



THE BEST DESIGN OPTIONS

SO YOU CAN MAKE THE RIGHT CHOICES

SERVICE PACKAGES



Making changes to your home can be a daunting experience, and we are on hand to provide the best help and advice throughout the process with our unique approach to client led design.

We like to ensure our clients know as much as possible before starting so we offer free comprehensive advice by phone and/or email.

The first stage is to discuss your requirements. We will assess your needs, and provide ideas and advice for your project.



Through the design process, you will be presented with high quality design options so that you can make an informed decision on your project.

MEET OUR NEW LOGIN SYSTEM

When the design process is underway, log into your personalised portal to keep an eye on the progress of each stage and more.

Greeting our valuable clients, we are excited to announce the launch of our new client login system. This system allows you to stay on top of your projects and stay updated on their progress.

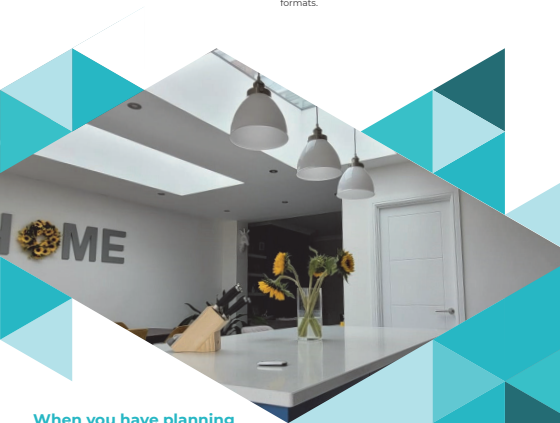
You will have 24/7 access to the latest information and updates, enabling you to stay connected and informed at all times. Whether you're at home or on the move, you'll be able to access your projects and stay in control. Sign up now and experience the convenience of our new dashboards.



The next stage is to gain planning approval from your local authority.

Our expert knowledge of planning procedures, drawing preparation and written documents ensures the best chance of success.

Planning permission can come in a variety of different formats.



When you have planning approval, the next step is to add building detail so you can obtain accurate quotes.

Building Regulations are a detailed set of drawings used to ensure your build is compliant to current regulations. They also give the builders the essential information required to initiate the build.

OUR DESIGN AND SERVICE PACKAGES

PROJECT FEASIBILITY

Survey and Assessment
 Existing Plans
 Concept Design
 Basic Scope and Estimate
 Project Feasibility Report
 Follow up call or VDM*

* Virtual Design Meeting

ESSENTIAL

Survey
 Site Check
 Existing Plans & Elevations
 Basic Design
 Design Amendment
 Email ScreenShot
 Planning Preparation
 Planning Submission
 Planning Amendments
 Basic Building Regulations

DESIGNED

Survey
 Site Check
 Existing Plans & Elevations
 Basic Design
 Concept Design
 Virtual Design Meeting
 Developed Design
 Planning Preparation
 Planning Submission
 Planning Amendments
 Basic Building Regulations
 M&E Schematic
 Builder Referral

DESIGNED TO BUDGET

Extra Detail Survey & Site Check
 Existing Plans Detailed
 Concept Design
 Basic Schedule and Estimate
 Design Meeting
 Developed Design
 Unlimited Design Amendments
 Planning Preparation

Planning Submission
 Planning Amendments
 Light Technical Design
 Detailed Build Estimate
 Technical Design Review
 Basic Regulations
 BC Submission

M&E Schematics
 Selection & Finishes Review Meeting
 Detailed Regulations
 BC Amendments
 Schedule of Works
 Builder Tender
 Fixed Quotes



OUR DESIGN AND SERVICE PACKAGES

DESIGNED AND BUILT

Survey	Planning Amendments	Contract Administration
Site Check	Light Technical Design	Document Control
Existing Plans & Elevations	Virtual Design and finishes review	Weekly Site Inspections
Concept Design	Selections & Finishes	Client Meetings
Light Schedule / Scope	Detailed Building Regulations	Contractor Meetings
Estimate Budget Range	M&E Schematic	Building Control Meetings
Unlimited Design Amendments	Schedule Of Works	Dispute Settlement
In Person Design Meeting	Build Estimate	Payment Schedule
Developed Design	Written Contracts	Payment Sign Off
Planning Preparation	Builder Tender	Contract Sign Off
Planning Submission	Written Contracts	Project Handover

PROJECT MANAGEMENT

Pre Tender Meeting	Work Programme	On Site Design
Selection and Finishes Review Meeting	Contracts	Building Control Meetings
Schedule of Works	Pre Start Meeting	Payment Sign Offs
Tender Package	Start on Site	Dispute Settlements
Fixed Quote	Weekly Inspections	Sign off
	Progress Meetings	

PROJECT GUARDIAN

Commencement Meeting
50% Complete



ADD ON SERVICE'S

3D IMAGES

Once you have agreed the basics of the design you can have a full colour sketch up in 3D illustrating how it looks, scales, works and feel within its environment.

Based on coloured sketch up images (not photo real), includes 2 images one inside one outside with allowance for minor amendments. We will still design in 2D and provide the 3D images once the main points have been agreed ie after design meeting or PDFs sent. They will get them 3-4 days after design outline confirmation.

BASIC M&E

(Plumbing and Electrical Layouts)

To further help you with the design, layout, pricing and functionality we can produce a schematic drawing showing light switches, lights, sockets, radiators etc. This will help avoid any guess work on your requirements at the pricing and build phase.

Based on a separate schematic (layouts) on the proposed floor plan, We will show approximate locations of Light switches, lights, sockets, spurs, radiators, fuse boards.

There will be a scheme by us and amendments from the client once they have viewed. Output and capacities to be confirmed by gas safe engineer/NICEIC. We will email you a proposed scheme and then work alter the detail as per your requirements. This does not include material, component or fixture specification.

SCHEDULE OF WORKS

To assist the drawing and pricing we can provide you with a complete works schedule which will include all your requirements. Material finishes types of light fitting and any site related preparation will be included so you know the price is the price.

This will be itemised requirements form excavation to decoration, there will be another client meeting to go through all the finishes etc. We will include fitted wardrobes, kitchen and bathroom fixtures. You will need top provide all your requirements we will provide you with a crib sheet to get your information correct anything not listed will still have PC Sum (provisional sum). This does not itemise material labour quantities.

TENDERING

We can help take out a lot of the worry in selection by sending out to our approved builders and have them send us the tenders. We will ensure the price includes everything and advise you on what they have and have not included.

WE will send out to 5 builders and make sure they have the same information/project brief. They will provide us with their estimated prices and we can present the price with back ground information. The client can pick who they wish to see in person form the initial contact and then we will overview the detailed quotation from them. Does not include site visit introductions.

PROJECT MANAGEMENT

Once you have building regulations drawings we will then provide a fully detailed set of drawings, including basic M&E, tender documents, schedule of works, builder tender, written contracts, contract admin, builder management and sign off.

Produce tender documents and drawings, Plan the delivery of the project via time line and detail works schedules. Report progress on projects by suitable media to client, maintain and update project reporting, checkpoints and financial reporting. Plan and arrange visits to site, ensuring client receives sufficient support during construction phase. Produce reports on each project at agreed intervals, and whenever substantive actions are required. Contract administration, to ensure the builders/contractors have priced according to client required. Ensure insurances and guarantees of contractor are up to date and provide suitable coverage.

CONTRACT ADMINISTRATION

Once you have your builder and the price we write a specific contract outlining all legalities, payment schedule and responsibilities. This ensures both you and builder have detailed legally binding agreement, we will also mediate on any disagreements between you and the builder. We will then visit the site and check works prior to signing off payments and settle disputes. We will issue certificate for variations, time extension and completion. We will monitor and certify end of defect period. This is designed for client who can deal with the builder but wants all the detail and legalities of an administered contract.

We will write the contract in line with the approved drawing and detailed quotation from the builder, any other documents can be tied in. We will over see the signing of the contracts after explaining the details. This can either be a JCT contract or tailored CKA one depending on the level of supporting details. We act as impartially as a 3rd party to ensure the contract is adhered to, visiting the site as appropriate. Does not include the management of workmanship, snagging, time, contractors etc.

WRITTEN CONTRACT

Once you have your builder and the price we write a specific contract outlining all legalities, payment schedule and responsibilities. This ensures both you and builder have detailed legally binding agreement, we will also mediate on any disagreements between you and the builder.

We will write the contract in line with the approved drawing and detailed quotation from the builder, any other documents can be tied in. We will over see the signing of the contracts after explaining the details. This can either be a JCT contract or tailored CKA one depending on the level of supporting details. Variations, payment sign off and administration not included, site visits will be charged at £95.00.

QS BREAK DOWN

To help you know what the build should cost along with a full breakdown of material quantities and labour, we provide a detailed break down.

We will use a 3rd party to gain a full break down and then check/amend it to suit the project. The client will get a fully itemised breakdown of materials and labour. Specialist items will need to be sourced by the client and we can add them in.



THANK YOU