



DESIGNER



ABOUT THE ROLE

The Designer will be given specific projects to run, at various stages from conception through to site complete, inputting at each stage as required. Working to design new developments and to obtain planning consents and managing building control submissions. They will also either prepare the working drawings and associated information that enables a site commencement or coordinate / check and issue externally supplied information. Working with the wider project team their focus is to deliver new developments in a timely, efficient and effective manner.

Responsible for: Trainee / Assistant Designers

Responsible to: Design Manager

KEY RESPONSIBILITIES

1. GENERAL

- Miscellaneous approvals such as foot path closures, sales signage etc.
- Ensure updated Group drawings are issued in accordance with department procedures.
- As required, from time to time, produce designs for layouts, house designs etc.
- Implement new ideas and methods and continue to seek ways of both improving contribution to the organisation's goals and enhancing the reputation of the company.
- Produce layouts and Technical reports for Land Appraisals, and prepare working drawings, details and specifications, with minimum supervision.
- Obtain and check information from external architectural consultants, and suppliers and manufacturers for supplementing working drawings.

2. SUBMISSIONS & PLANNING

- Advise Land Department on Technical viability of new sites.

- Produce, submit and supervise Planning & Building Regulation Applications and obtain planning permissions and monitor and discharge planning conditions
- Monitor Section 106 obligations in relation to specific projects.
- Prepare Sales and Legal information e.g. Conveyance plans, sales area layout drawings and Review bespoke sales literature.

3. RELATIONSHIPS

- Provide technical support and information to Construction, Commercial and Sales departments and maintain good communication to ensure the required level of service is maintained.
- Assist the Design / Technical Manager in fee negotiation and the appointment of consultants.
- Attend meetings with the local authorities, external consultants and site teams.
- Build strong working relationships with all functions within the division.
- Work with consultants, suppliers, manufacturers, local authorities and National House Building Council (NHBC) officers to ensure we get the required level of service for the company.

4. COMPLIANCE

- Comply with responsibilities as laid down in the Group's Health, Safety & Environment Policy.
- Have a good understanding of the Construction, Design and Management Regulations 2015 and appreciate the role they have within these regulations.
- At all times comply with company policies, procedures and instructions.

THE PERSON

What kind of person are we looking for?

- Excellent IT Skills including use of AutoCad and Photoshop.
- Confident individual
- Passionate
- Have an attention for detail
- Ability to work under pressure
- Problem solve and able to think outside the box.
- Ability to manage their own time and monitor others in the team
- Organized with a commitment to meeting deadlines
- Excellent communication skills
- Excellent presentation skills
- Friendly and approachable
- A team player
- Dependable, reliable, and responsible

These are illustrative duties and the job holder will be expected to become involved in a range of work to enable the department to respond effectively to the requirements of the Company.