

# humane architecture.com

## new homes and extensions

.....we can help you to create your **dream** home.

Working with you we will :

- prepare a **survey** of your home or site
- create alternative designs to **explore and maximise the potential** of your home or site
- provide **interior designs and furniture** design if called for
- if needed make a model and or perspective drawings to help you to **visualise your new home**
- prepare a full set of drawings of your new home to **make a Planning Application**
- write **design reports** and additional documentation needed in support of your Planning Application
- provide detailed drawings and specification to make a **Building Control Application**
- make **recommendations for other consultants** in support of your application (eg structural and environmental engineers, landscape architects, soil investigations etc)
- advise on a suitable quantity surveyor to **prepare budget costs** when necessary
- give advice on the selection of **suitable building contractors** to be invited to tender for the job
- provide detailed construction drawings and specification to enable **building tenders and prices** to be prepared
- give feedback on the appropriateness of the proposed building **programme and timeline**
- make recommendations for the **appointment of a suitable contractor**
- **draw up a suitable contract** with the selected contractor for the agreed price and timeline
- supervise the building work on site by **making regular visits** and recording the progress of the job
- **manage the building contract** and authorise the staged payment of the works
- vet and **manage any changes** to the building contract using '*Architect's Instructions*'
- manage the **handover of the new work** to the client
- review the **building performance in use** and supervise any necessary remedial work

.....add **delight** to life in your new home.

Frank Lyons: Director

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