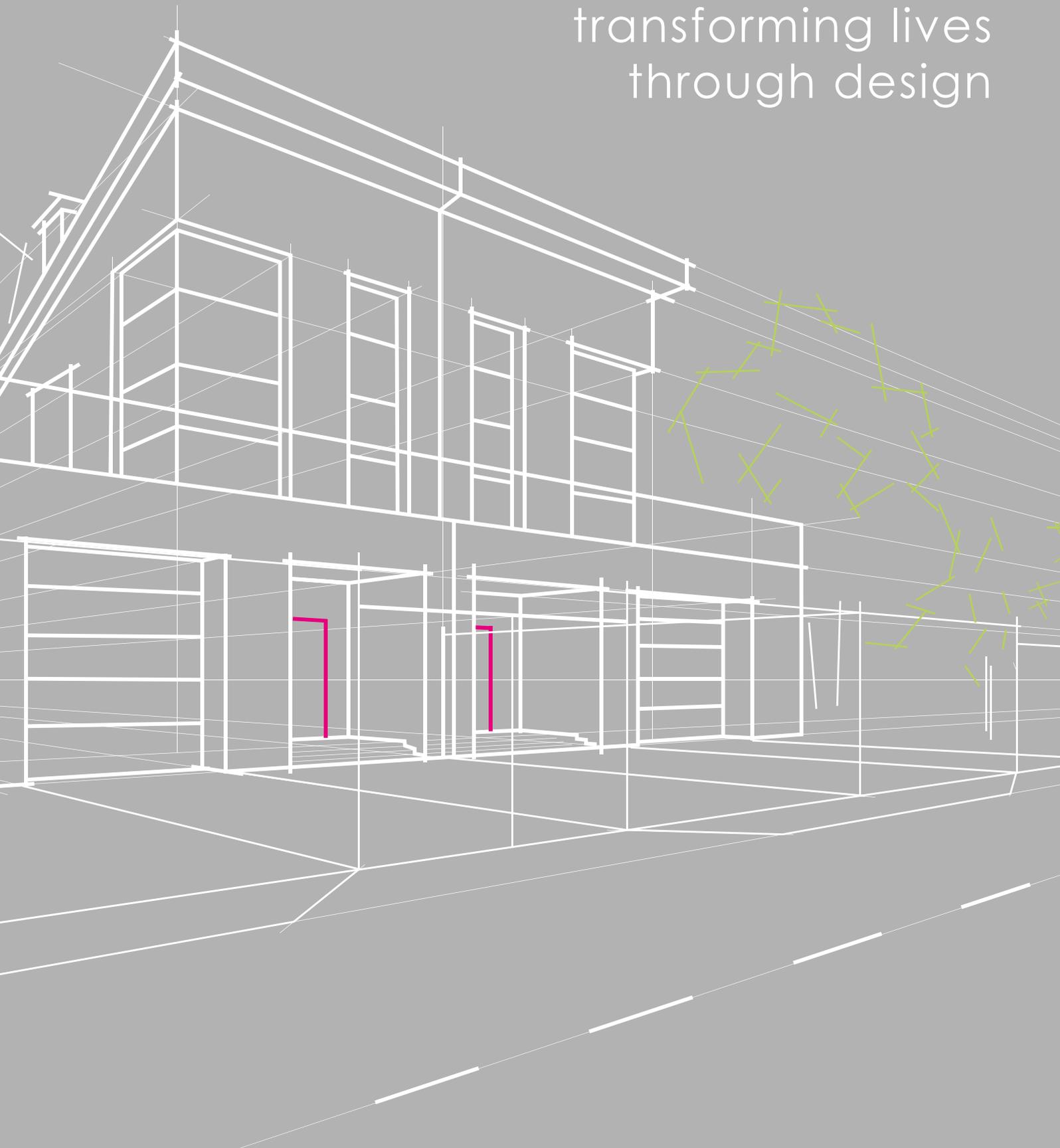




LewisVisuals
architectural design

transforming lives
through design



Welcome to Lewis Visuals

We combine the twin disciplines of interior design and architecture, to appreciate the external aesthetic quality of architecture, and how internal surroundings benefit a person's lifestyle.

Our home is our sanctuary. People no longer want to have separate rooms, everyone's time is precious and they want to spend that time together. Time is so valuable, we are working harder than ever, it's a faster pace, so quality time is even more important.

We take the time to understand your work, personal and family needs and translate those needs into a design to improve their lifestyle.

Our company vision and mission is 'transforming lives through design'

We achieve this by gathering comprehensive briefs from our clients to understand their requirements and give them design options to consider. Our solutions are cost effective and are the result of extensive technical knowledge to meet the latest building regulation standards combined with the most innovative and sustainable products on the market.

- ✓ Great Planning Success
- 🏠 Beautiful Practical Designs
- £ Maximise Your Assets

Much of our work is the renovation and extension of existing properties and dwellings. These range from major extensions and refurbishments to large properties, the modest single storey extension, enlarging a kitchen or creating an 'open living' environment.

Lewis Visuals works with the local planning authorities to achieve an excellent success rate with planning applications. In this way we ensure that you receive excellent value for money.



Service Plan Explained

STAGE 1

Initial Consultation: Appraisal and Strategic Brief



Identify client's requirements and possible constraints on the development.



Prepare studies and discuss probable procurement methods.



Clarify design brief and confirm key requirements and constraints.



Identify procedures, and consultants to be engaged for the project.

STAGE 2

Survey: As existing survey



Carry out a measured survey of the house before we begin design work.



Following our survey, we will prepare 'as existing' plans and elevations.



STAGE 3

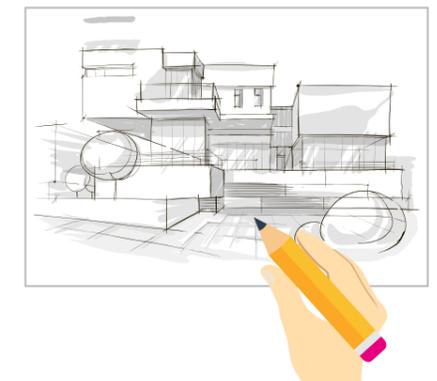
Sketch Schemes: Outline proposals



Commence the initial design brief into drawings.



Prepare outline proposals for a contractor/project manager to gain preliminary estimated costs of construction. Proposed method of construction must have been obtained / discussed with us prior to estimates being obtained.



T&C: It is important to note that the brief and budget do not always meet and this needs to be established firmly before we proceed onto the next stage. This will save you having to pay any more money for further plans. We advise you to take your time at this stage to liaise with local builders. It is a very exciting time for our clients so we want to ensure the project runs as smoothly as possible for everyone involved.

Amalgamating Designs: Detailed Proposals



Develop the design options into the completion of the project brief.



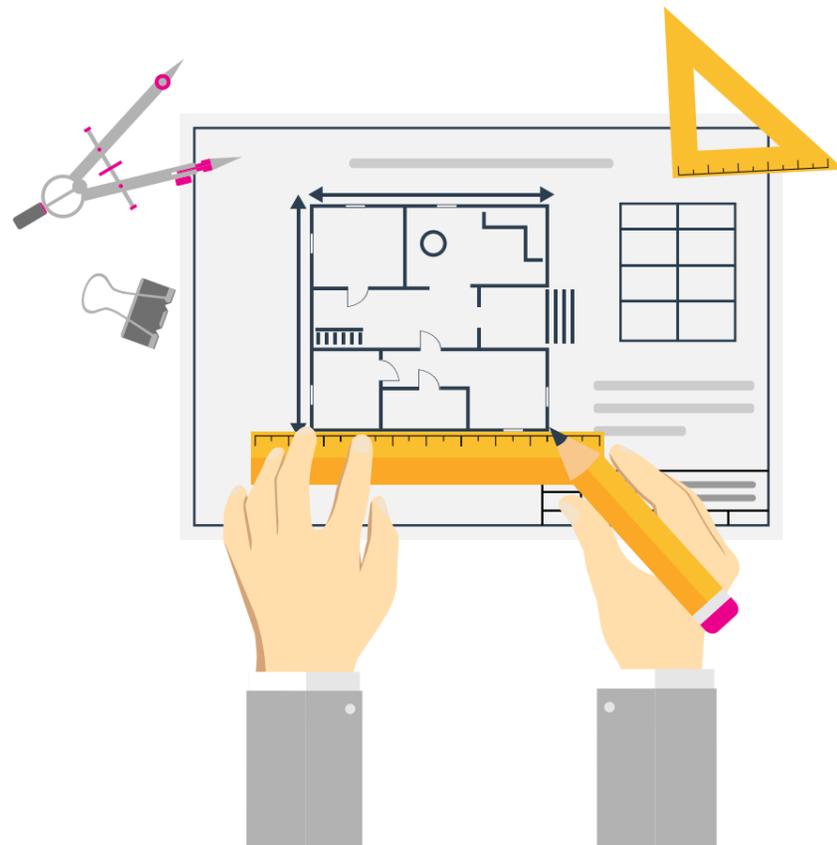
Prepare detailed proposals, to planning presentation standard.

T&C: This stage gives you the opportunity to combine the best parts of the two design options. Please make sure you are absolutely certain about your selection as you only get one chance to take the best elements of each design and develop them into one design in stage 4. Any further amendments at this stage (other than this) will be charged at £85 per hour or a fixed fee for an additional option. Designs cannot be changed once we have submitted to planning as they will invalidate your application/permission.

Planning Submission: Free once payment of stage 4 is received



Planning submission is free once payment for previous stages is received in full.



Building Control submission: Final Proposals and Production Information



Preparation of 'final proposals' for the project, sufficient for coordination of all components and elements of the project.



Preparation of production information, in sufficient detail to enable tenders to be obtained.

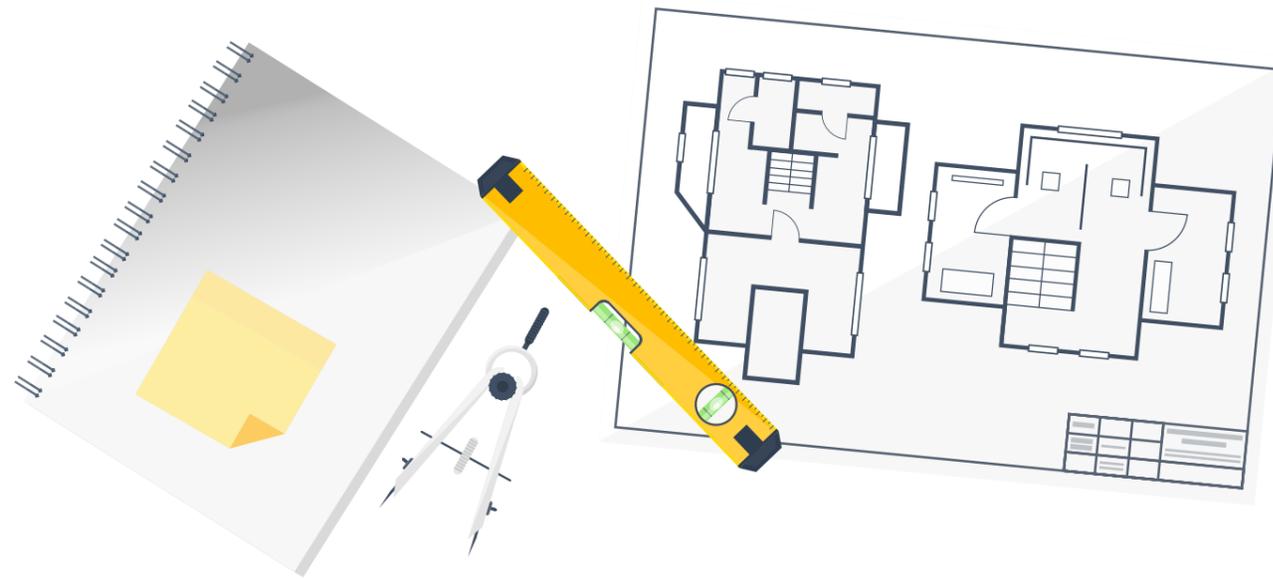
T&C: Design changes during preparation of final proposals, or during / following building control submission may be chargeable.



Pre-Construction: **Tender**



Once you are satisfied with your construction drawing package we can then evaluate your procurement route and go out to tender to gain accurate construction costs. At the end of this process we will produce a cost and time comparison report to then make a final decision before construction starts.



Post Construction: **Snagging**



Your build is nearly complete... phew! Ok, one last thing, snagging. Let's tie off those loose ends before you put your feet up, relax and enjoy your home.

All prices exclude VAT.

If we only carry out one element of the works as noted above, our fee would only be attributed to that element, not the following work stages.

Construction Contract:



Now that you are ready to start building we need to tie up a legal contract between the builder and client. We would then attend and record site meeting minutes during your build making comments along the journey.



Program:



We estimate that we can make a planning application within 12 weeks of the survey date, depending on you approving the outline proposals and our workload at the time.



Planning permission can take up to 12 weeks.



Preparation of final proposal drawings will need to be programmed in to our schedule following planning submission or approval.



Building regulation application stage would take approximately 4 weeks.

Expenses and Disbursements:

Charged on a pro-rata basis on top of stages 1-5:



Obtaining copies of drawings and other documents, purchase of maps and printed contract documentation.



Statutory fees such as Building Regulation and Planning Application fees are payable directly by you, the Client.

Expenses: Copies of drawings: A4 @ 15p/sheet, A3 @ £1.50/sheet, A2 @ £2/sheet and A1 @ £3/sheet, Travel: by car @ 60p/mile.



Other Consultants:

These are in addition to our fees and are charged directly to you, the client. We can advise you of the best contacts for quotations for the following:



Structural Engineer
You are required to appoint a structural engineer independently; however we can make some recommendations should you require.



Biodiversity Report
If you make changes to the existing main roof space or effect natural habitats you may be required to submit a biodiversity report.



Arboricultural Report
If any proposed works are to affect any trees, an arboricultural report will be required.



Topographical survey
Replacement dwellings or significant changes in levels will require a topographical (measured levels) survey.



Flood Risk Assessment
If you are within a flood risk zone then a flood risk assessment will be required.



SAP Assessor
A new build requires a Predicted Energy Assessment prepared by an assessor, to demonstrate that we are designing to be energy efficient.



Water Board
If your works are within 3m of a public (shared) sewer we may need to apply to Thames Water for a Build-over or Close-to agreement. Further information can be found at <http://www.thameswater.co.uk/developers/693.htm>



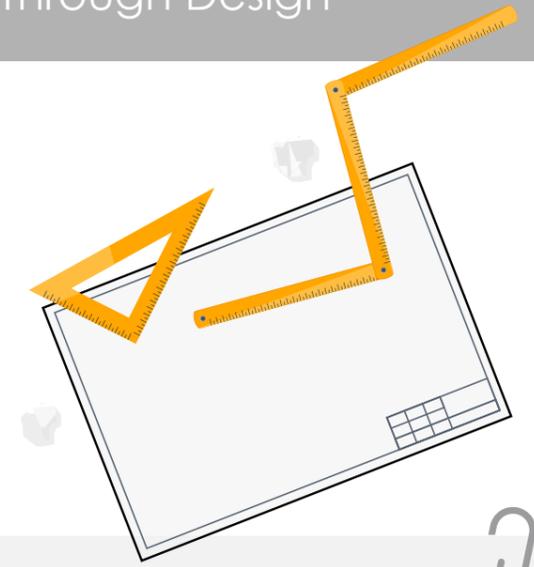
Party Wall Surveyor
If your works are near to neighbouring plots or affect current party walls then a party wall agreement may be required.

- Initial Enquiry
- WEEK 1 ● Questionnaire sent / received /meeting booked
- WEEK 2 ● Free 1 hr consultation
- WEEK 3 ● Service plan agreed / contract signed
- WEEK 4 ● Survey of house stage 2
- WEEK 7 ● Drawings for stage 3
- WEEK 10 ● Stage 4 amendments
- WEEK 11 ● Stage 4 planning application submissions (this takes 8 weeks)
- WEEK 19 ● Planning Decision date and commencement of stage 5
- WEEK 22 ● Building Control submission stage 5
- WEEK 26 ● Building Control approved
- WEEK 31 ● Build





- Multi award winning company
- Innovative luxury and award winning designs
- Minimal stress - we handle everything from conception to completion
- Unique and friendly service
- Sustainable designs to reduce running costs
- We guarantee our designs will excite you



Some of our recent accolades:

- Action Coach Business Excellence Awards – Best Female Entrepreneur of the year
- Women in Construction and Engineering Awards – Best Female Architectural Technologist in Europe
- Build It Awards – Best Design and Construction Company in Surrey
- Federation of Small Business Awards – Best Business Person of the Years in Surrey
- AI Global Excellence Awards – Most Outstanding Design Build Company

Additional Services We Offer:

 Interior Design	 Landscaping Design	 2D colour wash and watercolours	 3D models visualisations and film
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Services and Advice We Recommend:

We have a list of recommended contractors which we have successfully used in the past. If you go outside of our preferred list of companies, we urge you to be aware of construction companies. This is a very important spend for any household and you need to make sure you are working with a reputable company and that each stage is project managed to a great level of detail. *For further advice you may find the following links helpful:*



planningportal.co.uk/info/200125/do_you_need_permission



guidetorenovatingyourhome.co.uk/waverley

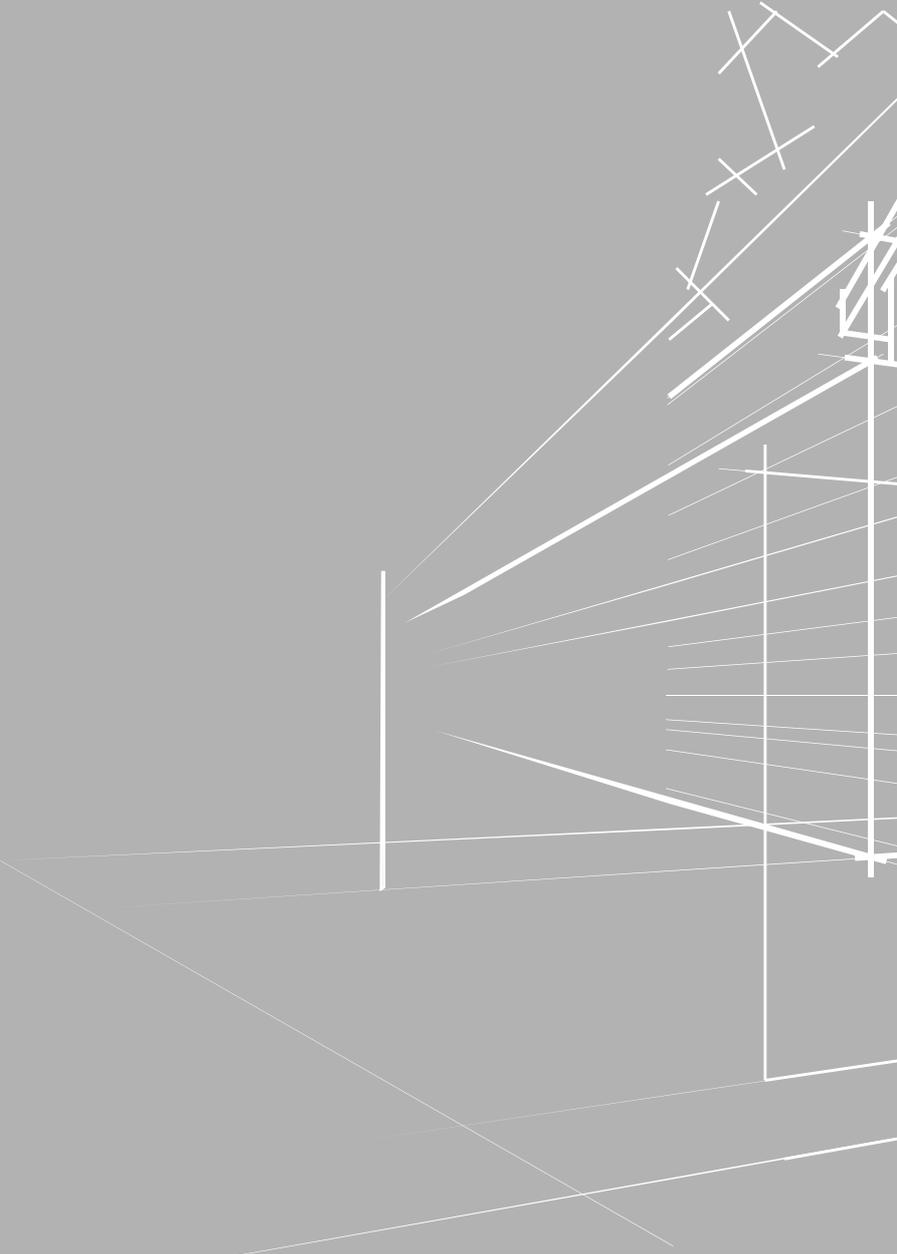


homebuilding.co.uk/advice

“ The great thing about working with Lewis Visuals is the personal service and attention to detail. Nothing is too much trouble and she really listens to deliver what you want. ”

“ We are utterly delighted with the design, the build and the final result. It has transformed the ground floor completely. I cannot speak highly enough of all the trades who worked in all winds and weathers last and this year maintaining a sense of humour at all times. ”

“ We have absolutely no reservation in recommending Lewis Visuals to anyone wishing to engage an architectural design team for any building project being contemplated. The team have performed in terms of what was agreed and we are grateful for the contribution they have made. ”



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architectural design

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