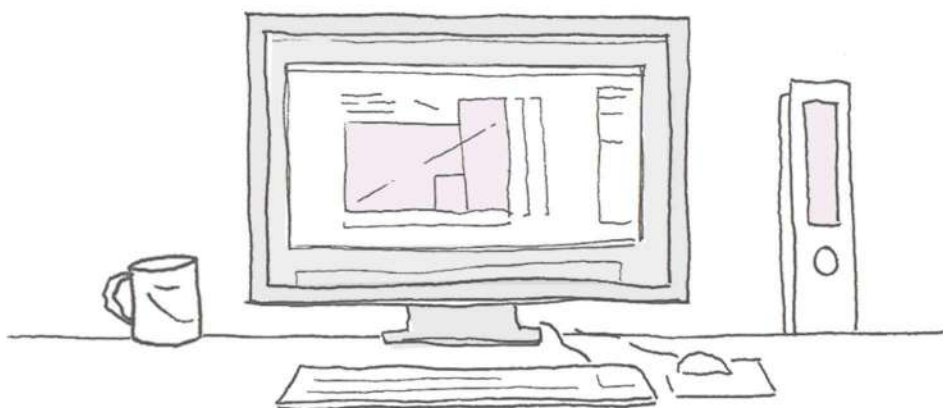


TECHNICAL DESIGN + THE TENDER PROCESS WITH OHA

4. TECHNICAL DESIGN



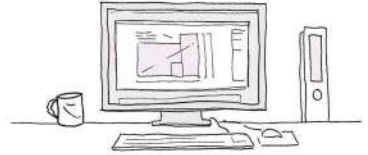
Now that you have been granted planning permission, we are here to help you with the next stage of your project, preparation of technical design information.

We will guide you through different construction methods and advise you on the best route forward for your project. Our services can be tailored to suit the level of involvement you require; preparing technical drawings for Building Regulations submission, or detailed tender information to enable accurate quotes to be obtained.

4. TECHNICAL DESIGN

RIBA Work Stage 4: Technical Design

Timescale: 4 - 6 weeks



Project Specification Meeting

Stage 4 begins with a project specification meeting at our offices to discuss the construction specification for your project; how your project will be built and the materials that will be used.

The following discussions inform us of the technical drawings requirements and next steps:

- We consider the site's drainage, whether existing or looking to a more sustainable future
- The foundations, walls, floors and roof structural systems and finishes
- Insulation and ventilation requirements; external door and window details
- Discharge of Plannin Conditions
- Internal joinery, such as skirting + architraves, stairs, storage and kitchen
- Mechanical and Electrical, such as heating, hot water, or any renewables



Gaining Building Control Approval

There are two Building Regulation Application types; a Full Plans application or a Building Notice. These can be submitted to your Local Authority, or an Approved Inspector. All building works that are carried out must comply with the Building Regulations.

Building Notice:

A Building Notice is typically appropriate for smaller jobs, there is no requirement to submit any technical drawings. This is a written notice sent to the Local Authority to say that you intend to carry out building works, once they have approved you can begin works which is assessed through site inspections by the inspector. This route carries a high risk of reliance on your builder knowledge of up to date Building Regulations and construction.

Full Plans Building Regulations Application:

This option is less risk, it involves submitting technical design drawings (detailed on the next page) to the Local Authority for approval. Once drawings have been submitted, works can begin whilst waiting for the approval. All works by your builder are to be carried out in accordance the approved Building Regulations drawings. The inspector will conduct site visits throughout construction.

Submitting a Building Regulations Application: Technical Drawings

Technical drawings differ from planning drawings in that they are more detailed, include measurements, key structural systems, specified insulation, materials and finishes.

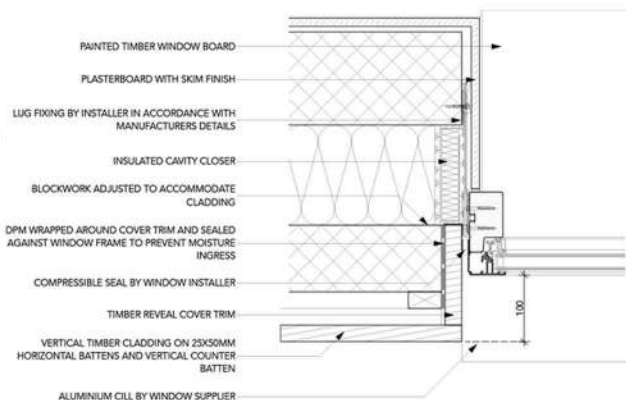
Based upon the information gathered during the project specification meeting, technical drawings are prepared and submitted to your chosen Building Control inspector.



Technical information required to submit for Building Regulations submission typically includes 1:100 / 1:50 drawings, including: a site plan; base, floor and roof plans; elevations and sections; and construction notes. These drawings carry a base level of technical information.

Detailed Drawings and Reports

Further detailed drawings can be prepared, if required. These drawings are helpful in obtaining accurate quotes during the tender process, explained on the next page as well as holding more information on specialist construction in your build. The detailed drawings can include 1:20, 1:10 or 1:5 schedules and details, for example: mechanical and electrical plans; window, door and finishes plans; kitchen / utility / bath / ensuite schedule; wall, floor and roof details.



Gaining Accurate Quotes: The Tender Process

The technical drawings needed for compliance with building regulations focus on the structural components and outer shell of the building. These drawings do not include details about finishes and fittings. To ensure that you receive more precise cost estimates, it is advisable to complement the initial technical drawings with additional information. Detailed drawings encompass more elements that influence construction costs, providing you with greater certainty during the project.

We are here to ensure that your construction project runs as smoothly as possible, and to help with that we can produce tender documents such as a schedule of works, which can play an integral role for obtaining cost breakdowns / certainty, as detailed below:

Schedule of Works:

A construction schedule of works includes a detailed cost breakdown for each element of your construction project. This invaluable tool benefits both you and your builder by providing a clear project roadmap, improving communication, and helps to minimise delays. Additionally, it assists in situations where cost adjustments are necessary, enabling you to make informed decisions about price comparisons. While your on-site builder might provide approximate figures, a schedule of works offers a precise means of pricing.

Tender Submission

Having prepared the detailed drawings and construction schedule of works, we are ready to carry out the tender process.

The tender process involves inviting contractors to submit competitive bids for a construction project based on the above. It benefits you by facilitating cost comparison and selection of the most suitable contractor based not only on pricing, but also their proposed approach, expertise, and capacity to deliver the project successfully. While the tender process primarily serves to appoint a contractor, it can also provide valuable insights into project costs and methodologies for your decision-making purposes.

The Next Steps...

5. CONSTRUCTION

RIBA Work Stage 4: Technical Design

Once you have chosen your preferred contractor, you are ready to start building! We can manage all contract administration, provide on-site assistance, check progress and provide valuations during Stage 5. Please do get in touch for more information.

