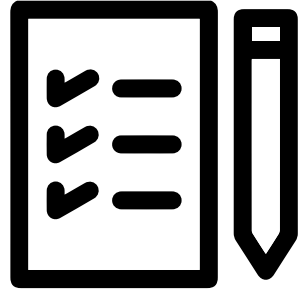
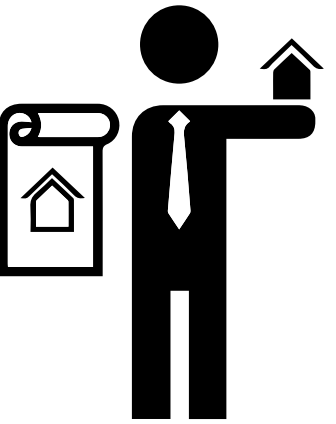


CHOOSE YOUR ARCHITECT

1

Call us or drop us an email for a chat to discuss your aspirations. Following a meeting, we propose a fixed fee based on the extent of work discussed. Once paperwork is signed & staged payments agreed, we can begin work!



This is your stage to tell us your aspirations in detail. We can advise on feasibility and options that you may not have even considered. During this time our team will survey the house to prepare CAD (computer aided design) drawings to allow the design work to commence. We will also advise on any additional consultants you may need.

2

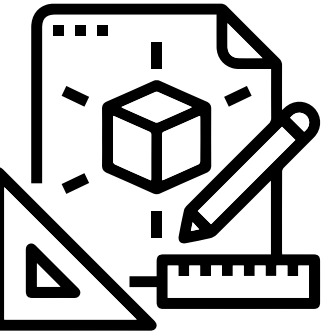
COLLATE CLIENT BRIEF & SURVEY

2-6 weeks

PROPOSED DESIGN OPTIONS

3

Based on the briefing stage, we will prepare 2 or 3 options and discuss merits of each for your consideration and select the preferred option. These can be hand sketches and 3D's for visualisation.



We will incorporate changes required and obtain final approval from yourself. We then submit the planning application with the relevant documents required.

4

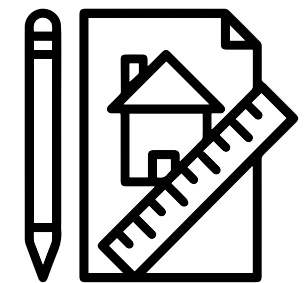
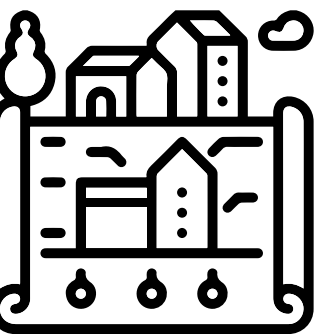
AMEND & APPROVE

4-6 weeks

PLANNING SUBMITTED

5

Applications submitted to local authority. We will liaise directly with the local authority to make sure the process runs smoothly.



Once planning is approved, we commence technical drawings and detailed specification which will allow the project to be tendered. A structural engineer will be required which we can arrange.

6

TECHNICAL DESIGN

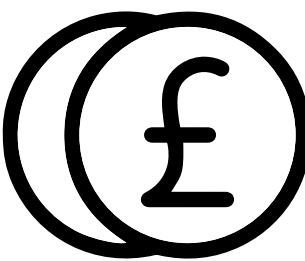
12-16 weeks

4-8 weeks

BUILDING REGULATIONS APPROVAL

7

We make a building regulations application and issue the construction drawings & specification. We liaise with the authorities until the application is approved.



We will prepare & issue tender documents to contractors for pricing. We liaise directly with the contractors if there are any queries to the tender documents.

8

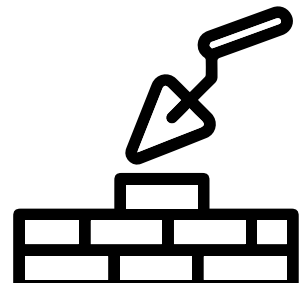
TENDER PERIOD

4-6 weeks

TENDER ANALYSIS & PRE-COMMENCEMENT

9

Tenders will be analysed & checked by our QS. The merits of each will be discussed with yourself. Preferred contractor selected & contracts signed between you and the builder together with payment terms.



We project manage the contract on site and respond to any queries the builder, or building control officer may have.

10

CONSTRUCTION BEGINS

2 weeks