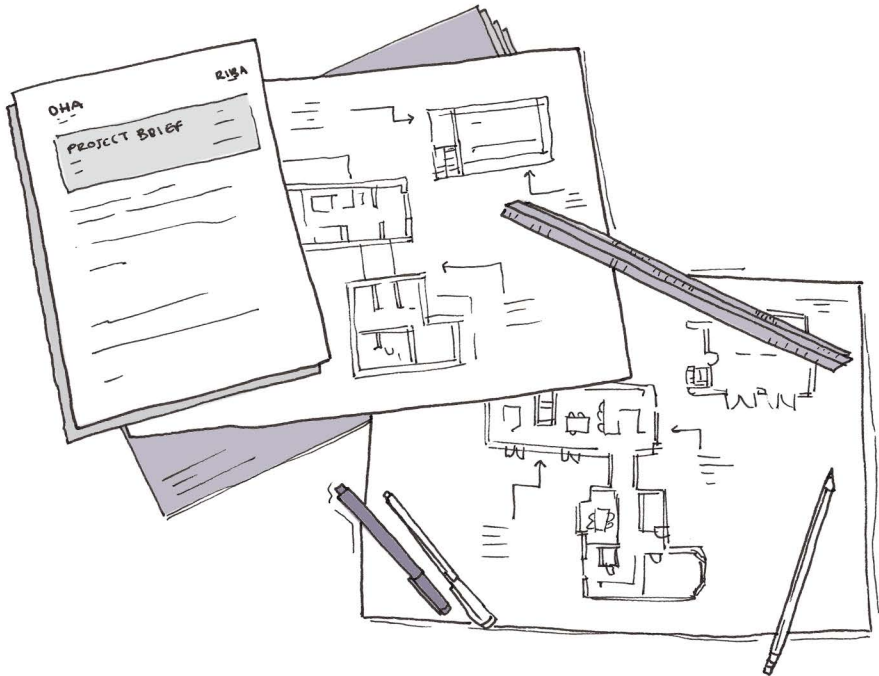


# THE DESIGN PROCESS AT OHA

## 1. GETTING STARTED 2. SKETCH SCHEME 3. PLANNING



From getting to know your existing site, your aims and aspirations, to developing a sketch scheme and submitting a planning application. OHA are here to support you through this process to make your dream home a reality.

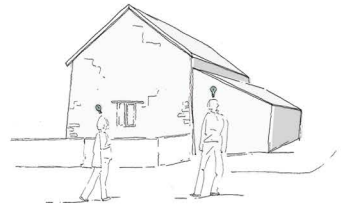
This leaflet leads you through the design process with visual examples and key steps to give you an understanding of what to expect.

# 1. GETTING STARTED

RIBA Work Stage 1: Preparation + Briefing

**Timescale: 4 - 6 weeks**

The design process begins at our very first meeting as we gain an insight into your projects requirements. We work to establish a design brief that reflects your lifestyle, dreams, family needs, design preference, the spaces required and importantly your budget.



We establish what is existing; whether your site is empty or has a building on it. We will appoint a surveyor to conduct a measured building and/or a topographical survey, and where necessary appoint other specialist consultants such as: ecology, heritage and drainage.

With this wealth of knowledge we can produce a site analysis (above) to consider the findings such as key views, sun paths and access. With the measured building survey complete, we produce the necessary As Existing drawings (below) for your project.

Having understood the site and any possible constraints, we start work on, Stage 2, the Sketch Scheme, having already established a baseline for design



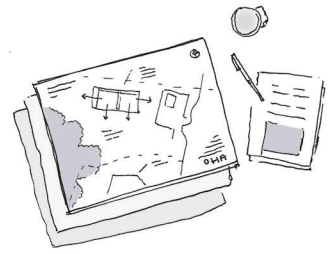
SIDE/SOUTH-WEST ELEVATION

## 2. SKETCH SCHEME

RIBA Work Stage 2: Concept Design

**Timescale: 2 - 3 weeks**

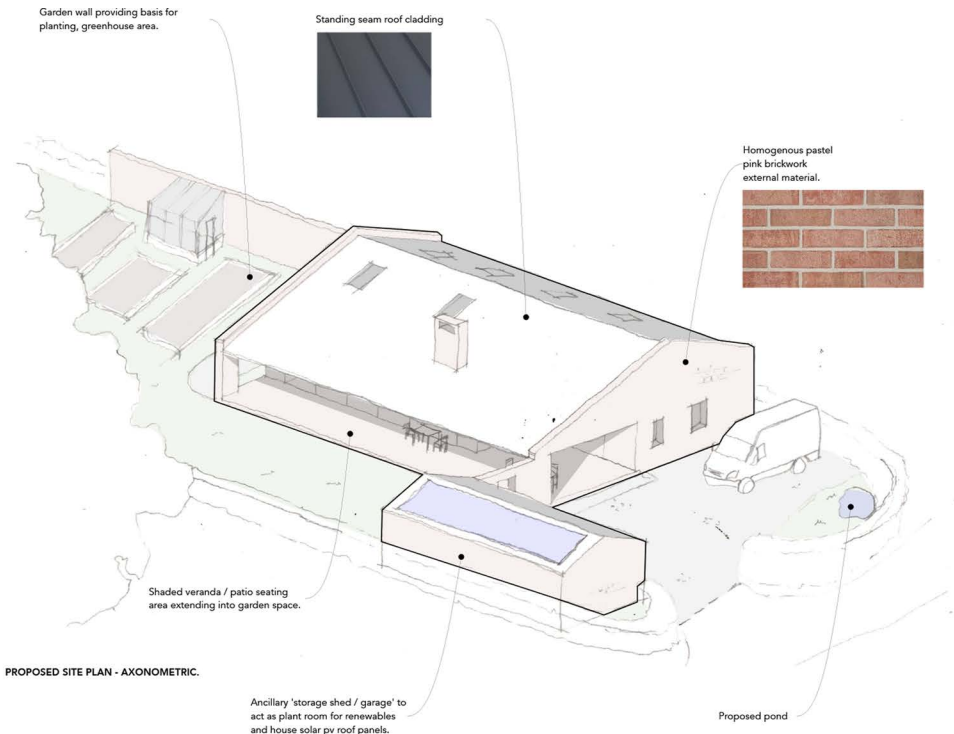
We prepare a Sketch Scheme based upon your site potential and restraints, established in Stage 1 through the surveys, existing drawings and your design brief.



The Sketch Scheme typically includes:

- Sketch floor plans, elevations and sections
- Sketch interior views and site perspectives
- Sketch site and block plans
- 3D modelling of the site / building
- Architectural precedents and materials board

We then invite you to our office for a meeting to see the concept, for the first time, during a Sketch Scheme presentation. This meeting is an open discussion where we consider your brief, budget, aims and aspirations and the scheme. Together, we look to how we can improve the scheme, and you take the drawings home to reflect on this further.



PROPOSED SITE PLAN - AXONOMETRIC.

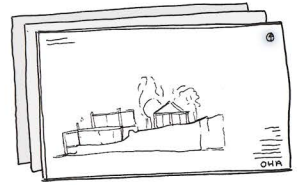
With your feedback, we look to Stage 3, Planning, where we begin to formalise the Sketch Scheme into planning drawings. Please note that the Sketch Scheme is not the final design, but an initial concept that captures the thorough research into you and your site. Design continues in Stage 3 and alterations can be made up until planning application submission.

### 3. PLANNING

RIBA Work Stage 3: Spatial Co-ordination

#### Timescale: 3 - 4 weeks

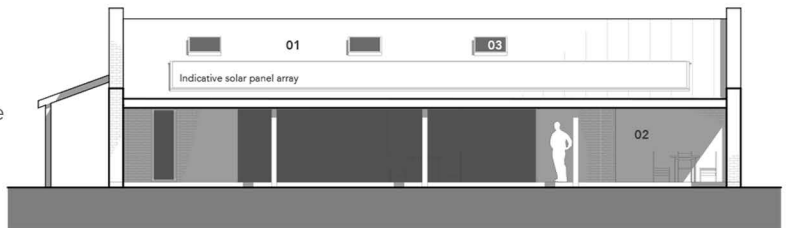
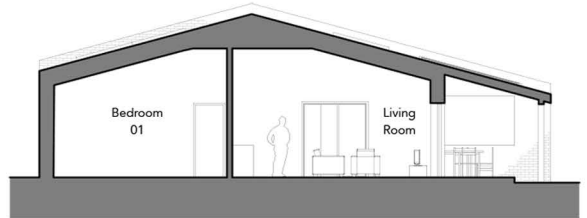
During Stage 3, we develop your Sketch Scheme further to produce Planning Drawings, as can be seen from the below examples we move from sketch to CAD. We also produce any of the necessary reports, such as Design and Access Statements and Heritage Statements, required to support the drawings.



Planning Drawings differ between application types, but they typically include:

- Site and location plans
- Floor plans, elevations and sections

We are working to design your dream home, as previously mentioned, alterations can be made throughout Stage 3. Once you are happy, with your approval of the drawings and reports, we submit the planning application.



Once we have submitted your Planning Application, we await a response from the Local Planning Authority regarding their decision which typically takes at least 8 weeks.

Please note, you cannot build from Planning Drawings, you would need Stage 4 Construction Drawings and Building Regulations consent. Please do contact us for more information, or to book in a Stage 4 meeting.