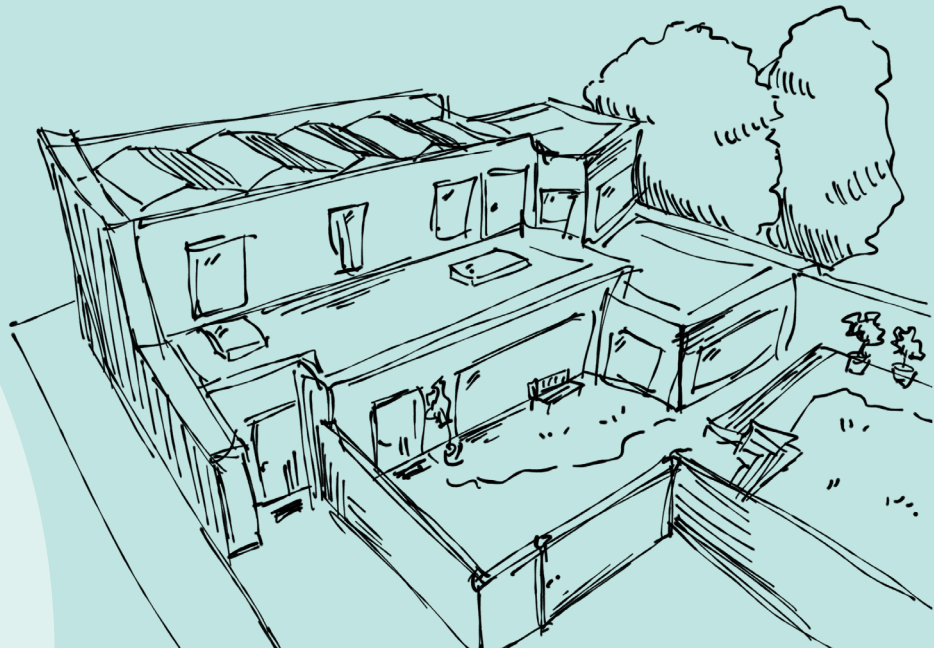


Project Roadmap



1. Initial meetings

After an initial conversation we'll arrange a site visit and/or invite you to our office so we can discuss your vision for the project, explain more about how we work and answer any questions you may have before proposing next steps.

2. Initial Cost Estimation

Before we start any work, provided there is some form of design at hand, we'll provide a rough cost estimate based on our most recent projects (cost/m² gross internal area). While approximate (especially for retrofit projects), we have decades of precedent to work with and a good feel for current costs. This figure gives a good benchmark to indicate if we're the right contractors for the project, if the budget is workable, or if the brief needs a rethink.

3. Feasibility study/concept design

This phase aims to clarify the design brief, assess the opportunities and constraints offered by the site, address energy efficiency and the budget in broad terms and provide initial design concepts for discussion.

4. Planning application

We'll develop a comprehensive planning application including design and access statement demonstrating the merits of the proposal if required. We can appoint expert third parties like ecology, heritage or energy consultants as needed and will liaise with the planning authority, providing further information if requested.

The more work done at this stage, the more attainable cost and performance will be, and the more quickly and efficiently we can progress the project once consented. This level of detail is especially important if passivhaus guidelines are being followed.

If there's uncertainty about how the planners may respond we can opt for a pre-app or more minimal application on the understanding that future amendments are likely to be necessary.

5. Technical design (GA-general arrangement stage)

This stage develops the planning drawings into a technical package based on a 3D BIM Model. The shape, size and position of the building is determined along with broad structural requirements, as are ground conditions and the estimated energy efficiency. Wall, floor and roof build ups are identified and scheduled. Floorplans, drainage plans, general sections, elevations, window and door schedules and a limited number of details are provided. A structural sketch scheme is provided by the appointed structural engineer and the ground conditions are assessed (either by visual inspection of trial holes, or a more thorough, commissioned site investigation). Building control plan-check can take place at this stage, or at stage 4.2 as deemed appropriate.

6. Interim costing/value engineering

With planning permission in place and having completed the first stage of technical design (GA), we can start to put together a full and detailed costing in the format used for the contract to give grounds for an informed approach to the next stage.

At this stage the cost plan will contain numerous provisional sums and assumptions, such as finishes, fit out and external works, where costs can vary significantly depending on choices made.

There's full transparency regarding any provisional sums and if the bottom line is too high, we can start to think about value engineering options before going too far with detailed design (DT). This is where the efficiency of design and build really kicks in; together we can assess the relative cost, energy performance and aesthetic merits of a limited number of design options and complete the detailed drawings to reflect the choices made.

7. Technical design - DT-detail stage

This stage develops the general arrangement model and plans in line with the choices made in stage 4.1, including details of junctions, window and door installation, finishes and fit-out. Structural design and energy modelling is completed, and a complete set of drawings issued.

8. Final costing

When detailed design is completed in house, or when we are in receipt of a complete design or tender pack, we'll produce a fully detailed and comprehensive cost sheet and a 'contract sum', i.e. a fixed price that can go into the contract along with the pre-construction information and project timeline. Any items that remain unspecified can remain as provisional sums when the contract is signed you have the opportunity at this stage to look elsewhere for comparative costs or we can explore further value engineering options as necessary.

9. Pre-construction information pack

We'll produce a comprehensive and robust set of drawings and documents to ensure:
Accurate and comparable pricing

- Build as per design
- Project passes building control and PH or other standard
- Construction contract can be properly administered
- Health and safety assessed and monitored

10. Contract and construction

We typically use JCT design and build contracts but have worked under many others.

During the build we use the mechanisms within the contract to administer variations, payment, certifications and so on. A typical build inevitably involves some variations, and we're adept at dealing with these in an appropriate, professional way. It's a priority and a matter of pride that our buildings consistently meet the level of quality and performance expected by our clients.