



# Bright Orange

Building Services Consultants

## INTRODUCTION



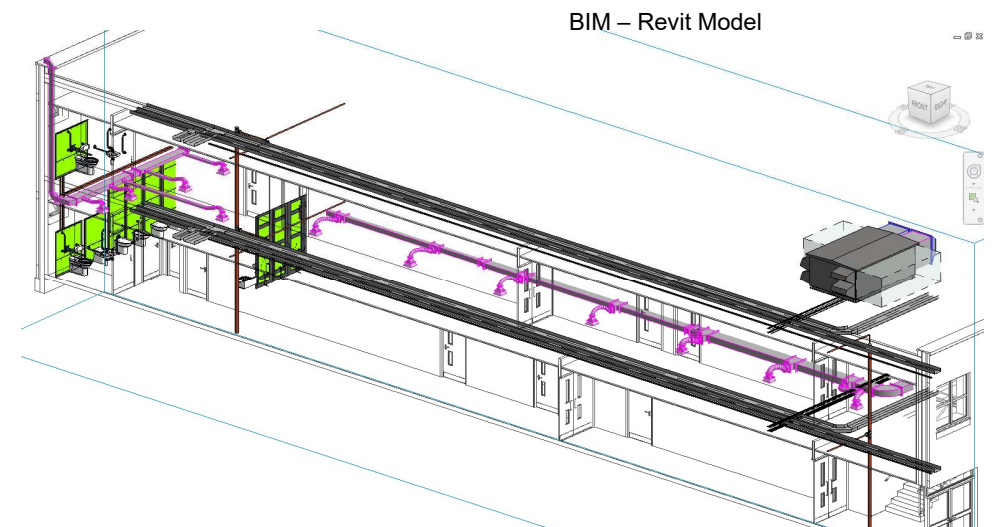
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## About us

- Building services & energy design consultant's practice
- Founded in 2020, with offices in Old Street and Cranbrook
- New build, re-modelling and renovation expertise
- Residential and mixed use, education, commercial, retail, fire stations, healthcare and leisure
- Certified SAP and EPC assessors

## Our services

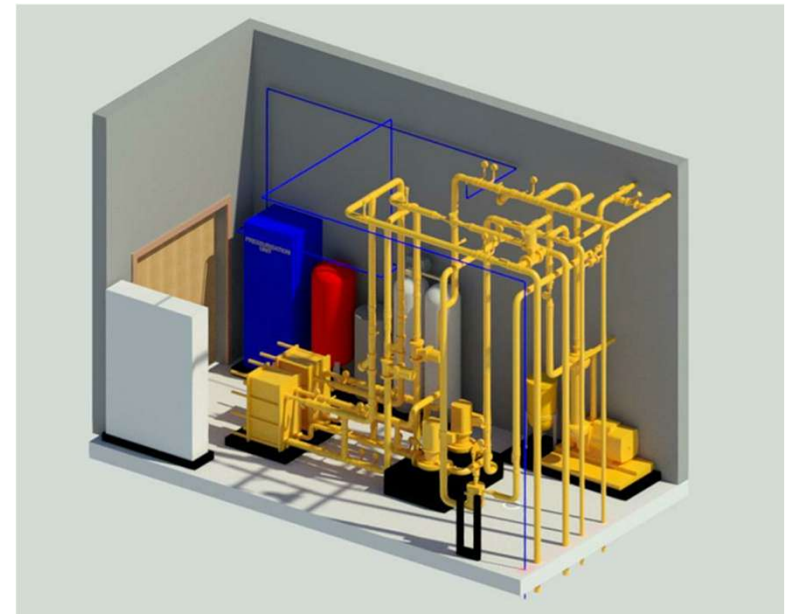
- Building services consultancy (mechanical, electrical and public health)
- Carbon reduction assessments and solutions
- BREEAM; EPCs; SAP Assessments
- Project management & Contract administration
- Whole life costing for building services
- Condition, feasibility and acquisition surveys
- Asset management advice
- Building Information Modelling
- Thermal modelling



## Sustainability and carbon reduction

- Pre-planning advice on renewable energy and carbon reduction strategies.
- Compliance with planning requirements, building regulations and other statutory requirements and regulations.
- BREEAM; Air Conditioning assessments; EPCs.
- Thermal modelling using IESVE design software.
- 3D design up to BIM Level 2.
- Daylight modelling.

BIM – Revit Model  
Thermal Substation, Gascoigne Estate Phase 2





Bright Orange

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## Clients & Frameworks



Taylor Wimpey



teamprojects.uk



DS Squared Architects

ASH PROPERTIES



Places for People Development



thomas sinden



# COMMERCIAL



**Bright Orange**  
Building Services Consultants



## Pladis, Chiswick

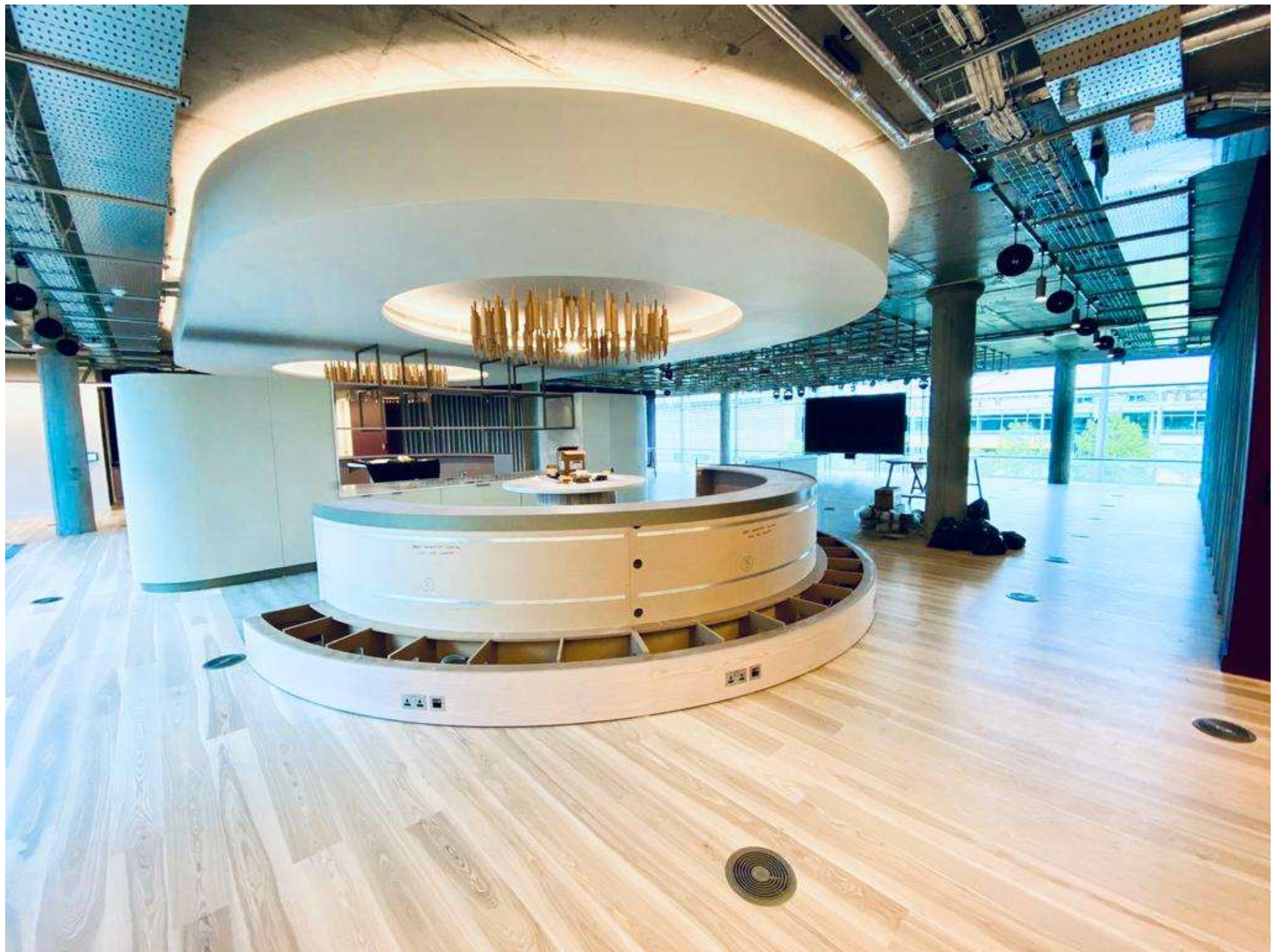


This project comprised the complete fit out of the whole third floor office space for a designated tenant requiring the complete installation of all services.

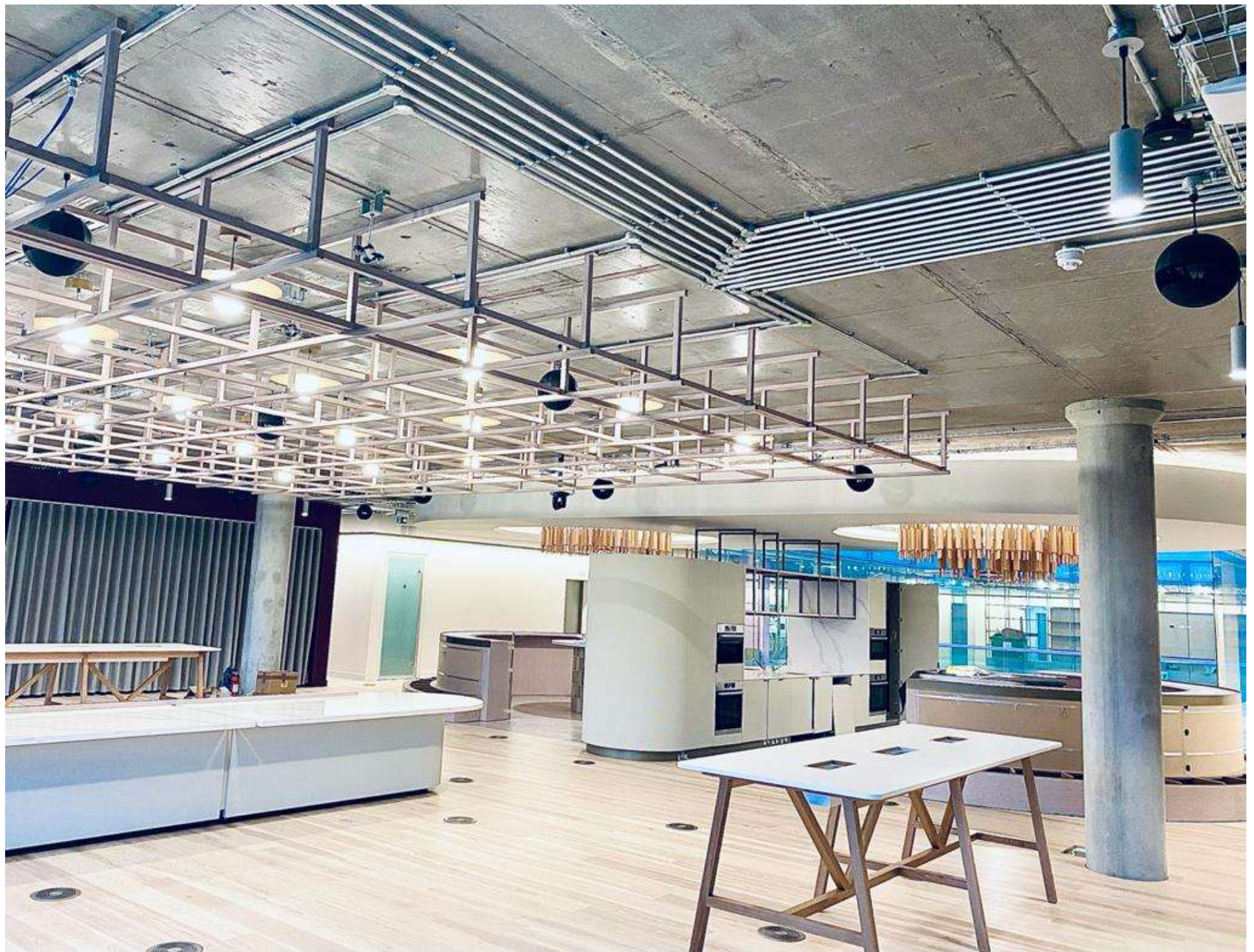
The mechanical and electrical services for the building had to be carefully considered at the initial design stages as the space available was limited. New energy efficient VRV air conditioning systems and PIR controlled lighting were installed throughout the building.

**Project Value:** £3 million  
**Client:** Cloud  
**Project type:** Full Office Fit-Out  
**Services:** CAT B design











## 86 Fetter Lane, London



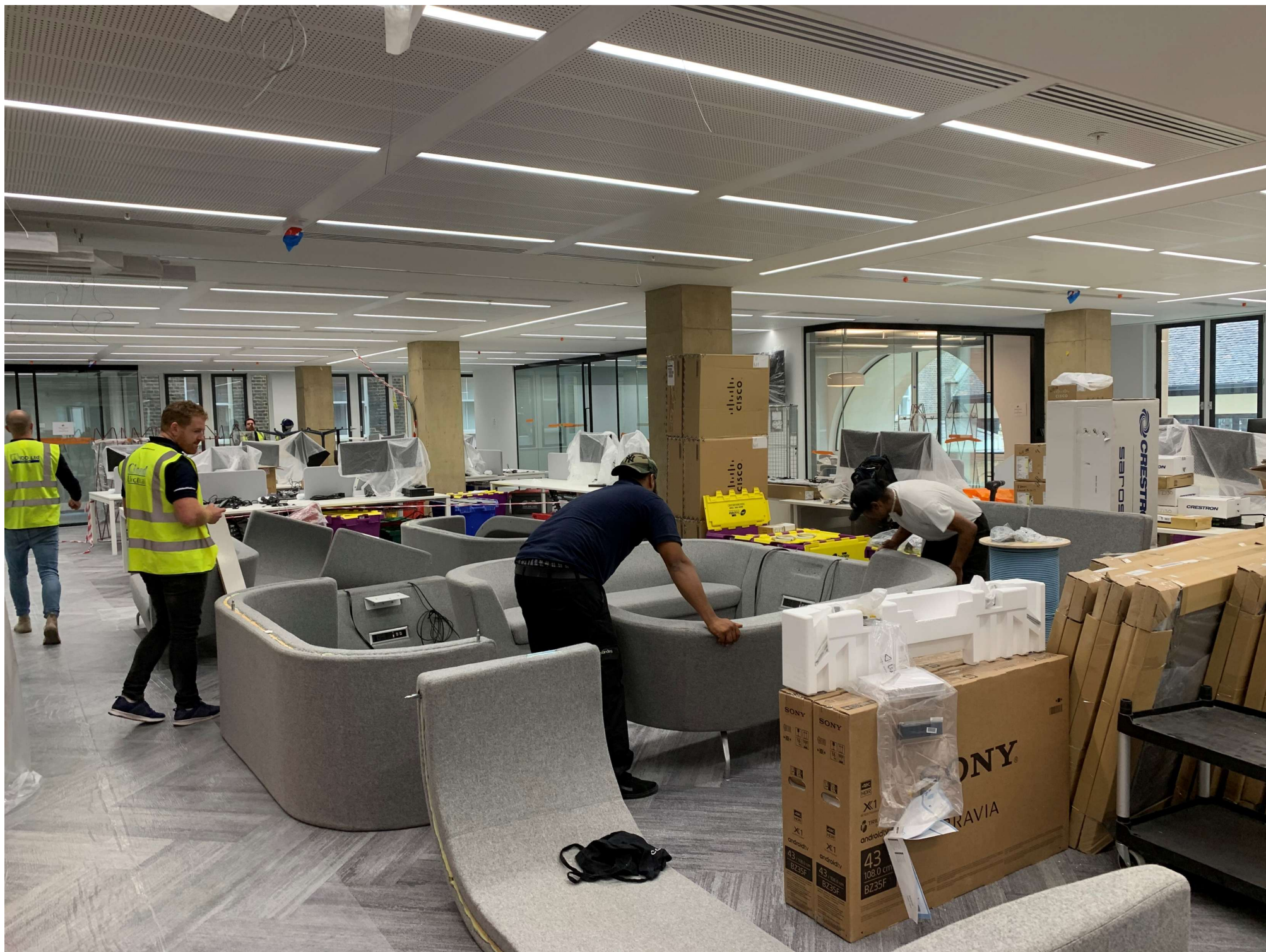
This project comprised a CAT A Fit-Out to the first floor of 86 Fetter Lane.

The systems comprised all new plant throughout including LED ECS lighting controlled systems and concealed heating and ventilation systems.

The project was completed January 2021.

**Project Value:** £2 million  
**Client:** Cloud  
**Project type:** Office Fit-Out  
**Services:** CAT A design





## 125 Old Broad Street, London



This project comprised the complete fit out of the whole fourth floor office space for a designated tenant requiring the complete installation of all services.

The mechanical and electrical services for the building had to be carefully considered at the initial design stages as the space available was limited. New energy efficient VRV air conditioning systems and PIR controlled lighting were installed throughout the building.

**Project Value:** £3 million  
**Client:** Cloud  
**Project type:** Full Office Fit-Out  
**Services:** CAT B design





## Project Lycra, Portman Square, London



This project comprised the complete fit out of the whole fifth floor office space for a designated tenant requiring the complete installation of all services.

The mechanical and electrical services for the building had to be carefully considered at the initial design stages as the space available was limited. New energy efficient VRV air conditioning systems and PIR controlled lighting were installed throughout the building.

**Project Value:** £3 million  
**Client:** Cloud  
**Project type:** Full Office Fit-Out  
**Services:** CAT B Design

# RESIDENTIAL & MIXED USE @



## Rainham, Essex



**Project Value:** £40 million  
**Client:** Confidential  
**Project type:** **New Build Apartments**  
**Services:** MEP Full Design

Proposed new build residential over 4 buildings of 13 & 14 floors comprising 245 apartments and 6 large commercial units in Barking & Dagenham. This received planning consent in March 2023.

Each block will have its own roof mounted centralised ASHP system to exceed the local planning carbon emissions requirements. This will also be compatible for future DHN connections.

The development will provide much needed HA affordable housing in the area and follows on from the successful 59 unit new build residential scheme in the area also undertaken by Bright Orange.



## Harrow Lane, Hastings



**Project Value:** £28 million  
**Client:** Ilke Homes  
**Project type:** **New Build Apartments**  
**Services:** MEP Full Design

This is a multi-house development by Ilke Homes on a large site in Hastings where all housing is pre-fabricated.

Bright Orange have been commissioned to undertake the design of 3 No. Traditional apartment blocks comprising a total of 21 apartments.

On this project Bright Orange have selected alternative ASHP systems for the apartment block with integral heat store and ASHP over to vastly decrease carbon emissions.

In addition, Bright Orange have been commissioned to undertake the setting out of all site-wide services and EV charging throughout the development.

## Exmouth Junction, Exeter



This is a multi-house development by Ilke Homes on a large site in Exmouth where all housing is pre-fabricated.

Bright Orange have been commissioned to undertake the design of the end Traditional apartment block comprising a total of 61 apartments.

**Project Value:** £30 million  
**Client:** Ilke Homes  
**Project type:** **New Build Apartments**  
**Services:** MEP Full Design

On this project Bright Orange have selected alternative ASHP systems for the apartment block with integral heat store and ASHP over to vastly decrease carbon emissions.

In addition, Bright Orange have been commissioned to undertake the setting out of all site-wide services and EV charging throughout the development.

## Fossetts Way, Southend-on-Sea



**Project Value:** £40 million  
**Client:** Ilke Homes  
**Project type:** **New Build Apartments**  
**Services:** MEP Full Design

This is a multi-house development by Ilke Homes on a large site in Southend where all housing is pre-fabricated.

Bright Orange have been commissioned to undertake the design of the central Traditional apartment block comprising a total of 32 apartments.

An internal gas meter room and combi boilers have been selected as the preferred heat and hot water source as the remainder of the houses are also served by a gas network.

In addition, Bright Orange have been commissioned to undertake the setting out of all site-wide services and EV charging throughout the development.



## Stanford-le-Hope, Essex



This is a multi-house development by Ilke Homes on a large site in Stanford-le-Hope where all housing is pre-fabricated.

Bright Orange have been commissioned to undertake the design of 2No. Traditional apartment blocks comprising a total of 15 apartments.

External gas meters and combi boilers have been selected as the preferred heat and hot water source as the remainder of the houses are also served by a gas network.

**Project Value:** £0.8 million  
**Client:** Ilke Homes  
**Project type:** New Build Apartments  
**Services:** MEP Full Design



## Bournebrooke, Farnham



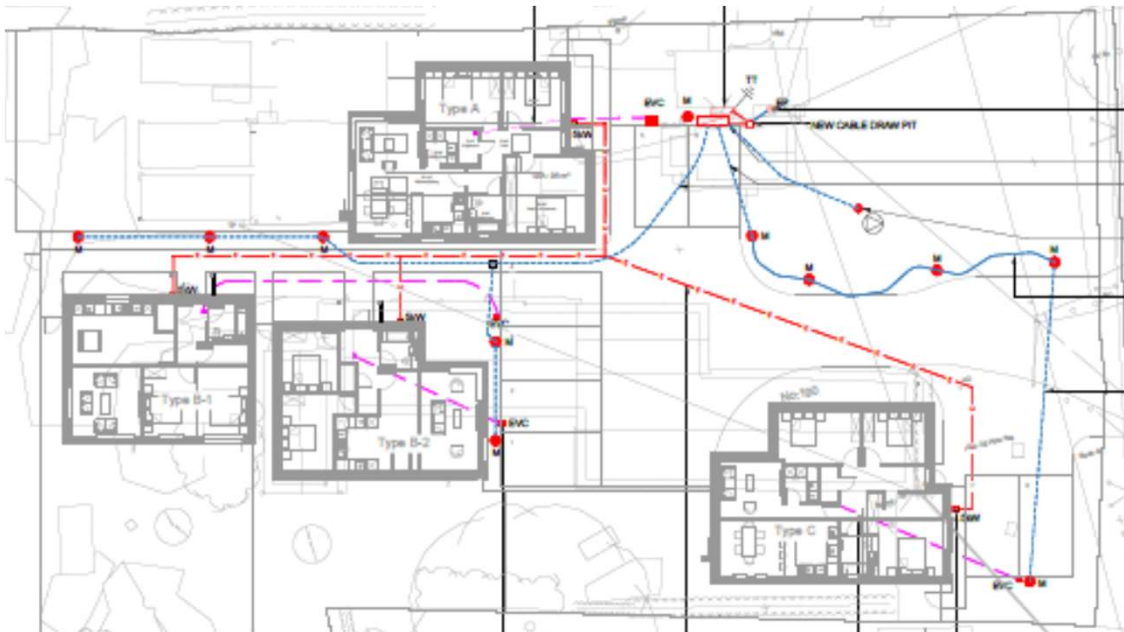
**Project Value:** £2.2 million  
**Client:** Rival Construction  
**Project type:** **New Build Houses**  
**Services:** MEP Full Design

Proposed 9No. new build houses.

The challenge on this project was to avoid the use of gas but also avoid PV due to cost as well as any external ASHP units.

We are using new technology in the form of combined heating and hot water heat store with an ASHP sitting on top of the unit. This is a 'plug & play' system suitable for smaller units providing 20 litres/sec hot water flow rate and ample heat source to serve underfloor heating.

## Galleywood Road, Great Baddow



**Project Value:** £0.8 million  
**Client:** Rival Construction  
**Project type:** **New Build Bungalows**  
**Services:** MEP Full Design

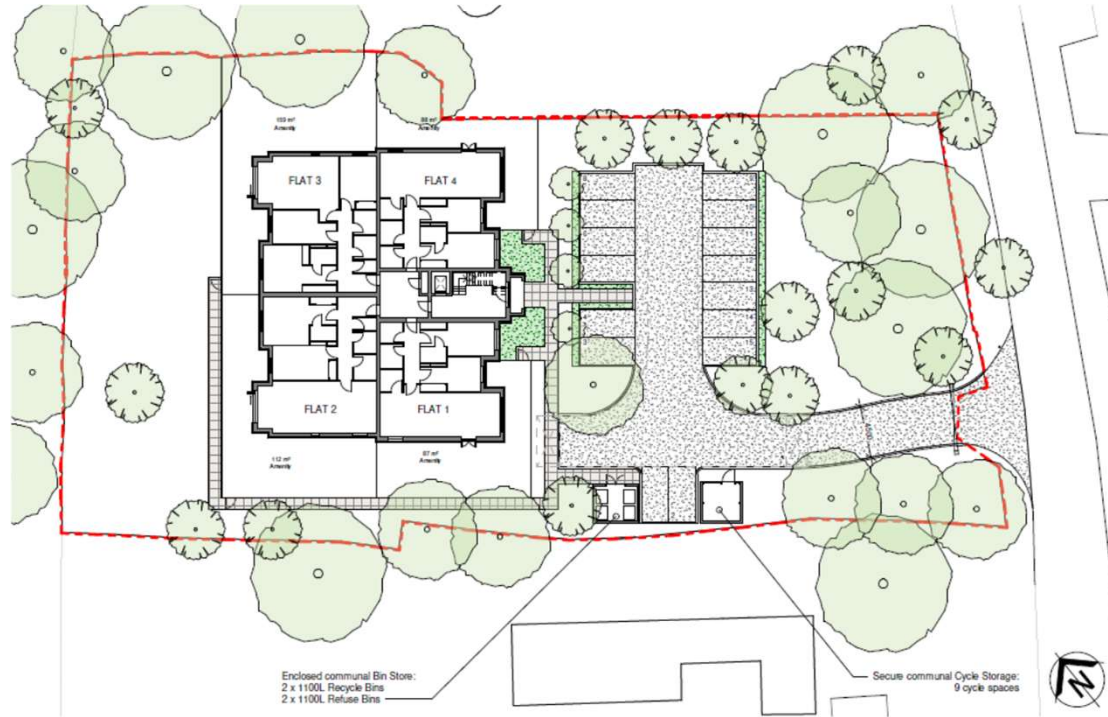
Proposed 4No. new build bungalows to replace demolished redundant workshops and barns.

The challenge on this project was to avoid the use of gas but also avoid PV due to cost as well as any external ASHP units.

We are using new technology in the form of combined heating and hot water heat store with an ASHP sitting on top of the unit. This is a 'plug & play' system suitable for smaller units providing 20 litres/sec hot water flow rate and ample heat source to serve underfloor heating.

Bright Orange also undertook the SAP calculations and EPC's.

## New Road, Digswell, Welwyn



Proposed 9No. new build apartments to replace an existing house.

The challenge on this project was to avoid the use of gas but also avoid PV due to maintenance access as well as any external ASHP units.

We are using new technology in the form of combined heating and hot water heat store with an ASHP sitting on top of the unit. This is a 'plug & play' system suitable for smaller units providing 20 litres/sec hot water flow rate and ample heat source to serve underfloor heating.

**Project Value:** £1.2 million  
**Client:** Rival Construction  
**Project type:** **New Build Apartments**  
**Services:** MEP Full Design

Bright Orange also undertook the SAP calculations and EPC's.

## 539-541 Commercial Road, London



**Project Value:** £0.4 million  
**Client:** Crown Coast Living  
**Project type:** **Conversion Commercial to Apartments**  
**Services:** MEP Full Design

This project comprises the conversion of disused commercial space close to the Blackwall Tunnel in Commercial Road. The flats surround an earlier refurbishment of the central core to flats with these two units being maisonettes over basement and ground floors.

Services are traditional to reflect the recent upgrade of the internal core with gas fired combi boilers from external gas meters.

Due to improved insulation and higher performance new windows, we have managed to meet the carbon targets required for planning.



## 1 Head Street, London



This project comprises the demolition of an old, disused commercial unit close to the Blackwall Tunnel off Commercial Road. A new build apartment block of five units will be constructed together with communal bin store, cycle store and rear communal gardens.

The challenge on this project was to avoid the use of gas but also avoid PV due to maintenance access as well as any external ASHP units.

We are using new technology in the form of combined heating and hot water heat store with an ASHP sitting on top of the unit. This is a 'plug & play' system suitable for smaller units providing 20 litres/sec hot water flow rate and ample heat source to serve underfloor heating.

**Project Value:** £1 million  
**Client:** Crown Coast Living  
**Project type:** **New Build Low Rise Apartments**  
**Services:** MEP Full Design

## Ashdown House, Forest Row



**Project Value:** £14 million  
**Client:** Even Group  
**Project type:** Conversion School to Flats + New Build Houses  
**Services:** MEP Full Design

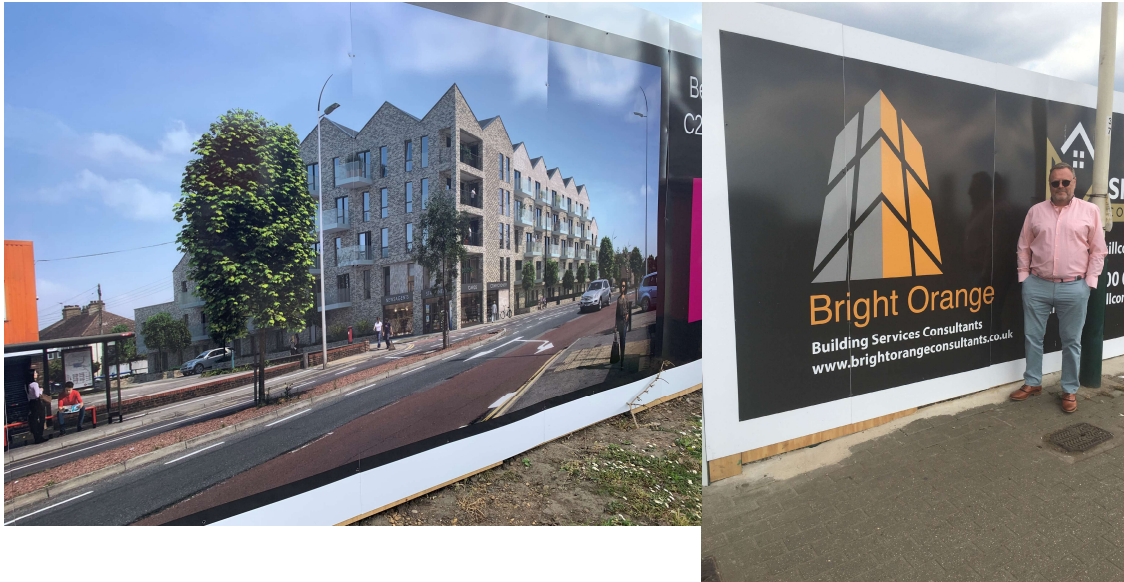
This project comprises the conversion of a pre-prep school covering over 37 acres into luxury residential accommodation. The site includes the main schoolhouse Grade II listed building as well as Science Block, swimming pool, dining hall and Chapel amongst many faculty buildings, all requiring different types of conversion as well as new build housing.

The main schoolhouse has particular challenges as heritage restrictions requires careful planning of heat source types, ventilation and routing as we cannot penetrate the existing external structure.

There is no natural gas for miles due to it's isolated location so energy sources considered are Calor Gas, oil and ASHP where practical.

We have aimed to achieve 19% improvement over TER albeit not required in this area so that we can significantly reduce the carbon emissions.

## New Road, Rainham



This project comprises the building services design for this new build residential development to provide 56 flats and 3 houses for rent. The design incorporates the incoming services infrastructure for electric, gas mains and new water services to serve the entire development as well as fibre to each property.

This project is located in New Road with many new developments and the challenge was to secure cost-effective static services. UKPN stated a Point of Connection 400 metres away at a cost of £200k but by going to the open market using IDNO's we managed to secure a supply much closer for £80k saving the client a significant sum.

**Project Value:** £10 million  
**Client:** Ash Properties Limited  
**Project type:** **New Build Residential for Rent**  
**Services:** MEP Full Design

## Ye Olde Clock Tower, Croydon



This project comprises the building services design for this new build residential development to provide 6 new flats. The design incorporates the incoming services infrastructure for electric, gas mains and new water services to serve the entire development as well as fibre to each property.

This project is located in Whitehorse Road, Croydon and was formerly a pub since been closed, with accommodation over.

Apart from the façade being retained, the remainder of the project is new build by demolition of the existing pub and re-instatement of a shell and core for a new pub in the future.

**Project Value:** £1.3 million  
**Client:** XYMA  
**Project type:** **New Build Residential and Shell & Core Pub**  
**Services:** MEP Full Design



## Belvedere Hotel, Dartford



**Project Value:** £2.5 million  
**Client:** XYMA  
**Project type:** Residential  
**Services:** MEP strategy and design

This project is to convert a disused pub and hotel into 6No. Residential flats. In addition, there will be 3No. New Town Houses built adjacent.

The site will retain the existing basement for the installation of a cold water booster set and also for storage.

The development has planning on the basis that the hotel elevations are retained due to their heritage in the area and the internal fit out will be a complete strip out and refurbishment into flats with common access, bin store, bike store and small tenants' amenity area.