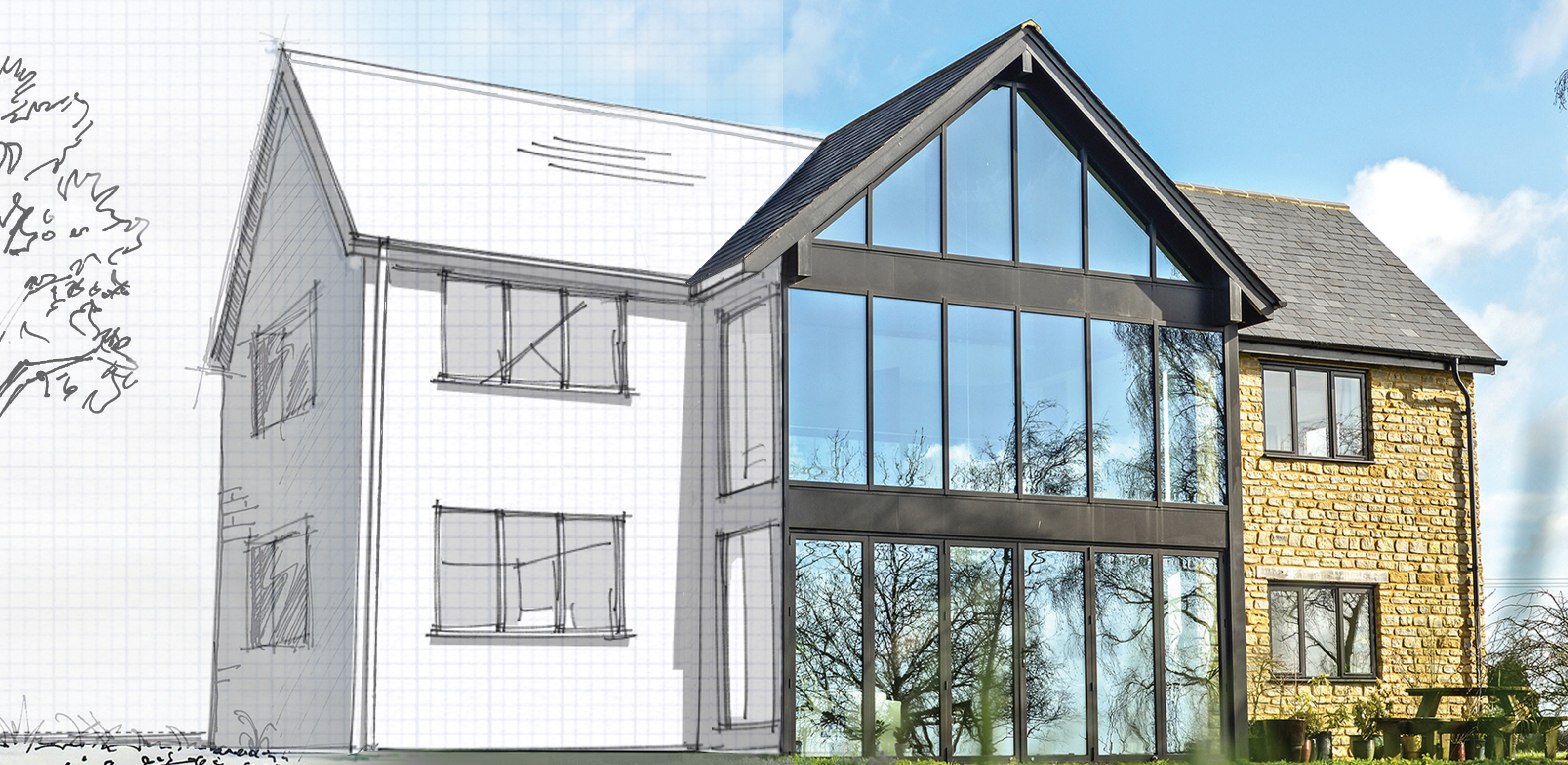




BUILDING & PROJECT
CONSULTANCY SERVICES



Welcome to Robinson & Hall's Building & Project Consultancy department where we like to turn visions into reality.

Our broad range of services allows us to manage your project from concept through to completion.

We are committed to providing our clients with sound professional and practical advice. Through our expertise and multi-disciplinary approach we can add value to our projects encompassing new builds, extensions, conversions and maintenance for all types of property.

3	5	6	7
20	21	22	

GUIDE TO DESIGNING YOUR PROJECT

Our team has the design flair and practical experience to be able to prepare all the drawings and images you will require. We have designed many new builds, refurbishments, extensions and conversions for domestic and commercial projects and adhere to the following step by step guide.

Step 1: Develop a detailed brief

The brief needs to cover key aspects of the design such as the accommodation you require, the size of the structure, your budget, practical considerations, energy efficiency requirements and any other aspirations that are important to the character of the development.



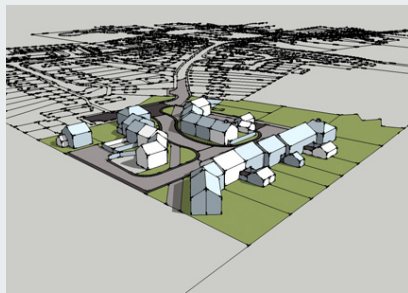
Step 6: The Party Wall etc. Act 1996

Our team has the expertise to advise if your project falls under the Party Wall etc. Act 1996.



Step 2: Prepare an initial sketch scheme

This is a working document and often evolves significantly. Sometimes several schemes will be prepared as there is often more than one way of delivering the brief.



Step 7: Project management

We offer project management services which include preparing a specification based upon the working drawings and obtaining competitive tenders.



Step 3: Assess the scheme

Our in-house Planning & Design team will review the local authority planning policies and guidelines. Often a pre-application enquiry to the local authority is also recommended to establish any potential difficulties and requirements for third party specialist studies.



Step 8: Unforeseen matters

Working with listed buildings or existing structures, many unforeseen matters can arise which require expert technical advice to agree the best way forward.



Step 4: Develop the scheme

The proposed details of the scheme will be completed taking into account any relevant comments. At this stage we often develop 3D visualisations which are then used as part of the planning application process.



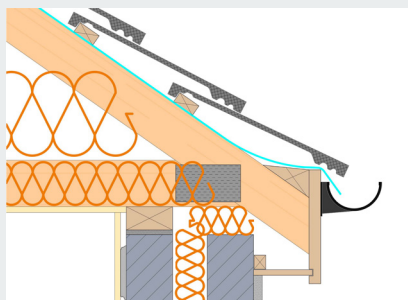
Step 9: Cost control and programming

We will liaise closely with you at regular stages to ensure you achieve the right outcome, meeting all your expectations and aspirations. We carry out all the contract administration for the project and guide you through the process.



Step 5: Technical details and working drawings

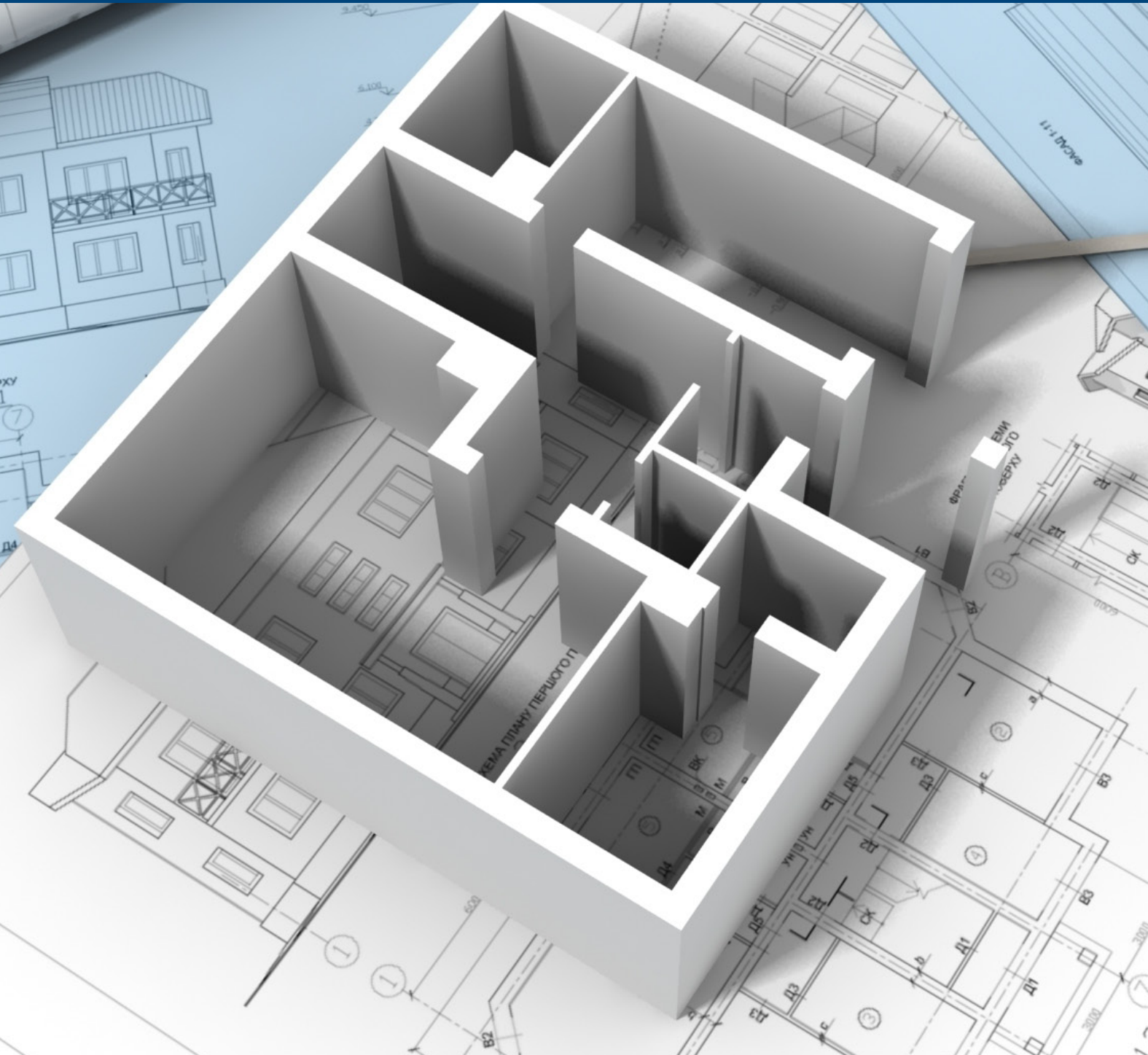
These are used to submit an application to the building control authority. The working drawings detail the type of construction, materials to be used, dimensions and layout.



Step 10: Completion and the working drawings

This document is a useful tool for a building owner. This type of record is always requested when further development is carried out and solicitors find this information useful when dealing with property transactions.





Planning is a broad and complex area driven by policy at national, local and neighbourhood level.

Our Planning & Design department has years of experience managing a variety of planning projects from extensions to large residential urban expansions.

Our level of experience and expertise enables us to produce viable and realistic schemes underpinned by valuation and investment advice. We are on hand to advise and assist throughout the process and deal with both domestic and commercial projects.



Our track record in restoring, upgrading and converting a variety of prestigious listed buildings reflects the vast extent of our expertise. No matter how large or small your project, our experienced team always strives to achieve a sensible compromise between practicality and good conservation principles.

We have been fortunate to have refurbished and preserved some of the region's most precious heritage. From the outset, we remain realistic in assessing the proposals and advise clients on how best to maintain historic structures and ensure their assets are preserved for many years to come.

ARCHITECTURAL DESIGNS EXAMPLES

We realise how crucial it is to communicate ideas efficiently in the changing world of planning and design. Therefore our architectural design services team provides realistic 3D visualisations which portray every part of your property, allowing you to view your proposed scheme prior to the work actually taking place.

The images we produce are ideal for communicating proposals to planners, consultants and contractors and can increase the chances of securing valuable planning permission.



We are able to produce a number of different drawings:

- ✚ Graphic designs
- ✚ Modelling
- ✚ 3D visualisations
- ✚ Shade and light rendering
- ✚ Photo-realistic montages
- ✚ Sketch schemes
- ✚ Conceptual scheme design
- ✚ Detailed designs

Adding value to bare land

Our architectural designers have designed a number of large residential schemes in conjunction with our in-house Planning & Design team, both as urban area extensions and infill plots.

The designs are bespoke and we have experience in property designs for modern and traditional properties.



Designing your dream property

Our architectural designers have experience of designing modern and traditional looking properties to suit your requirements. We pride ourselves on creating practical schemes to fit your specification and budget.



Before



Proposed 3D visualisation

We are also able to help clients incorporate renewable energy in their property, including air source heat pumps to heat the home and solar panels to generate electricity. After a thorough assessment of your property or site we will recommend the most appropriate solution. We can also offer a full range of planning and project management support, utilising our contacts where appropriate to select the optimum manufacturer or developer.

Enhancing the energy efficiency of your property will also reduce your energy bills. Incorporating high levels of insulation and improving air tightness will all make a difference. We can help you establish the options available and how you can integrate them in your building project. We can also advise on the Renewable Heat Incentive - a Government scheme to pay you for heating your own property via a renewable heat source.



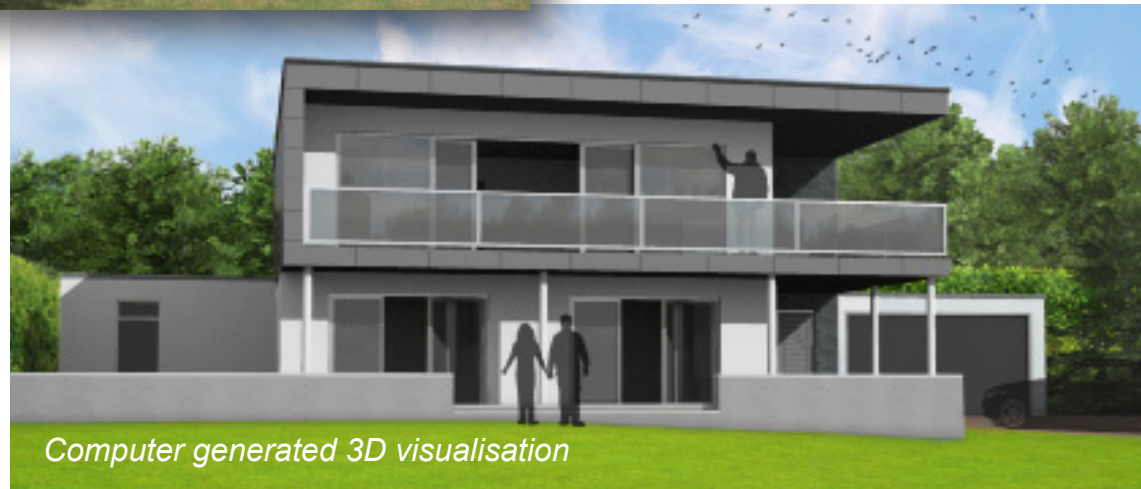


Before

Experts in bringing projects to life

From detailed sketches to 3D visualisations, our architectural designers can enable you to visualise your grand design prior to submitting your planning application.

No two projects are the same and we have the expertise to help you with your building project.



Computer generated 3D visualisation

The complete project



Computer generated 3D visualisation

Converting redundant barns

We have a wealth of experience in designing and project managing the conversions of redundant agricultural barns to residential, holiday accommodation and office uses.



The complete project



EXAMPLES OF PAST PROJECTS





Initial sketch for Meppershall Village Hall scheme



Commercial building design

We have been involved in a number of exciting projects, including:

- + Golf club extensions
- + New build village hall
- + Community centre / hubs
- + School extensions
- + Worship hall extensions
- + Restaurant extensions
- + Holiday lets
- + Office refurbishment
- + Warehouse refurbishment



New restaurant for the Shuttleworth Collection



Extension to Salvation Army Community Hall



Proposed extension at Oakley Lower School



Extending hotel accommodation

A rural public house, restaurant and accommodation operator saw the requirement and opportunity to provide additional guest accommodation. Robinson & Hall took the brief and designed a bespoke barn style property to replace an old barn and provide further en-suite rooms.

- + Initial sketch schemes and visualisations for client understanding of the scheme.
- + Visualisation developed to support planning application and for marketing of accommodation.
- + Upon planning consent being granted, Robinson & Hall prepared full working drawings and specification and project managed the building works.



Initial sketch scheme



The complete project

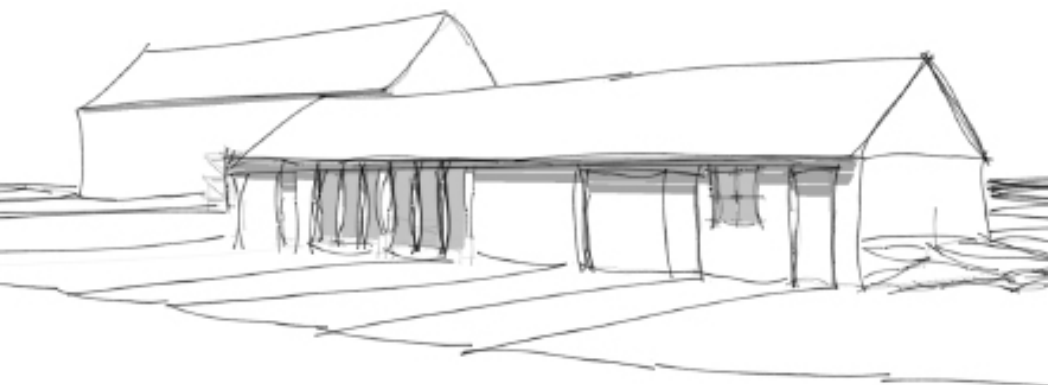


From vision to reality

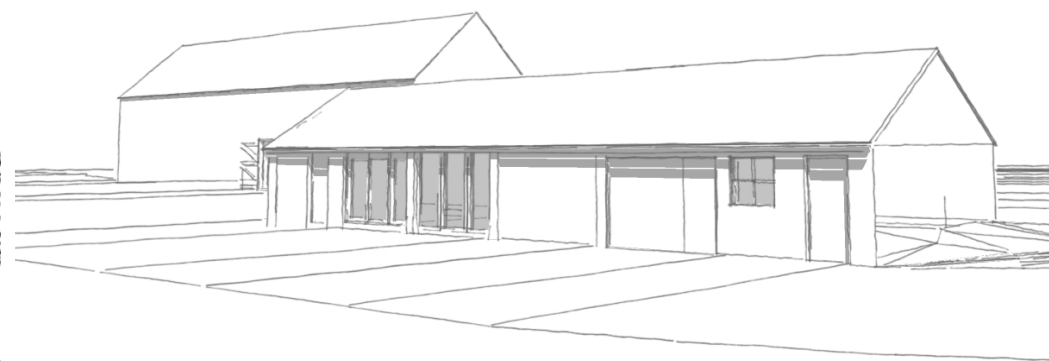
- + Drawings prepared to best illustrate your proposal
- + Photo realistic views
- + Persuasive and informative images
- + Step by step process from sketch to photo realistic image
- + Construction drawings can also be produced once the vision matches our client's wishes



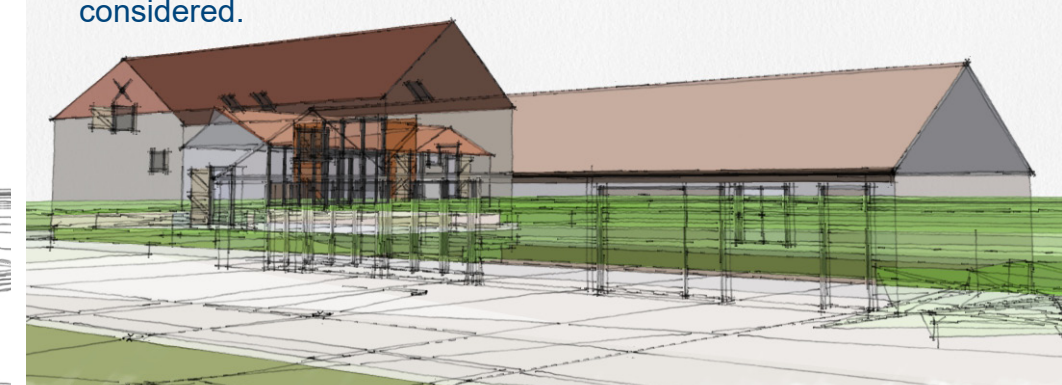
1. Initial sketch considering fenestration.



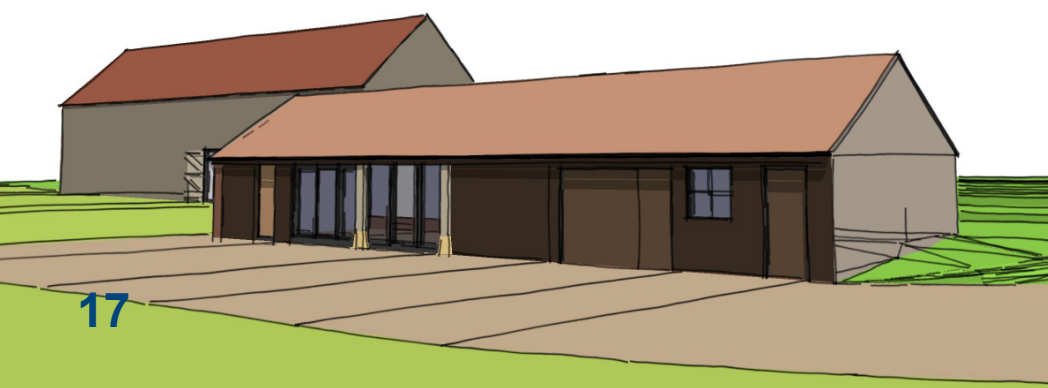
2. Scheme refined for client approval.



3. Refinement of design and structural elements. Internal layout considered.



4. Basic rendering of property.



5. Rendering of property refined to suit chosen materials.



6. Photo realistic image produced.



COMMERCIAL BUILDING SURVEYS

Commissioning of a building survey is often missed in the rush to proceed with the acquisition or lease of a property. However, a detailed report can provide a cost saving in the longer term.

We will undertake a visual inspection of the whole building and provide a report, illustrated with photographs of significant defects, giving details of current condition and an opinion on implications of defects together with estimated costs of repair and future maintenance.

We have an experienced team of building surveyors who are regularly carrying out surveys.

Examples of recent work include:



Our client planned to take on a 10 year lease of a 1970's light industrial unit for his expanding car business. On advice of his solicitor, we were engaged to carry out a building survey. The roof inspection identified the poor condition of a corrugated asbestos cement sheet roof. Following negotiations, although the landlord was not willing to replace the roof, he did accept exclusion of tenant's liability for the roof and limiting repairing covenants by way of a schedule of condition.

Robinson & Hall services provided:

- + Building survey
- + Negotiation with landlord's surveyor
- + Schedule of condition

Commercial Buildings

A 35,000 sq.ft. warehouse and 5,000 sq.ft. offices were built in the early 1970s. At the end of the lease the tenant returned the property in a poor condition with a negotiated dilapidations settlement. The estimated Energy Performance Certificate (EPC) Rating was F. The landlord took the opportunity to refurbish the property.

Services provided by Robinson & Hall included preparing and costing a schedule of dilapidations, design and specification of building work and project managing all the building works.

Work was undertaken to replace the asbestos sheet roof with insulated metal cladding, new energy efficient lighting and new heating systems with separate thermostatic and zone controls.

The resulting EPC Rating is C (52), allowing the landlord to quickly re-let the building at an increased rent.

Our client having identified a property suitable for their proposed funeral parlour commissioned us to undertake a building survey before purchase. On the basis of our report the client was able to negotiate a £75,000 off the purchase price to cover essential repair work. We have since been commissioned to project manage the comprehensive refurbishment and adaption of the building. It has been necessary to obtain planning permission for change of use. The property will be revamped at a cost of £550,000.

Robinson & Hall services provided:

- + Building survey
- + Design
- + Planning advice
- + Technical drawings and specification
- + Project Management



PROJECT MANAGEMENT

From initial concept through to handing over the keys on completion, our Project Managers will look after your project throughout and work closely with you to ensure that all your requirements are fully catered for.

Our experienced team will prepare specifications and obtain competitive tenders from suitable contractors. We will advise on the most appropriate building contract to enter into and, when work commences, we will act as the main point of contact for the client and contractors. We regularly attend the site to monitor progress, answer contractors' queries and issues and act as Contract Administrators to ensure that the works are constructed in accordance with the approved drawings.

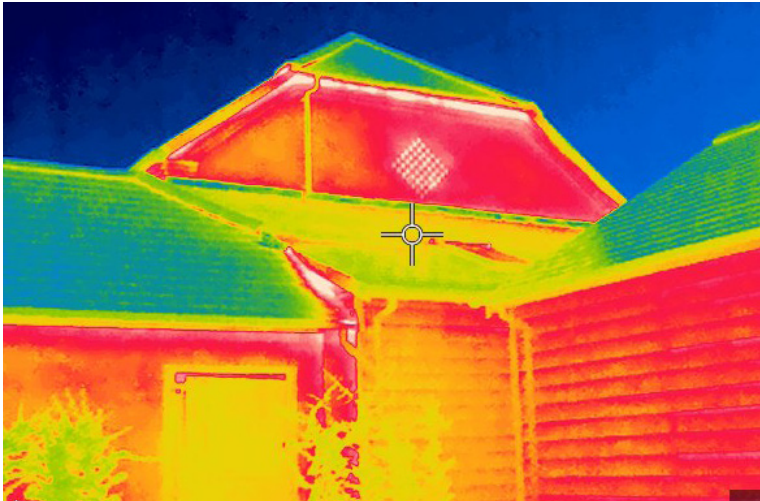
As a result of our in-house resources and expertise, clients achieve good continuity of service and we can eliminate the risks often associated with handing a project over from one company to another.

Examples of projects we have managed:



ADDITIONAL SERVICES

We offer a range of other services not mentioned in this brochure. The following may be of interest to you...



ENERGY EFFICIENCY



DILAPIDATIONS



CONVEYANCE PLANS & ESTATE MAPPING



BUILDING MAINTENANCE & REPAIRS



PLANNING APPLICATIONS



PARTY WALL



Land and Property Professionals

Bedford

Unit 1, Highfield Court
Highfield Road, Oakley
Bedford MK44 7TA

Tel: 01234 352201

Buckingham

15 Apollo Court
Radclive Road
Buckingham MK18 4DF

Tel: 01280 428010

robinsonandhall.co.uk

