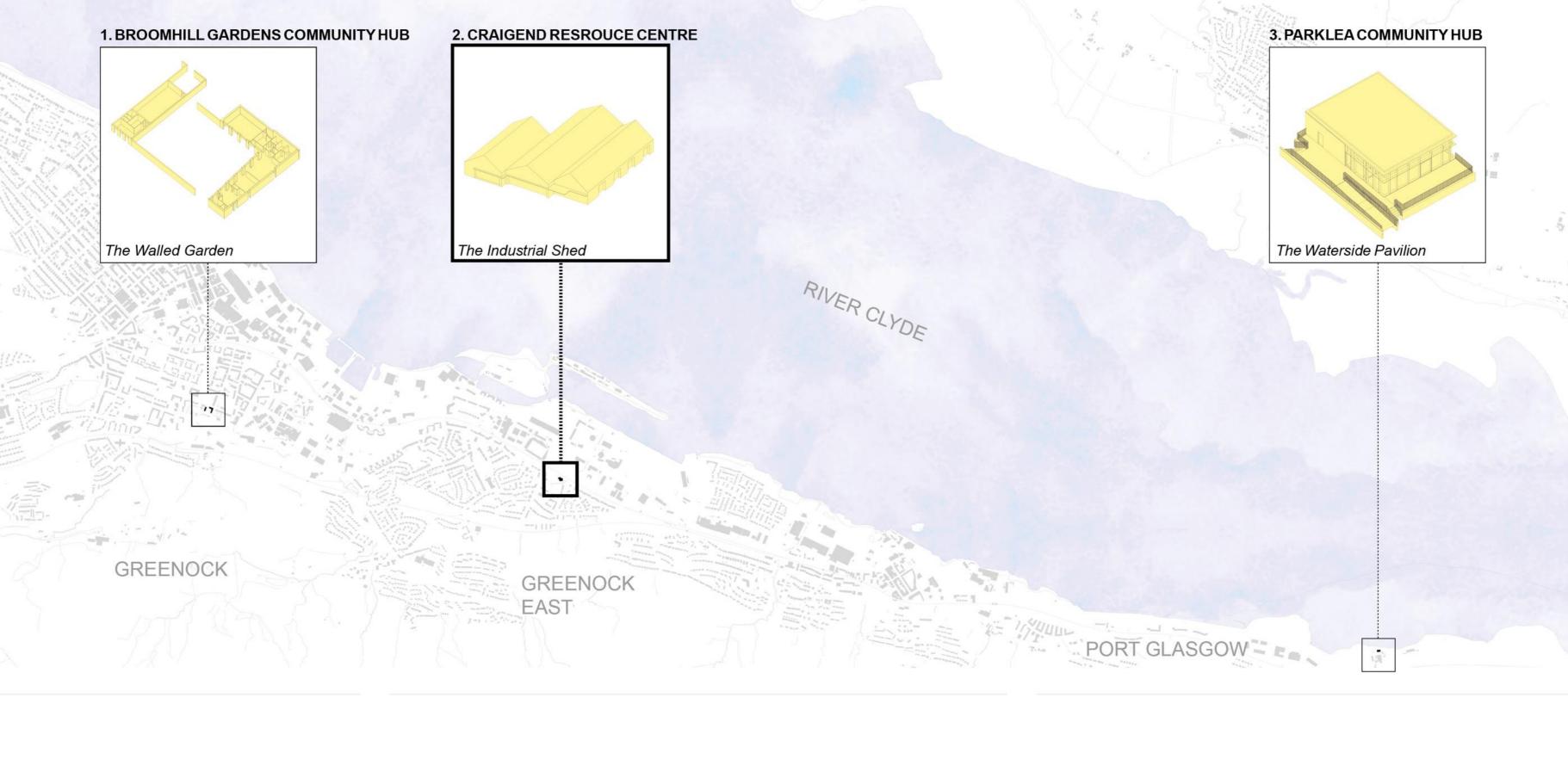


The Ideal Approach Proceed Directly to Outcomes



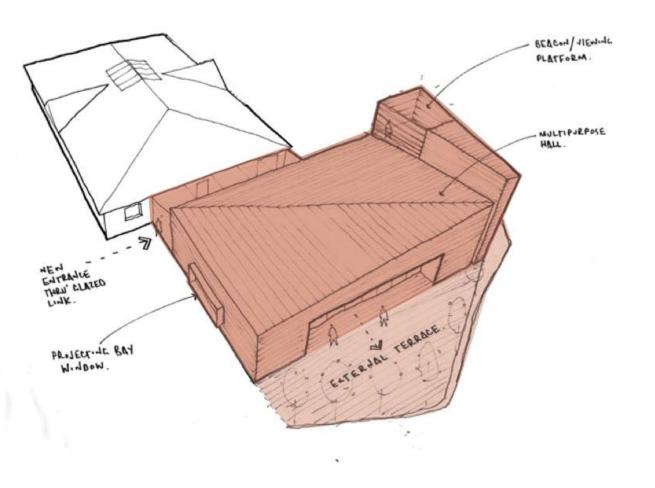
Inverclyde Projects

Craigend Resource Centre The Devil is in the Detail

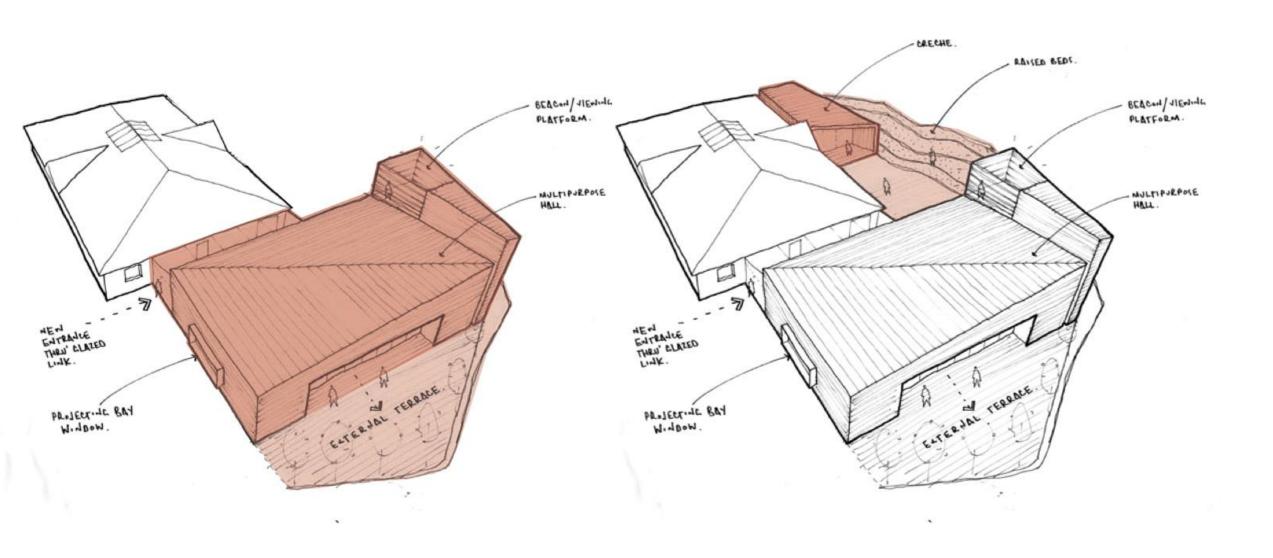




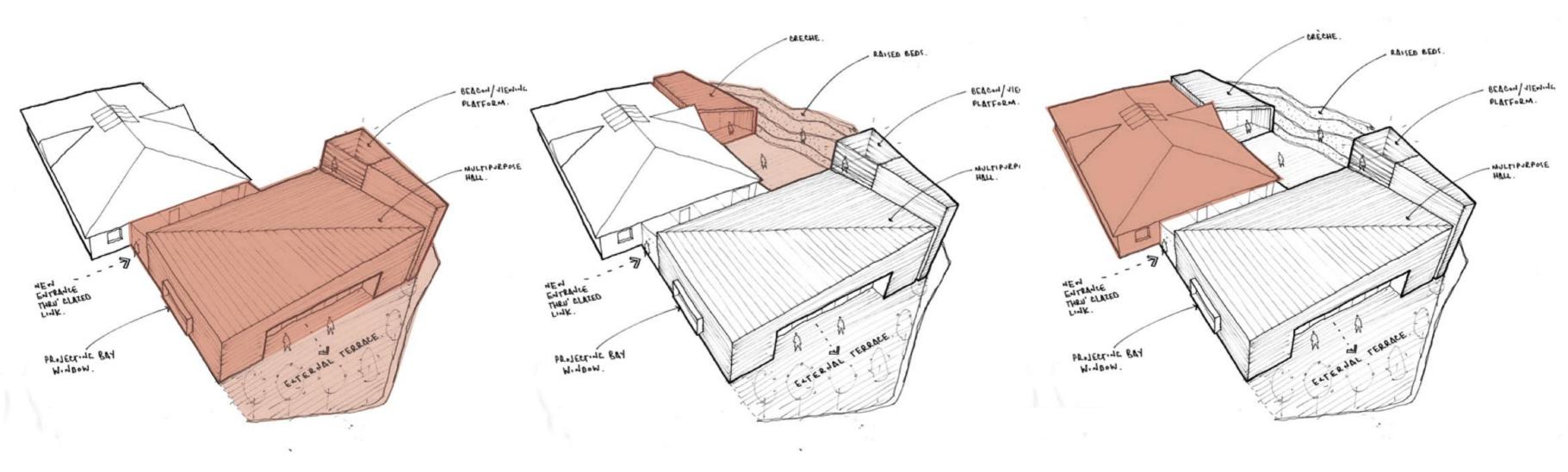




New Hall

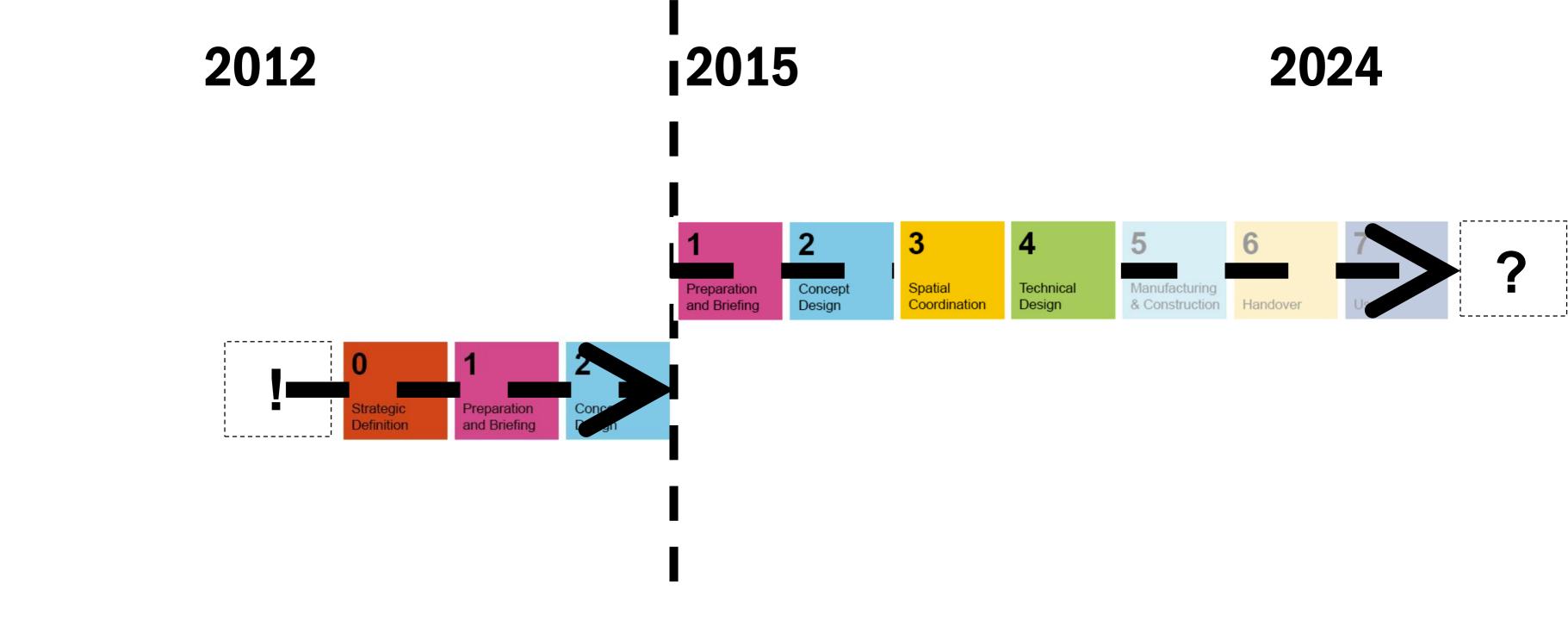


New Hall + Creche



New Hall + Creche + refurbish Pre-fab Existing

Devil in the detail - prefab refurb not fundable



Return to Brief, Funding Strategy, Business Case





Back to Newbuild

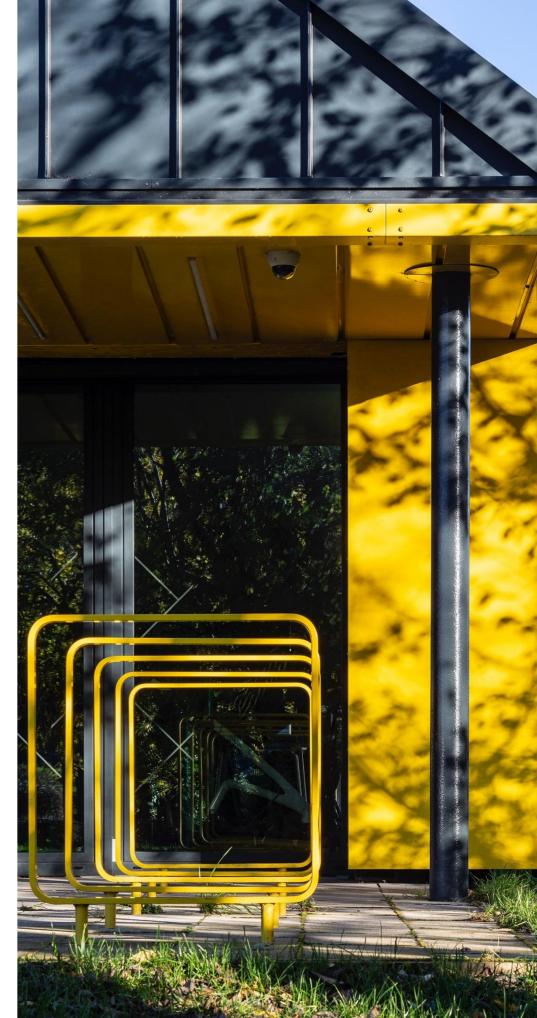
More costly, Better outcomes, Future Proofed











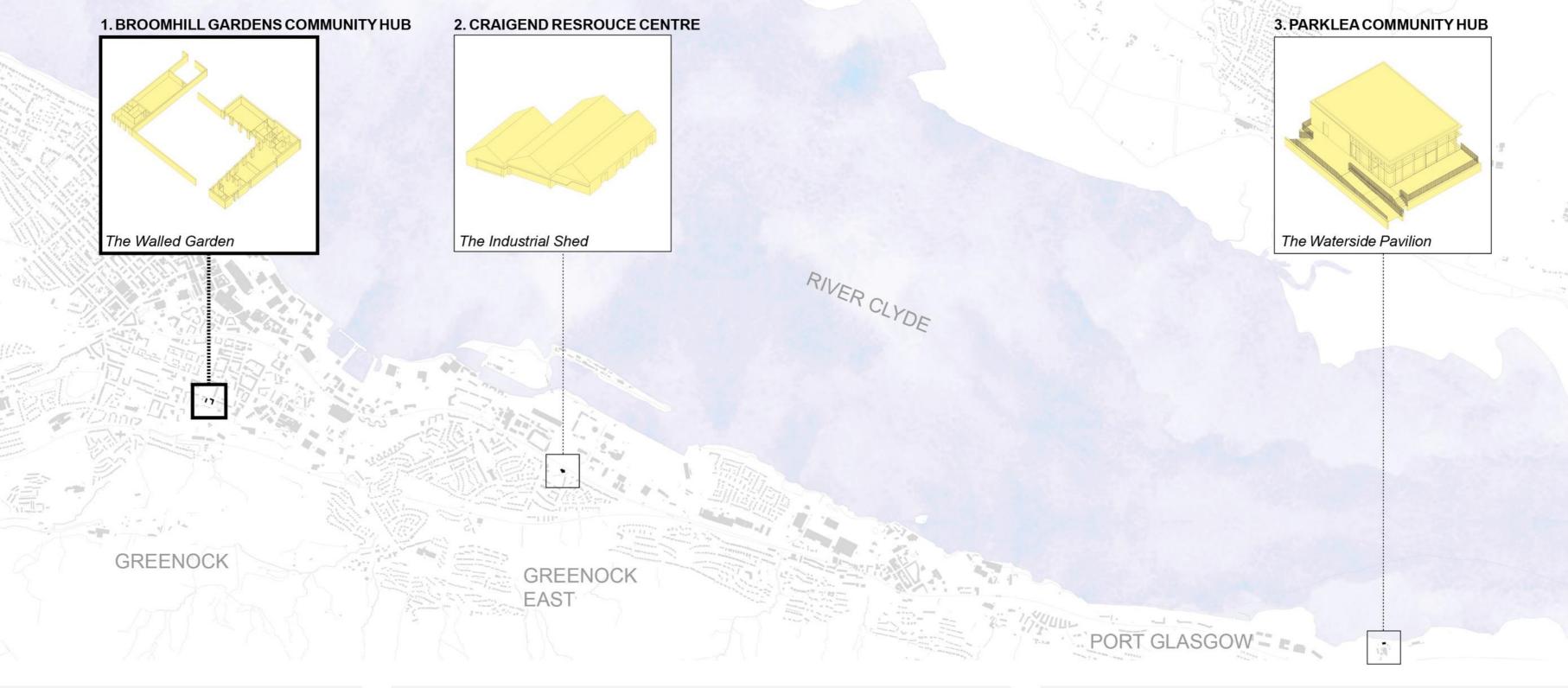
Learning

Solutions which fully deliver on outcomes can be more effective

Avoid losing time by asking questions at the outset about the small-print

Broomhill Gardens Inverclyde Association for Mental Health / In-Work Enterprises

Agility Training



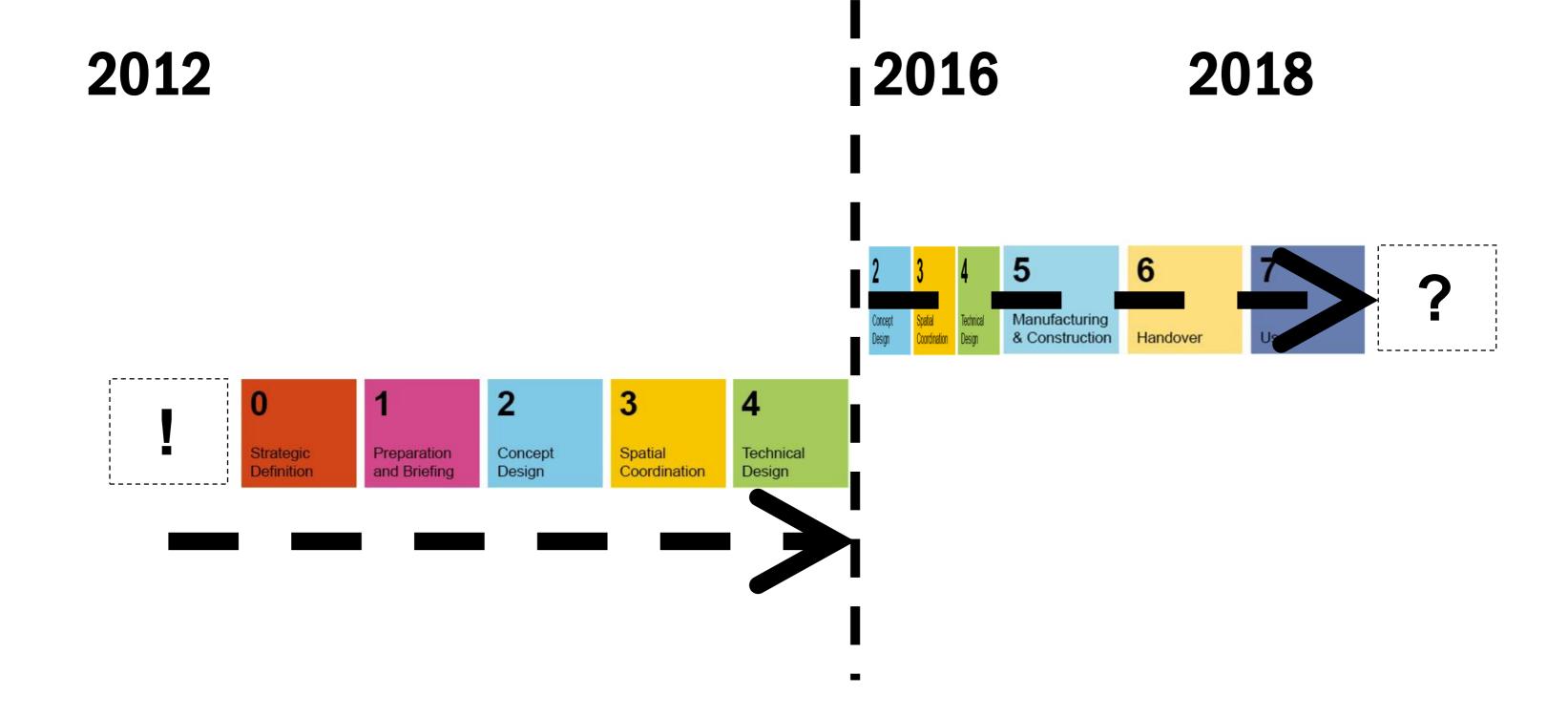
Tender returns very high, contractor almost in place, time limited prices, consents had to be amended very quickly!



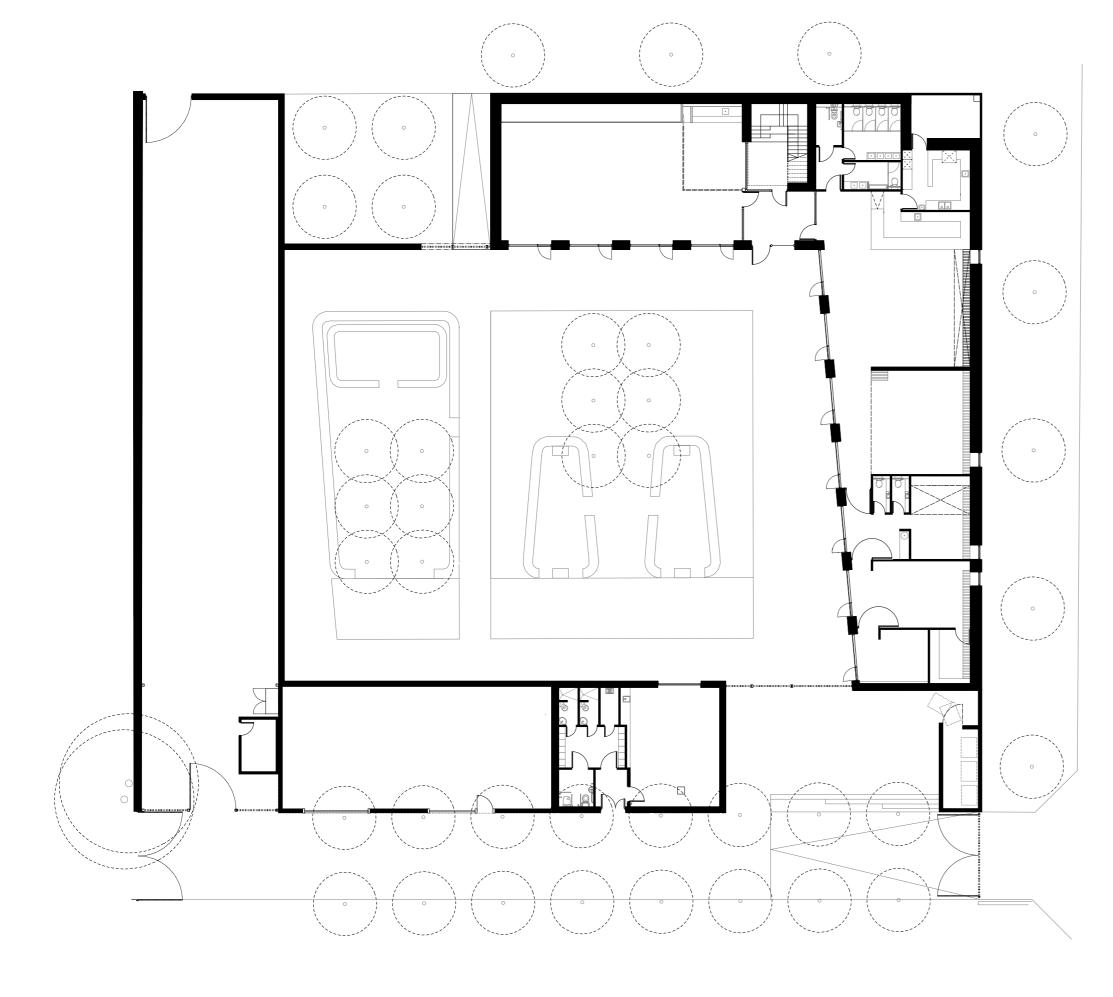








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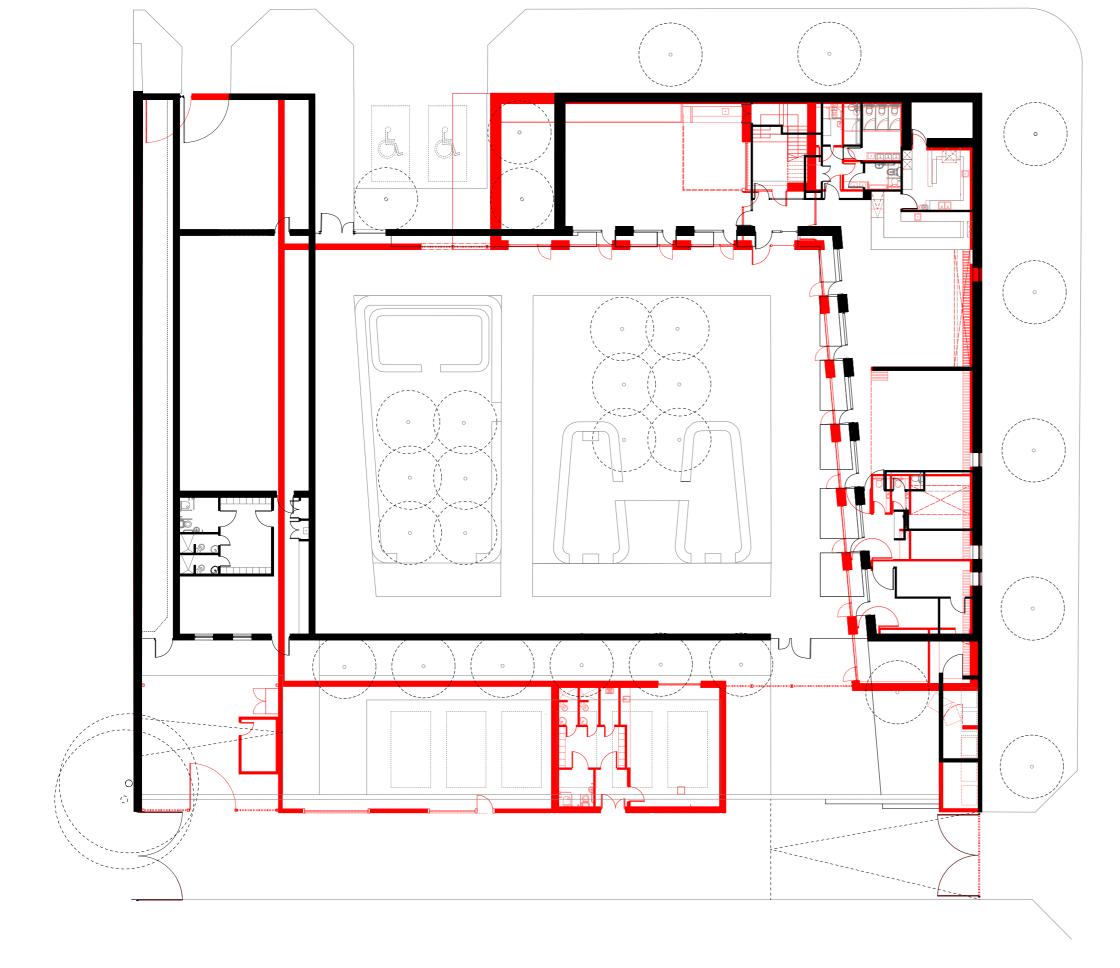


2016 Tender Return

Tender 150% x Budget

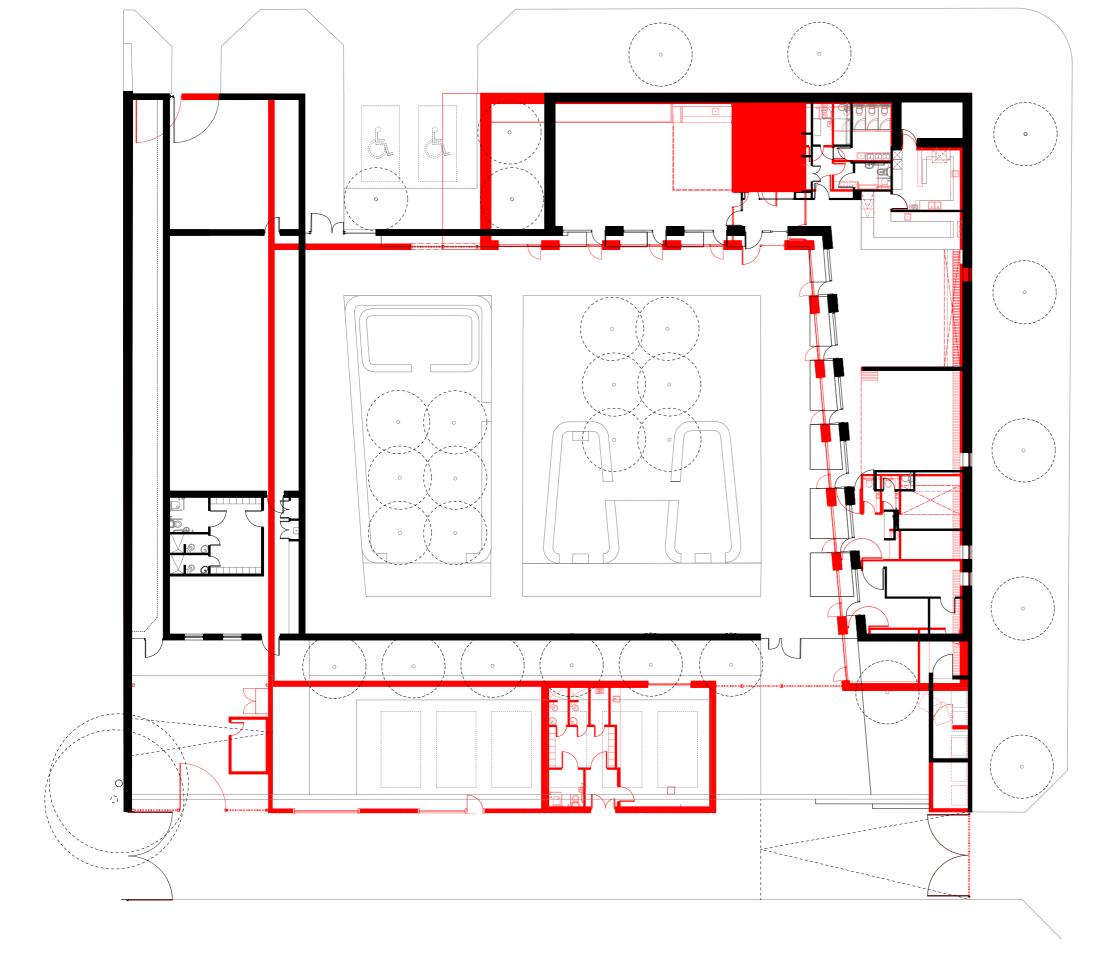
Valid for 90 days





Overlay showing old and new



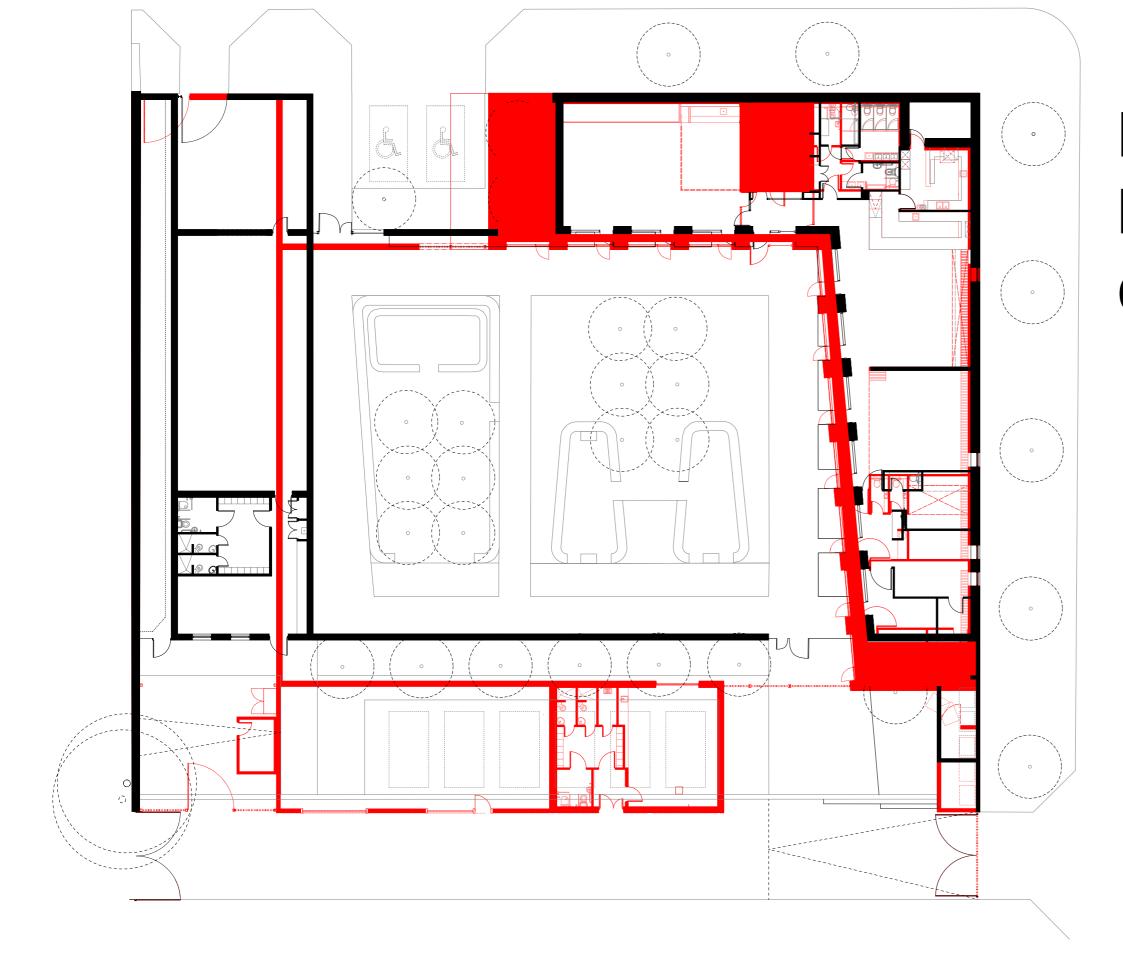


Public access to Roof removed

Lower public amenity

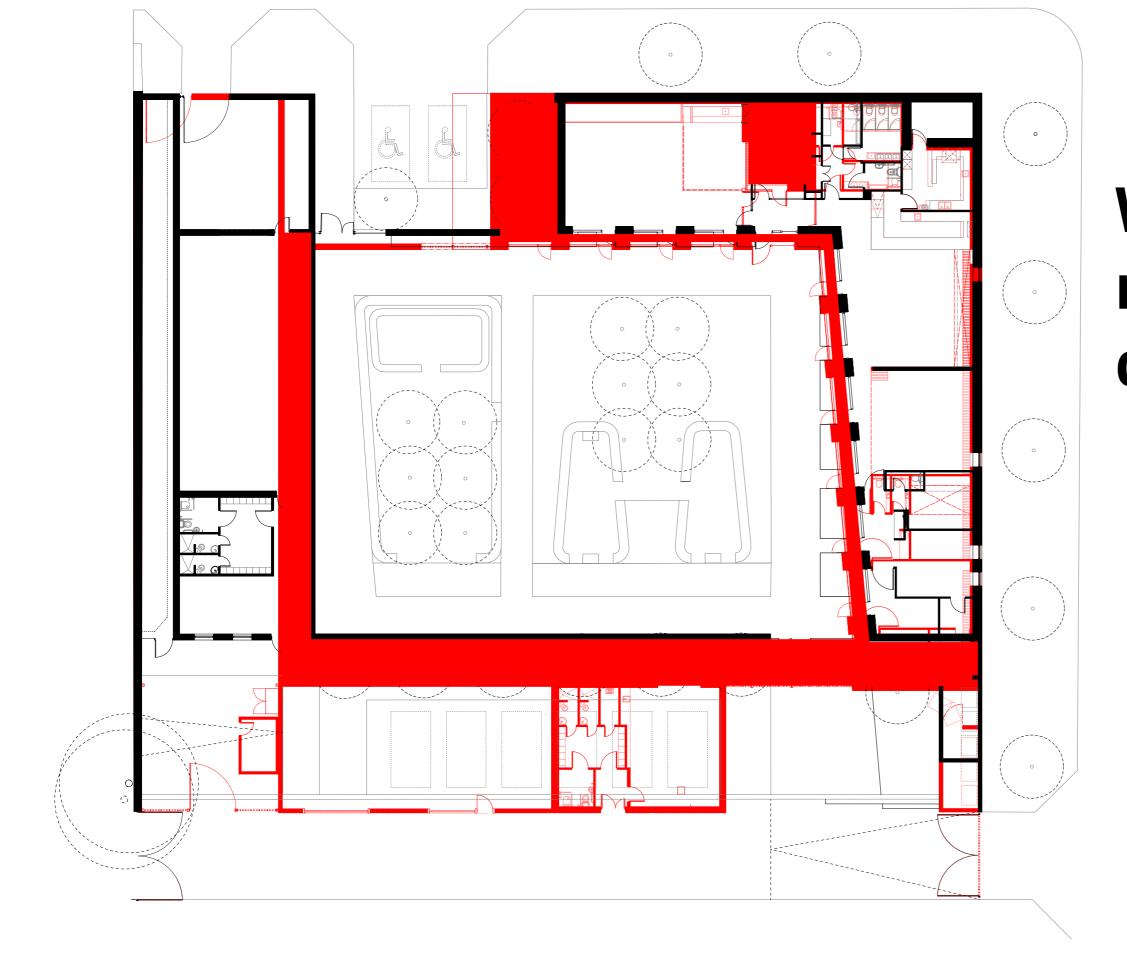
Reduced cost of structure





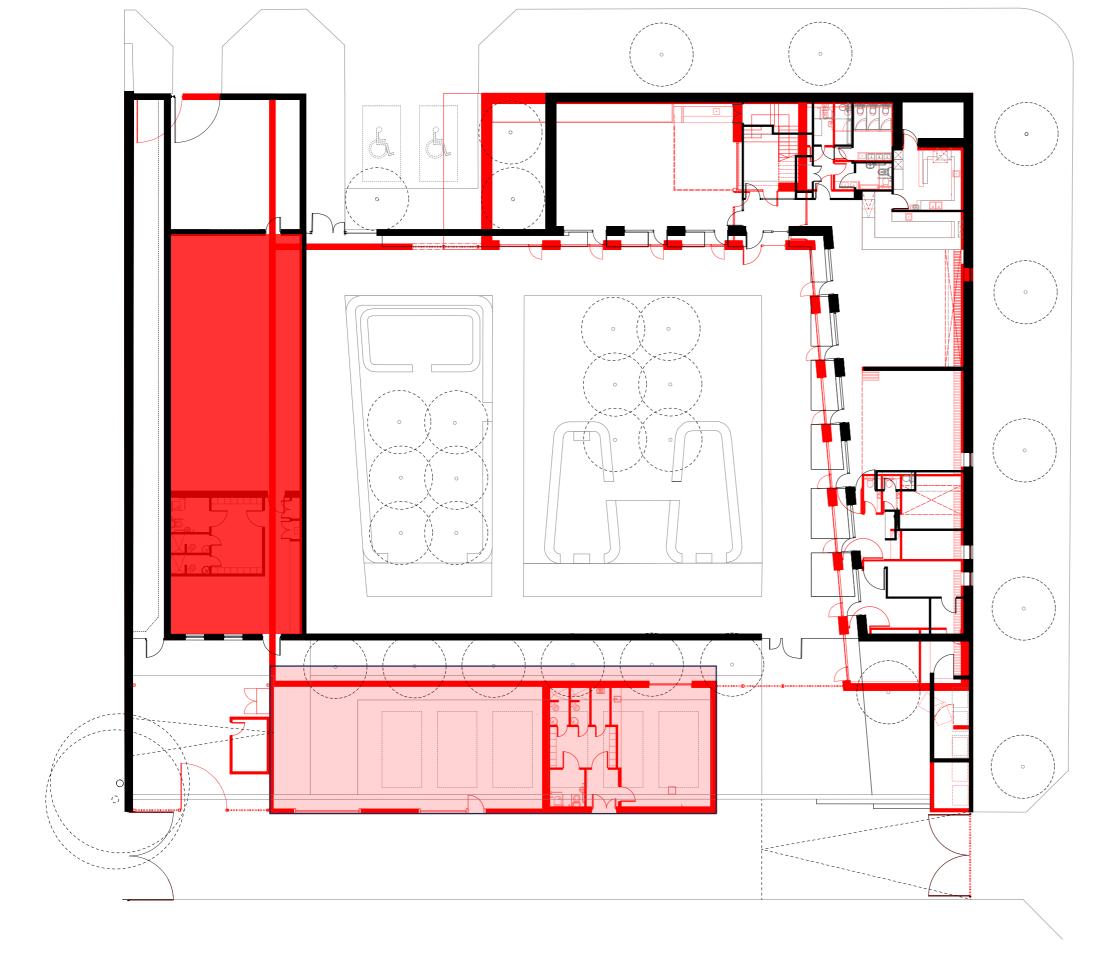
Floor area reduced by 15% by fine tuning layout and detailing



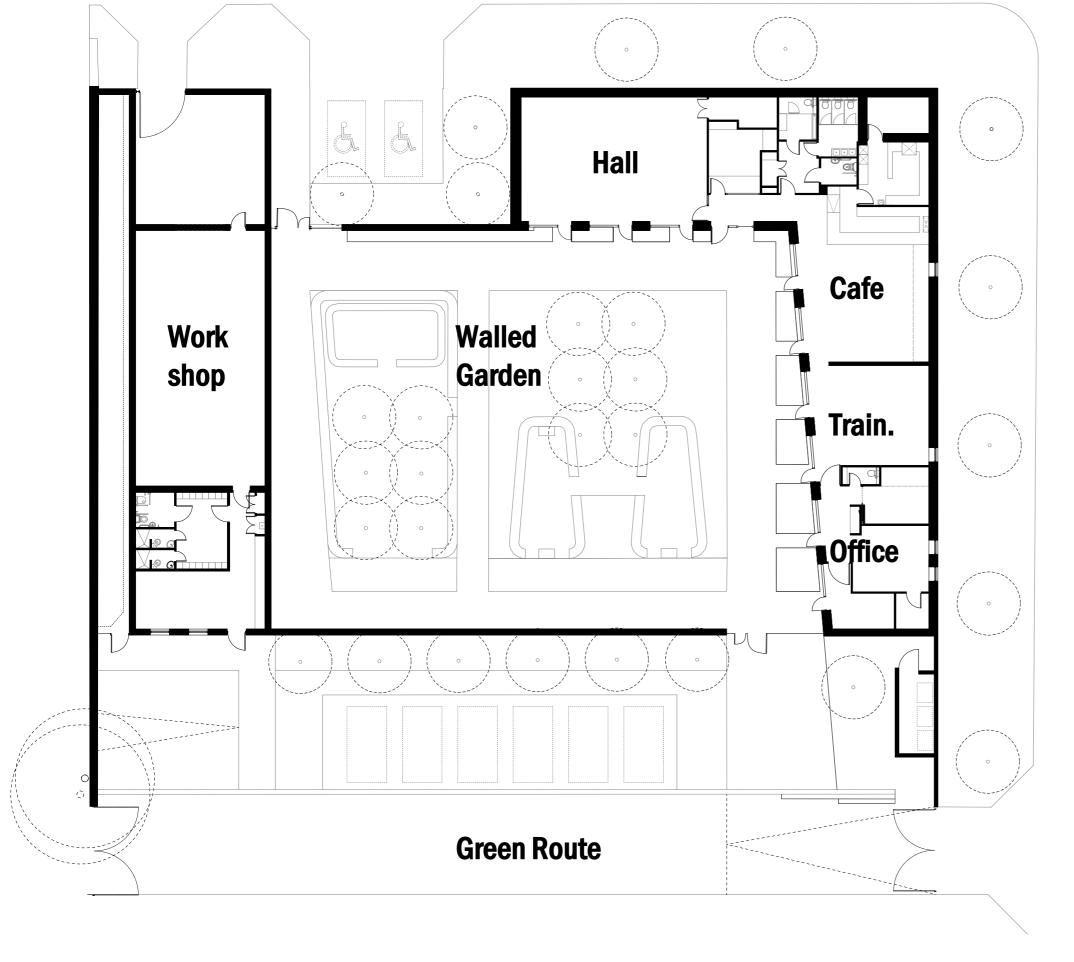


Walled Garden Reduced, reducing brickwork and high quality landscaping extent





Building 2 (workshop_relocated away from underground culvert and concealed being walled garden wall

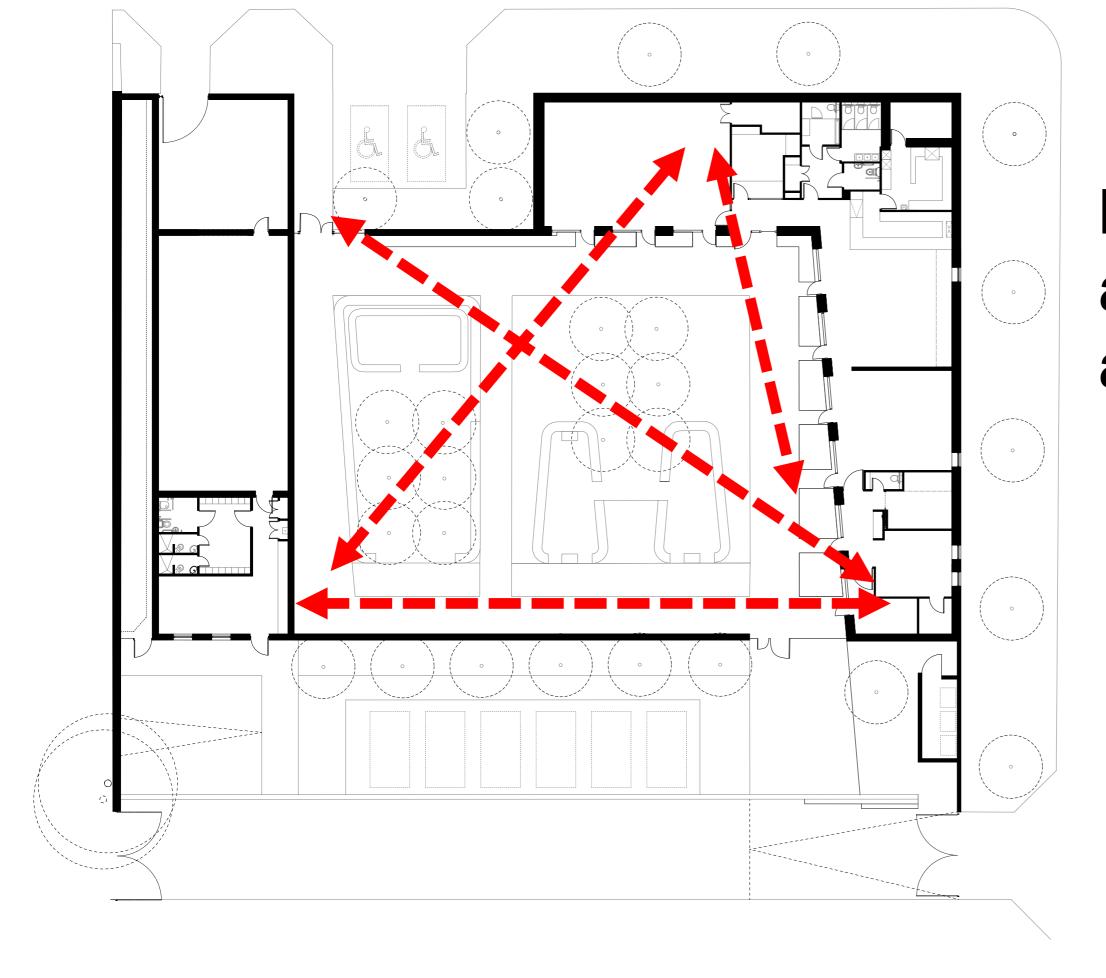


Cost Reduced by 33%

60 days

Revised planning and building warrant

Building design flexible enough to cope with change



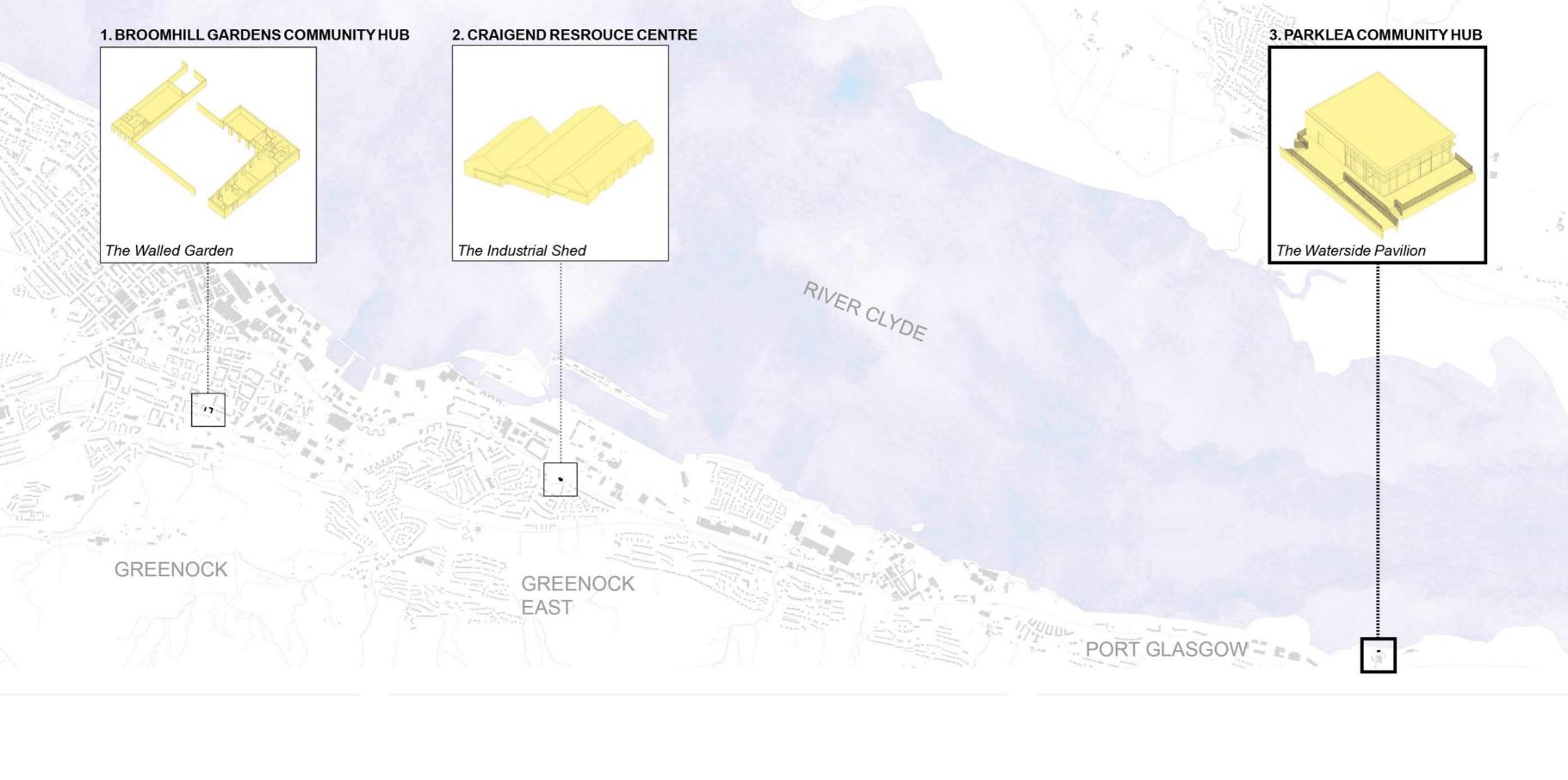
Building design principles aligned with clients mission and goals maintained.

Learning

Clear vision, outcomes and building diagram assisted maintaining quality.

Client was flexible, agile and had authority to make decisions very swiftly.

Design team worked intensively and closely to meet the deadlines.

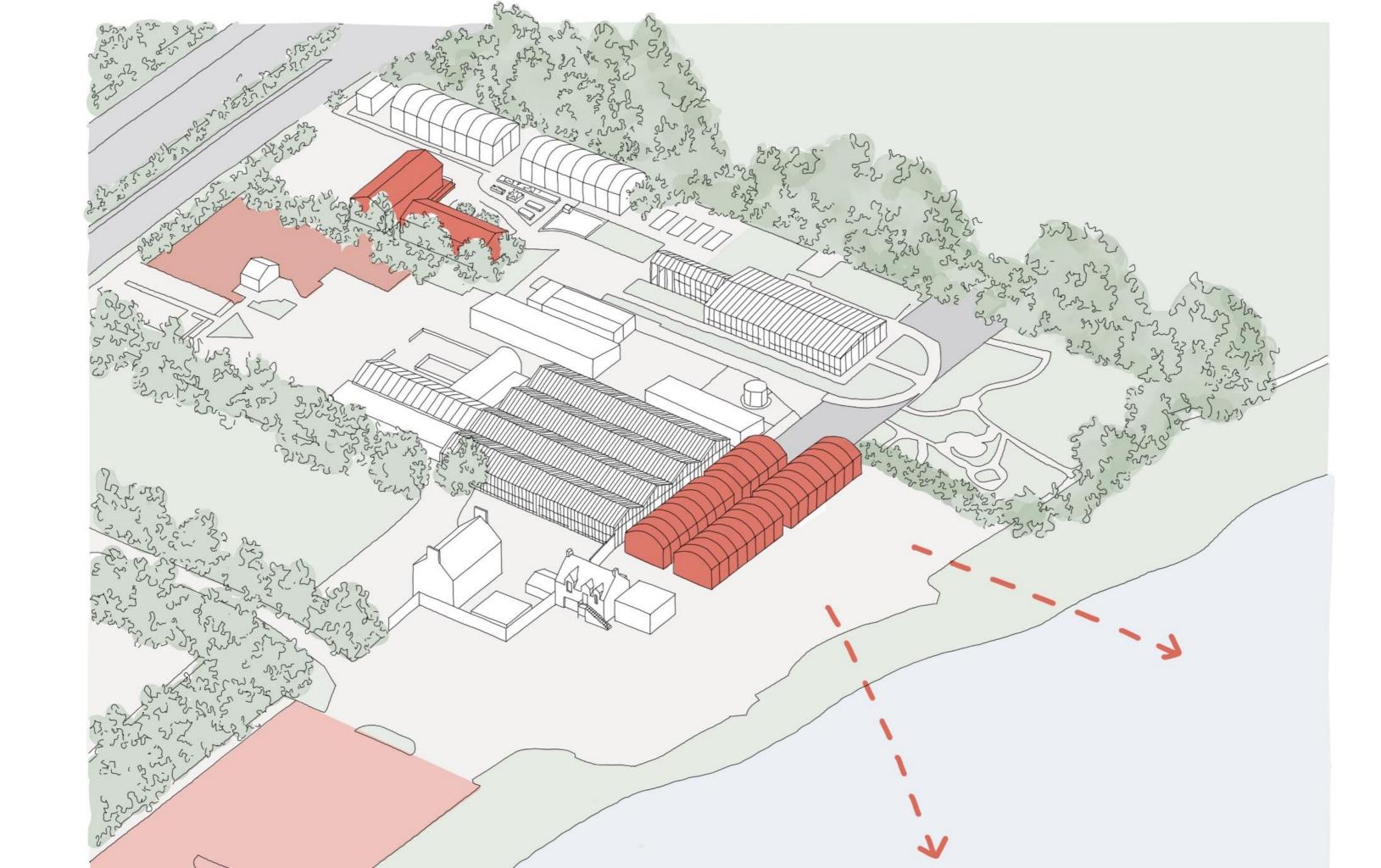


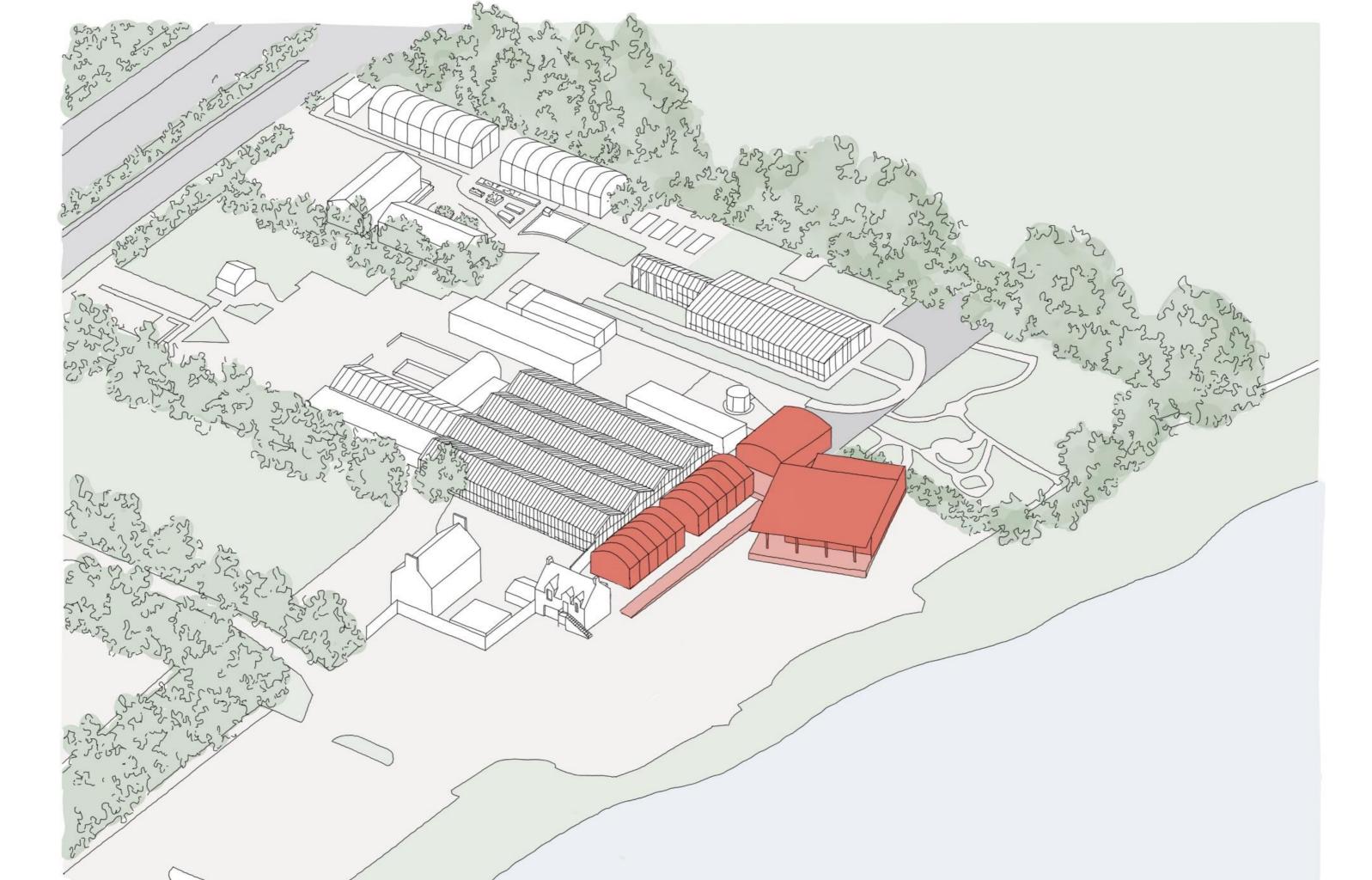


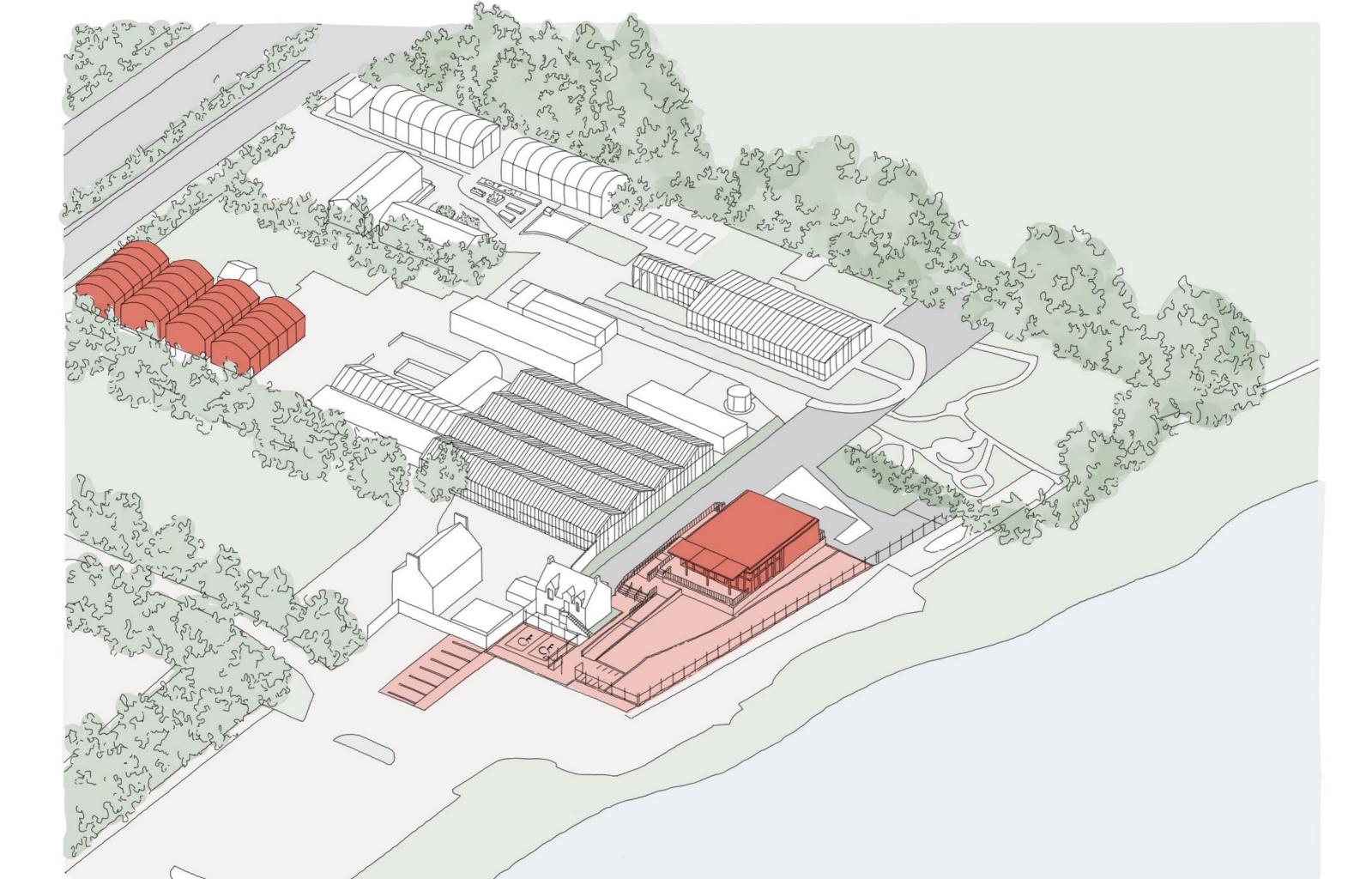


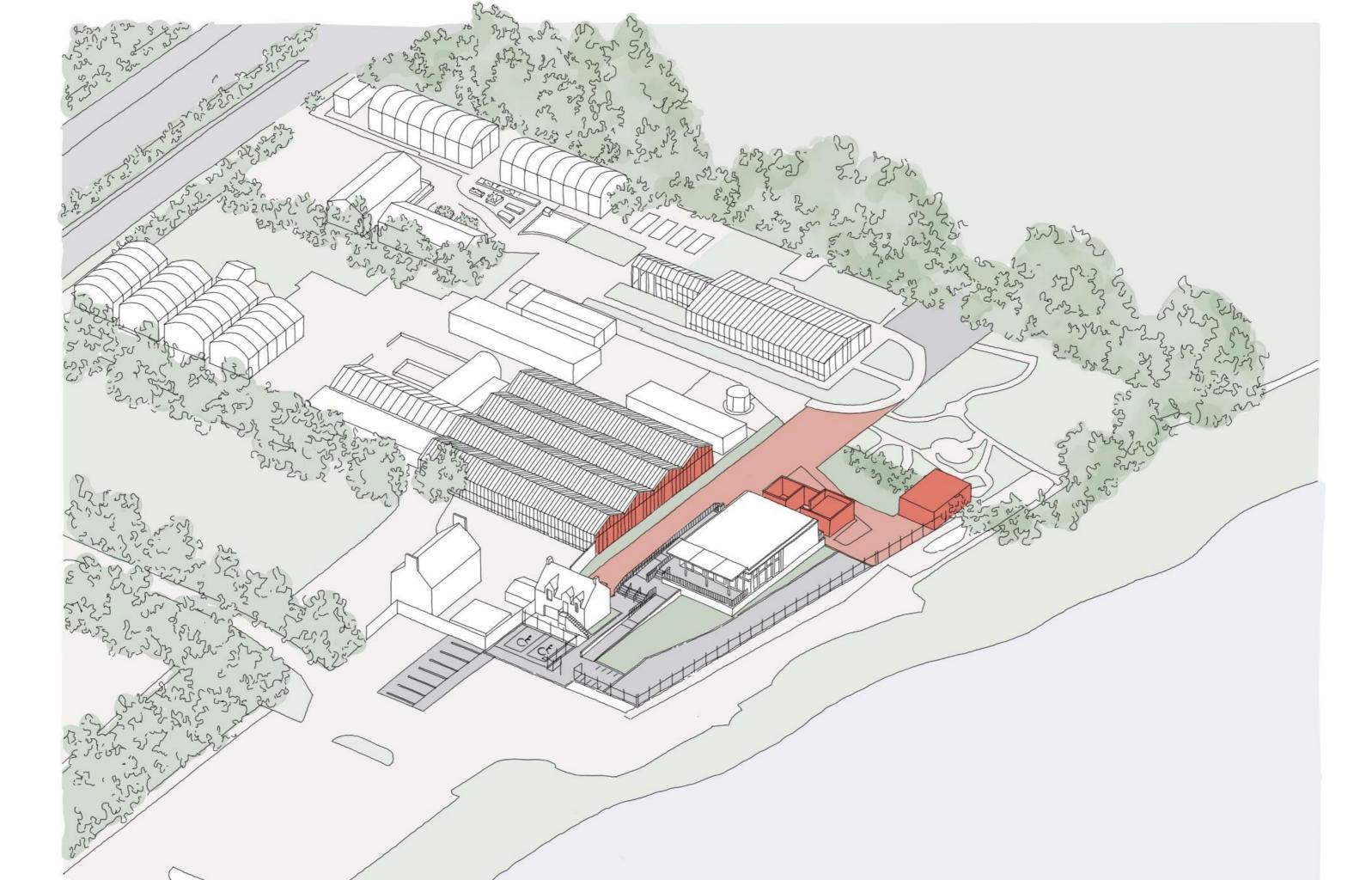


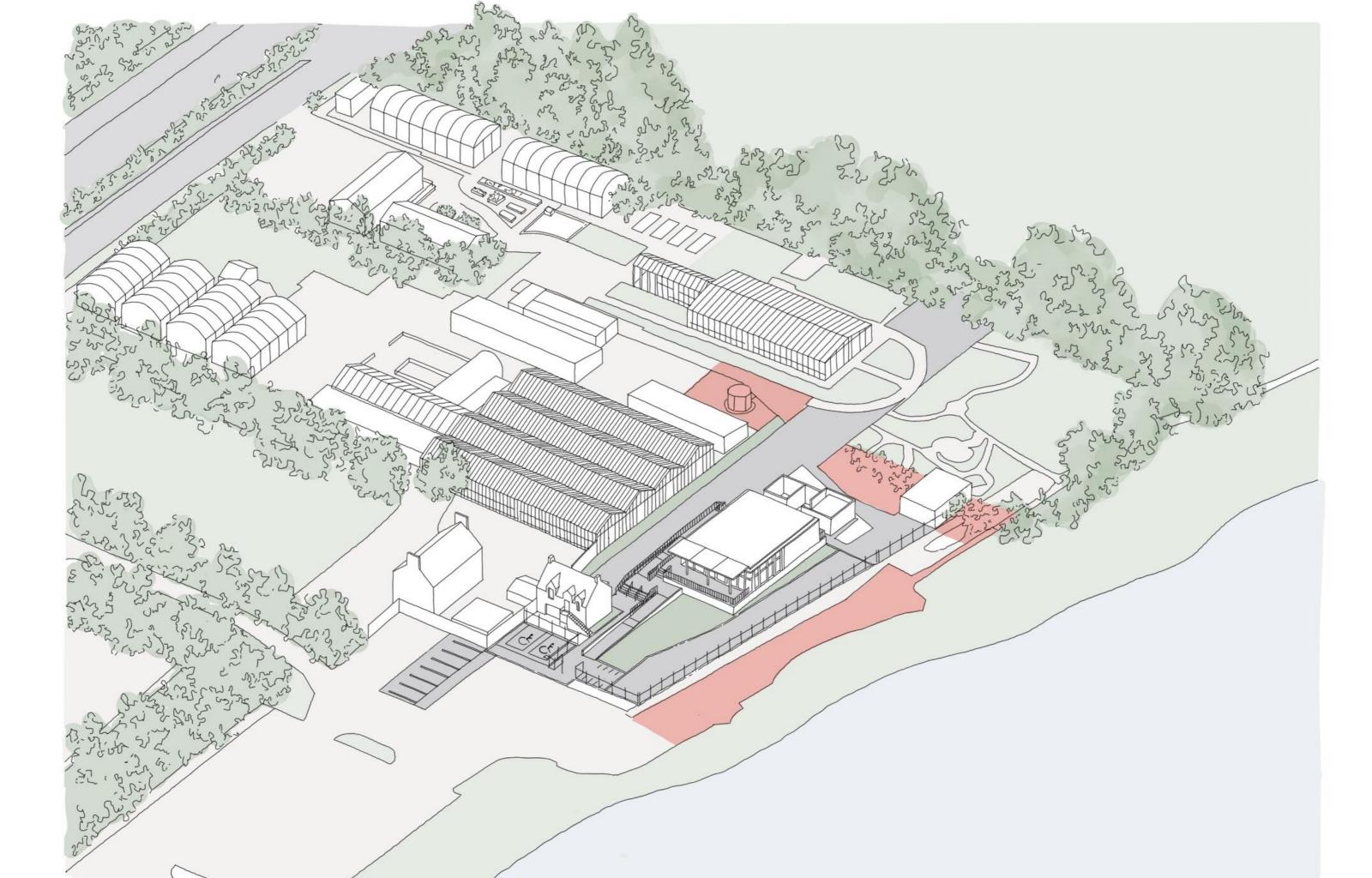


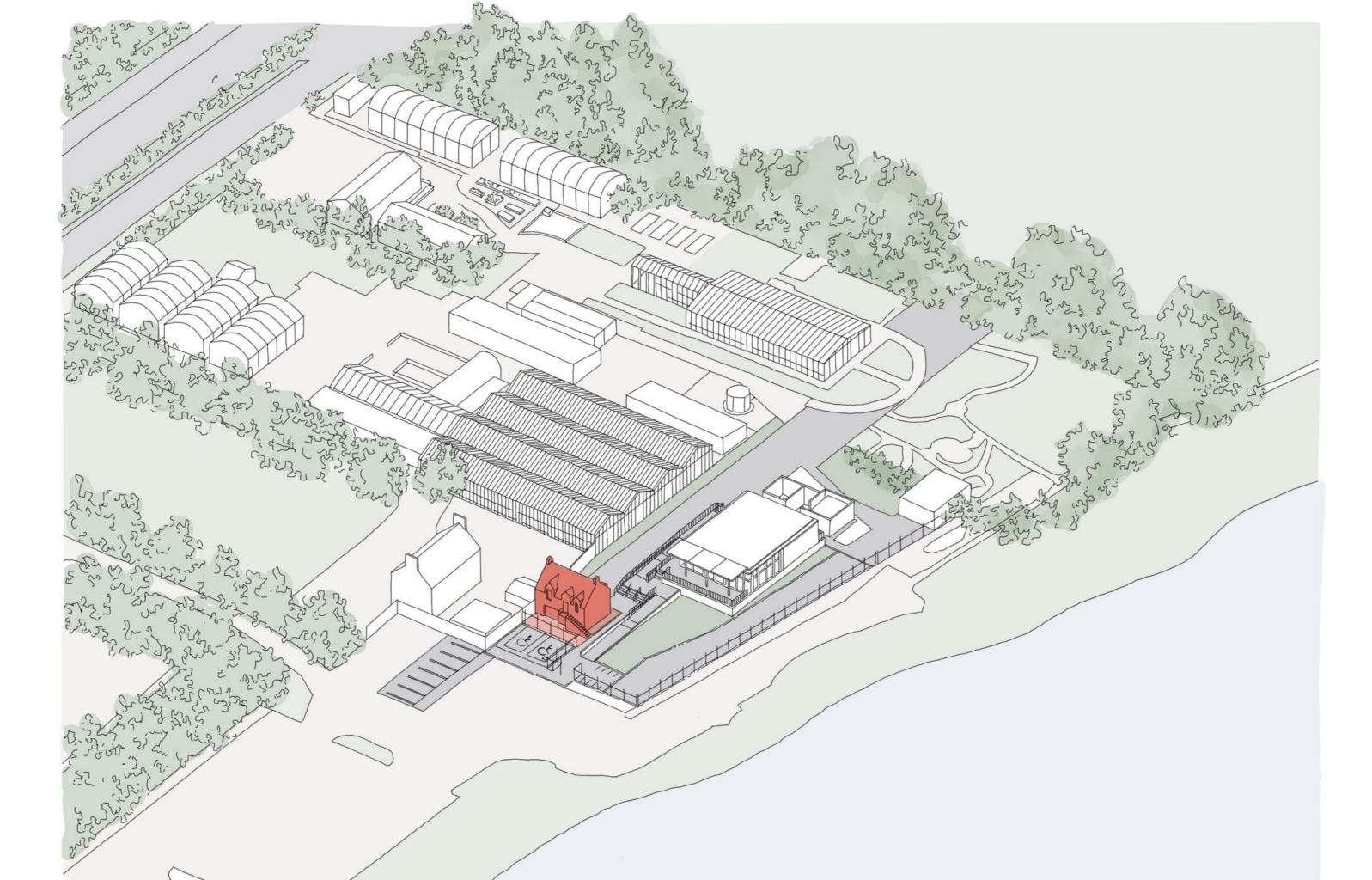


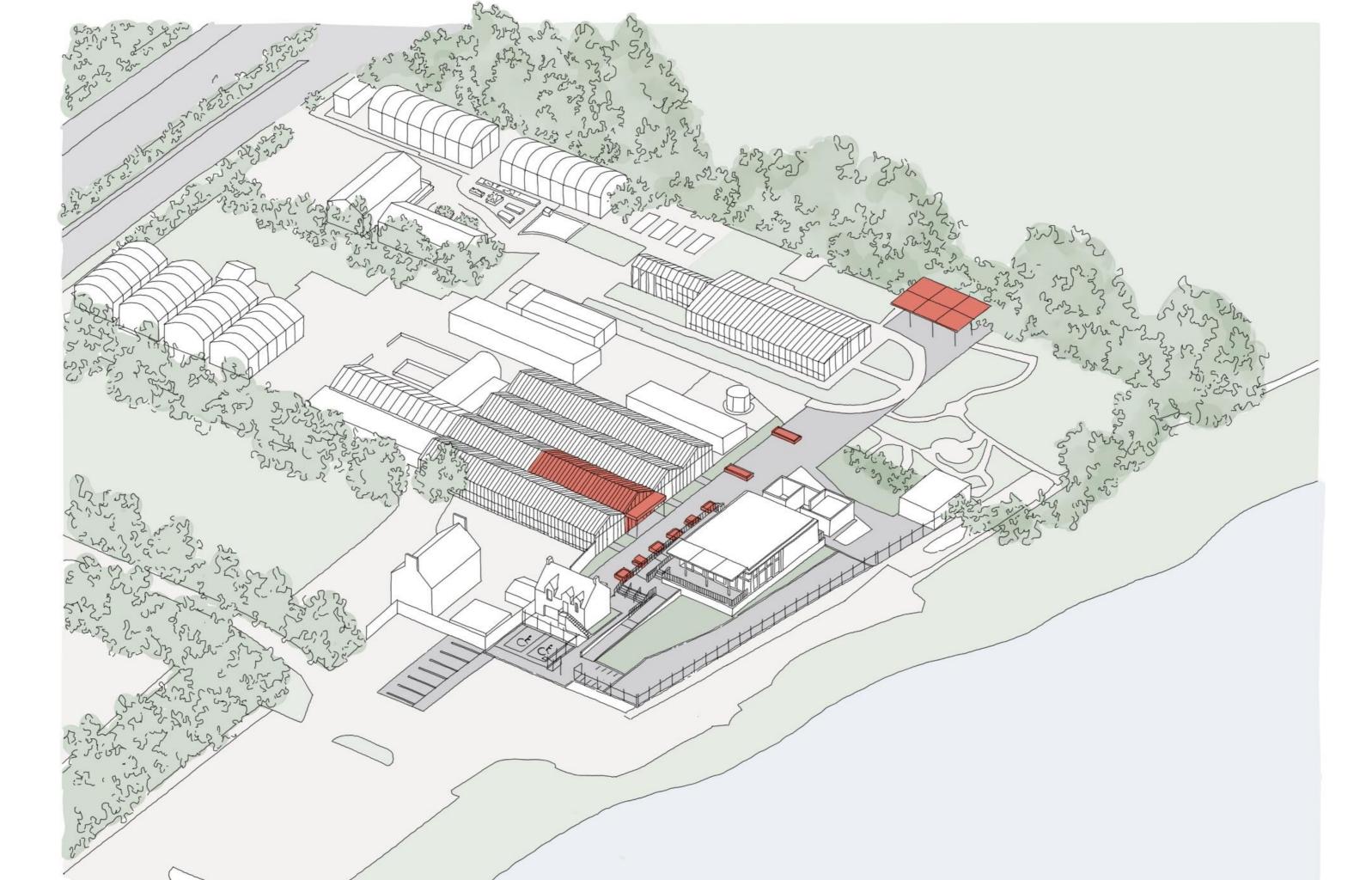




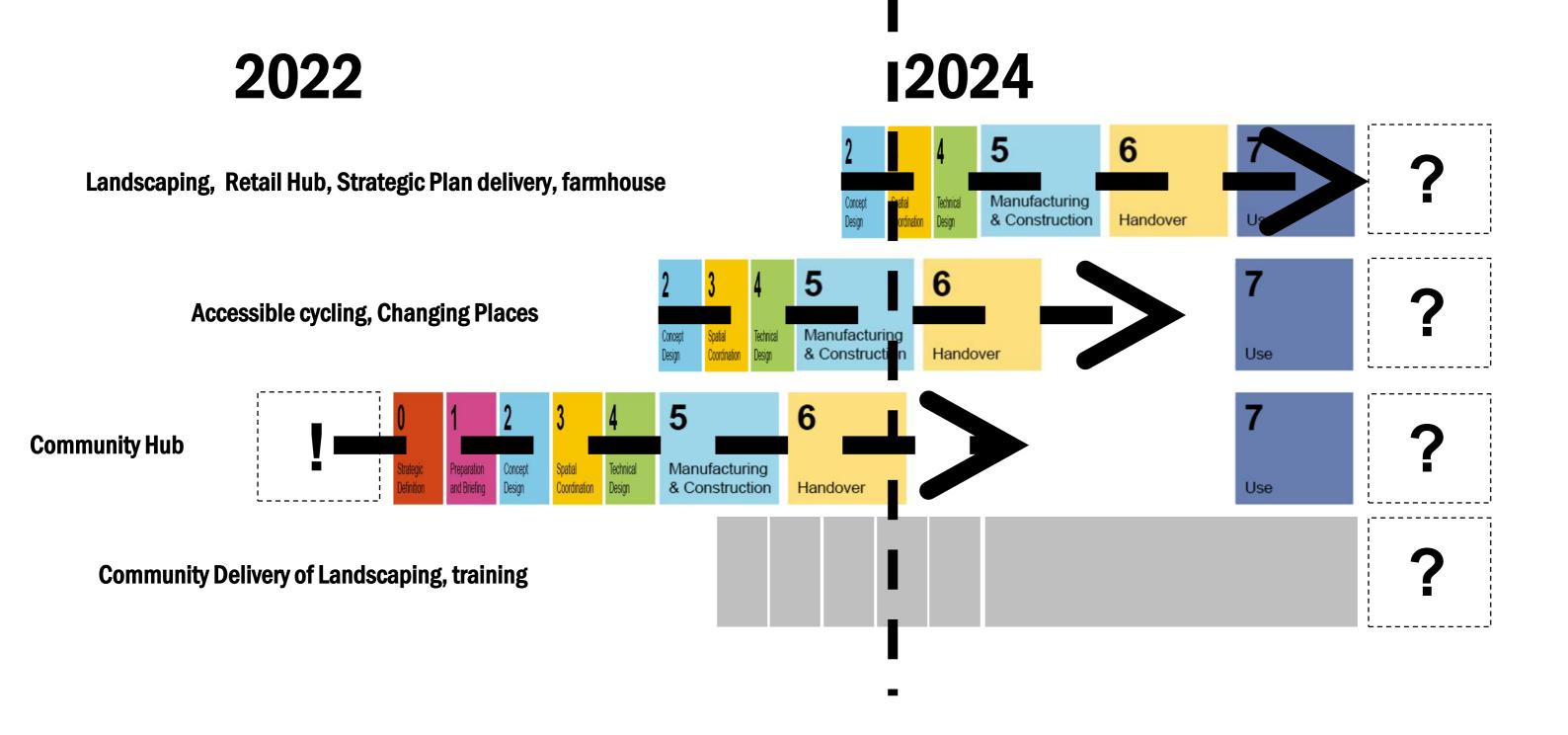












Initially very fast track for funding dates, Additional funding available later, community delivery of later stages, The first building was the Start of Something.

Learning

Good governance quick client decision making, forward planning assisted maintain programme

Slow programme after main building completion supports training, employment opportunities

Completion of the building a catalyst for delivery of a wider strategic plan

INCH Architecture + Design Ltd

INCH

Socially Responsive Architecture + Design

Thank you