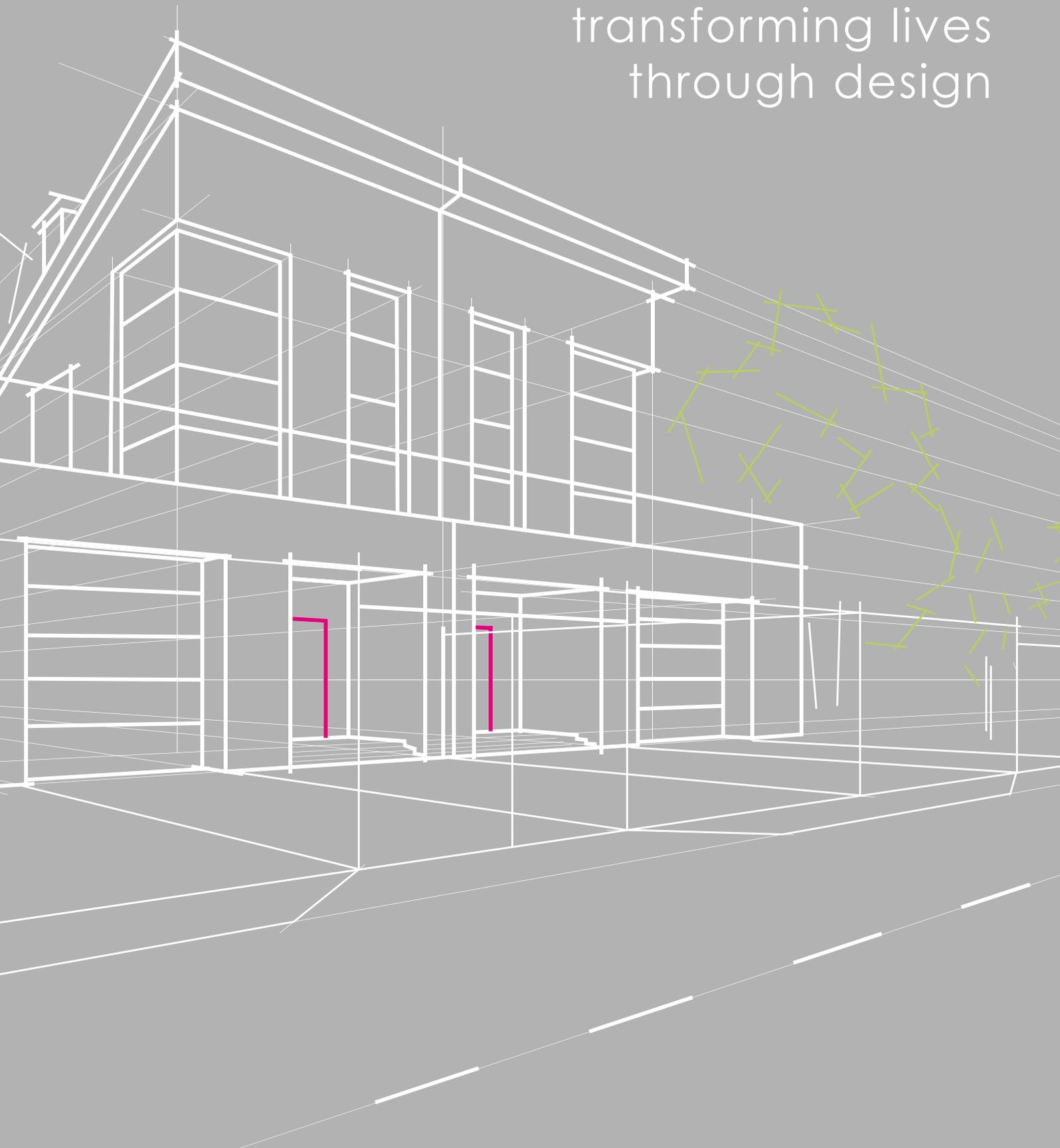




LewisVisuals
architectural design

transforming lives
through design



Welcome to Lewis Visuals

We combine the twin disciplines of interior design and architecture - to appreciate the external aesthetic quality and the internal surroundings.

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 your lifestyle.

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

We achieve this by gathering comprehensive briefs from you to understand your 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 affordable designs



Award winning practice

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.

We work 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 your requirements and possible constraints.



Prepare sketches and discuss probable build methods.



Clarify your design brief and confirm the key requirements and constraints.



Identify build procedures and various consultants required.

STAGE 2

Survey: As existing survey



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



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



STAGE 3

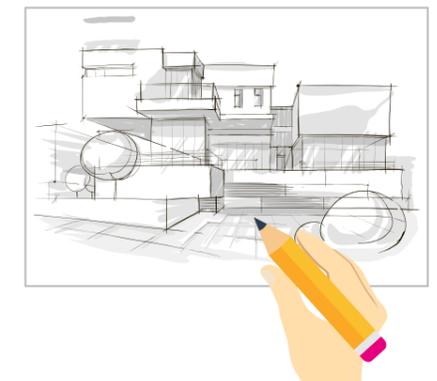
Design Options: Outline proposals



Commence the initial design brief into drawings.



Prepare outline proposals for a contractor/project manager to gain preliminary estimated costs of construction.



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 you 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.

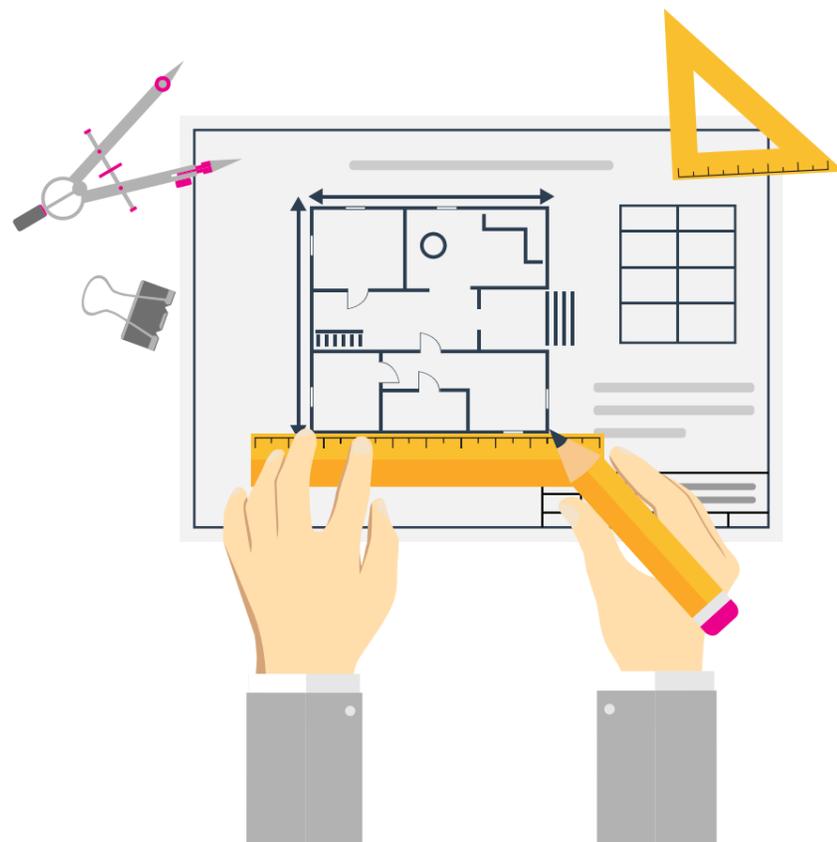
T&C: This stage gives you the opportunity to combine the best parts of the two design options. Please make sure you are absolutely certain about your selection as you only get one chance to take the best elements of each design and develop them into one design in stage 4. Any further amendments at this stage (other than this) will be charged at £85 per hour +VAT 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.

The council fee is extra and payable direct to the council.



Building Control submission: Final Proposals and Production Information



Preparation of 'construction drawings' 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.

A breakdown of labour materials is highly recommended to be able to keep control of budget.

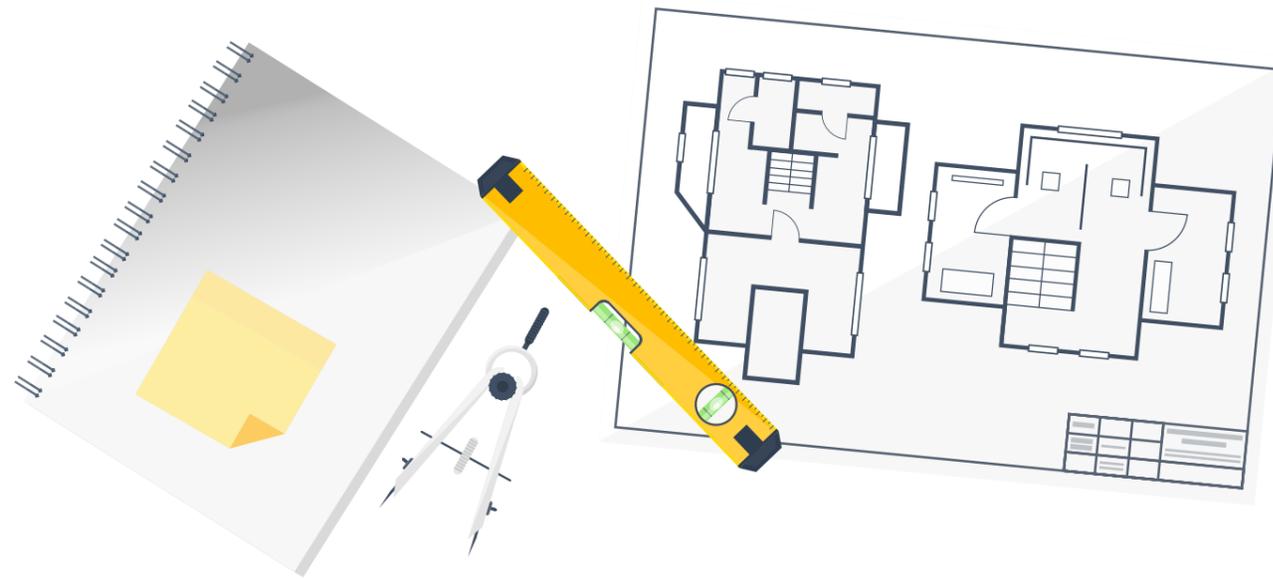
T&C: Design changes during preparation of final proposals, or during / following building control submission may be chargeable.



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.

Construction Contract:



Now that you are ready to start building we need to tie up a legal contract between you and the builder. 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 Stage 5 drawings will need to be programmed in to our schedule following planning submission or approval.



Building regulation application stage would take approximately 4 weeks.

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.



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



Obtaining multiple 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.



Other Consultants:

These are in addition to our fees and are charged directly to you. We can advise you of the best contacts for and request quotations for the following on your behalf:



Structural Engineer
You are required to appoint a structural engineer by Stage 5.



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 affect any trees, an arboricultural report will be required.



Topographical survey
Replacement dwellings or significant changes insite 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.



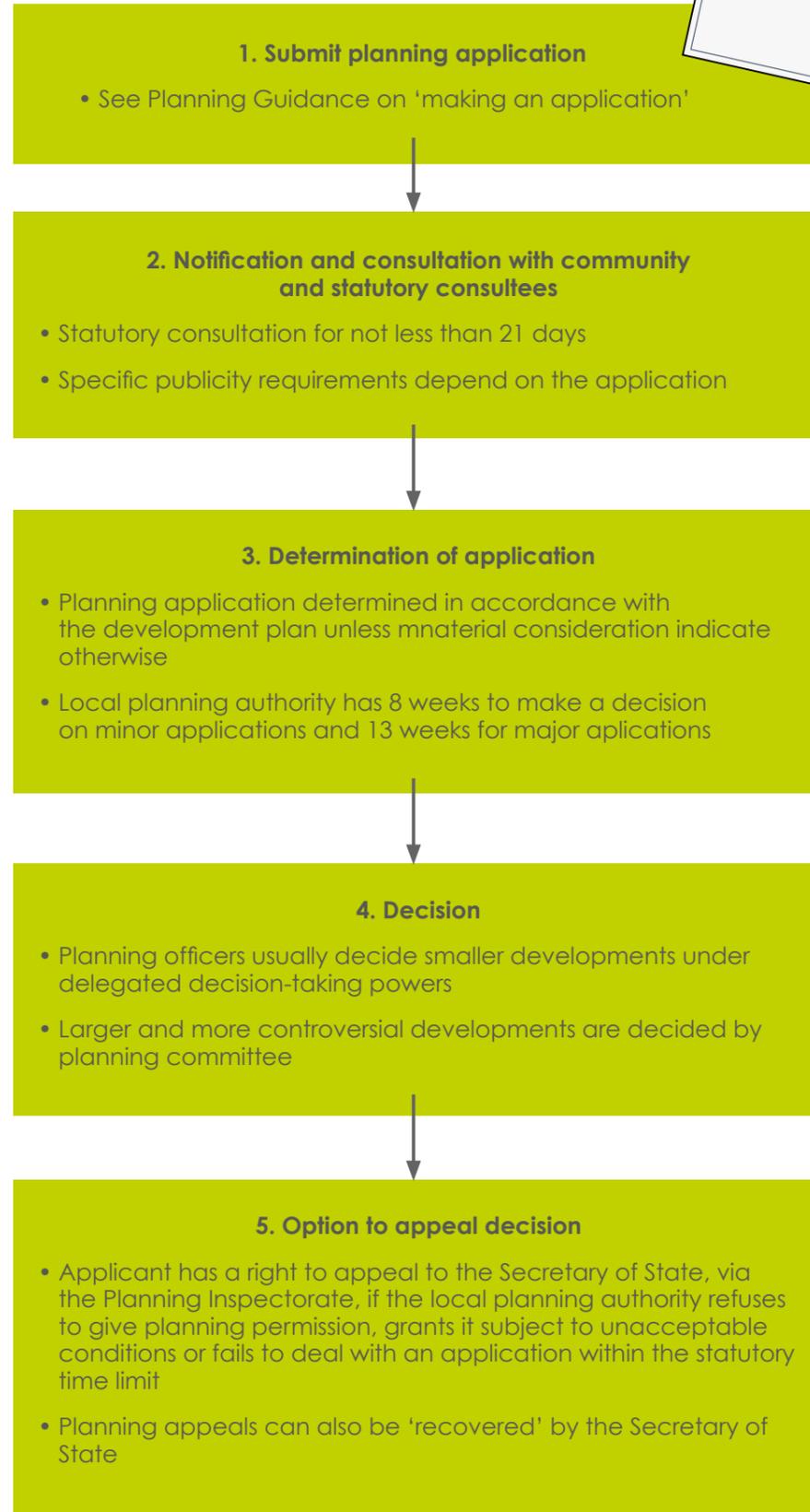
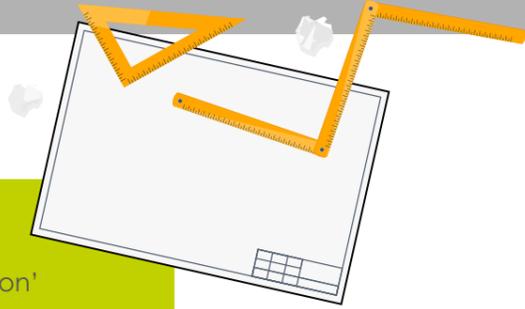
Water Board
If your works are within 3m of a public (shared) sewer we may need to apply to Thames Water for a Build-over or Close-to agreement.



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:

- AI Global Excellence Awards Leaders in Integrated Architectural Design UK 2017
- Build's Most Innovative Residential Designer of the Year for the UK 2017
- IoD's 2017 London and the South East Director of the Year Awards Finalist
- BEFA's Best Service Based Company 2017
- BEFA's Finalist for Best CEO 2017
- Houzz Best of Houzz Client Satisfaction 2017
- AI Global Excellence Awards Most Outstanding Design and Build Company 2016
- Build's Most Innovative Designers in the UK 2016
- Build's Best Design and Construction Company in Surrey 2016
- BEFA's Best Female Entrepreneur in Europe and the Middle East 2016
- Build's Best Design and Construction Company in Surrey 2015
- WICE Best Female Architectural Technologist in Europe 2015
- FSB's Best Business Person of the Year in Surrey 2015

Additional Services We Offer:



Interior Design



Garden Design



Labour and Materials



Site Visits

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:



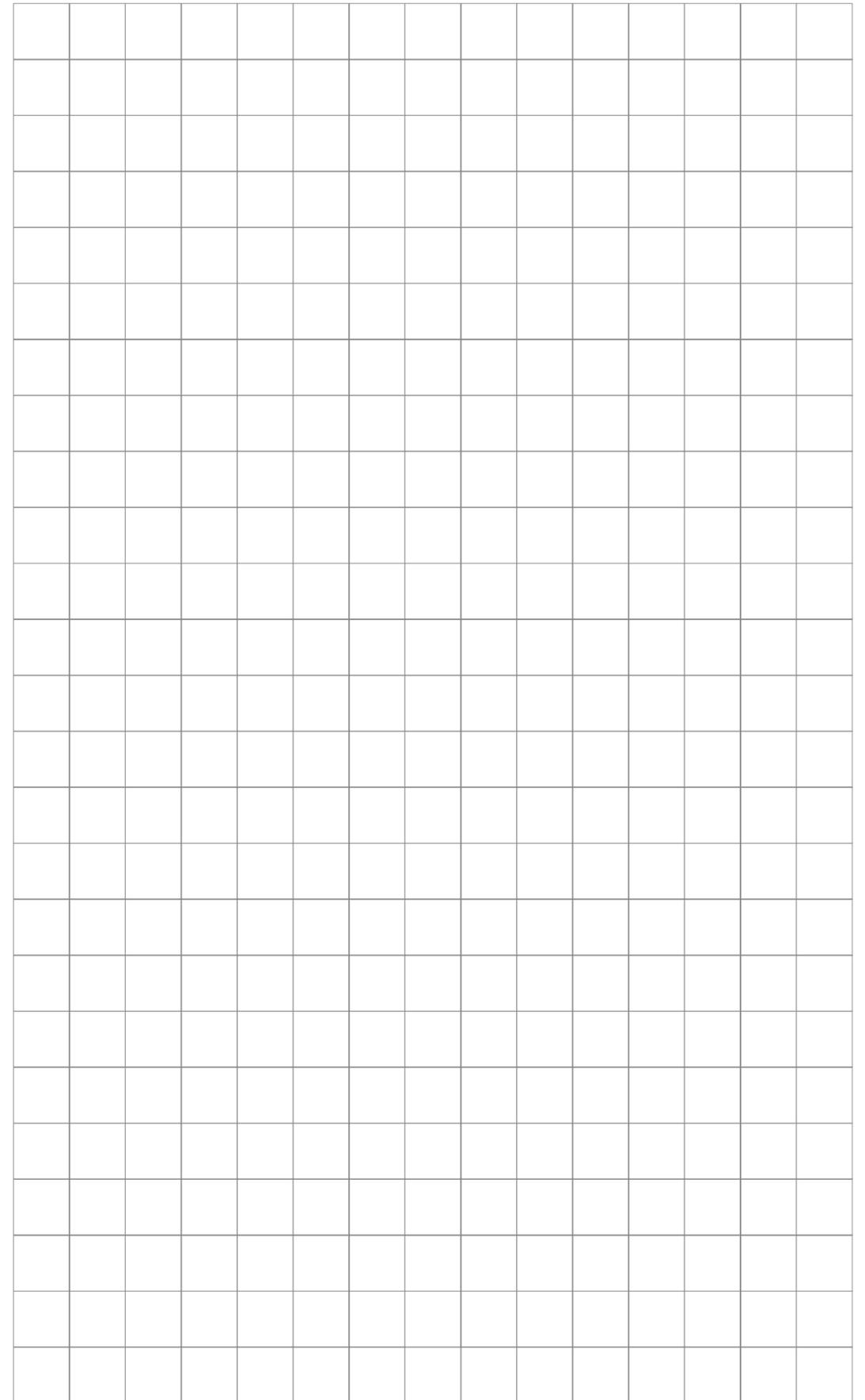
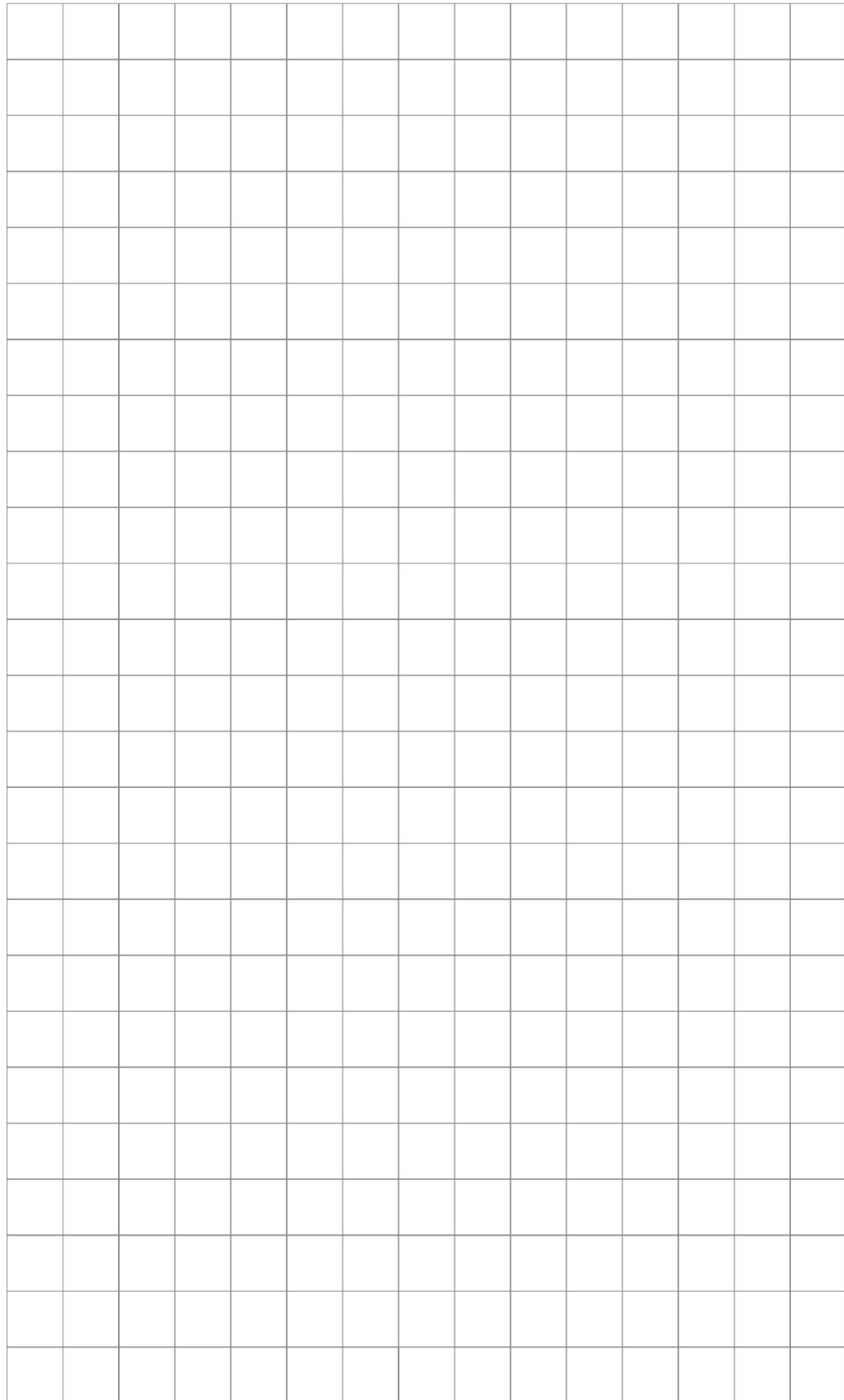
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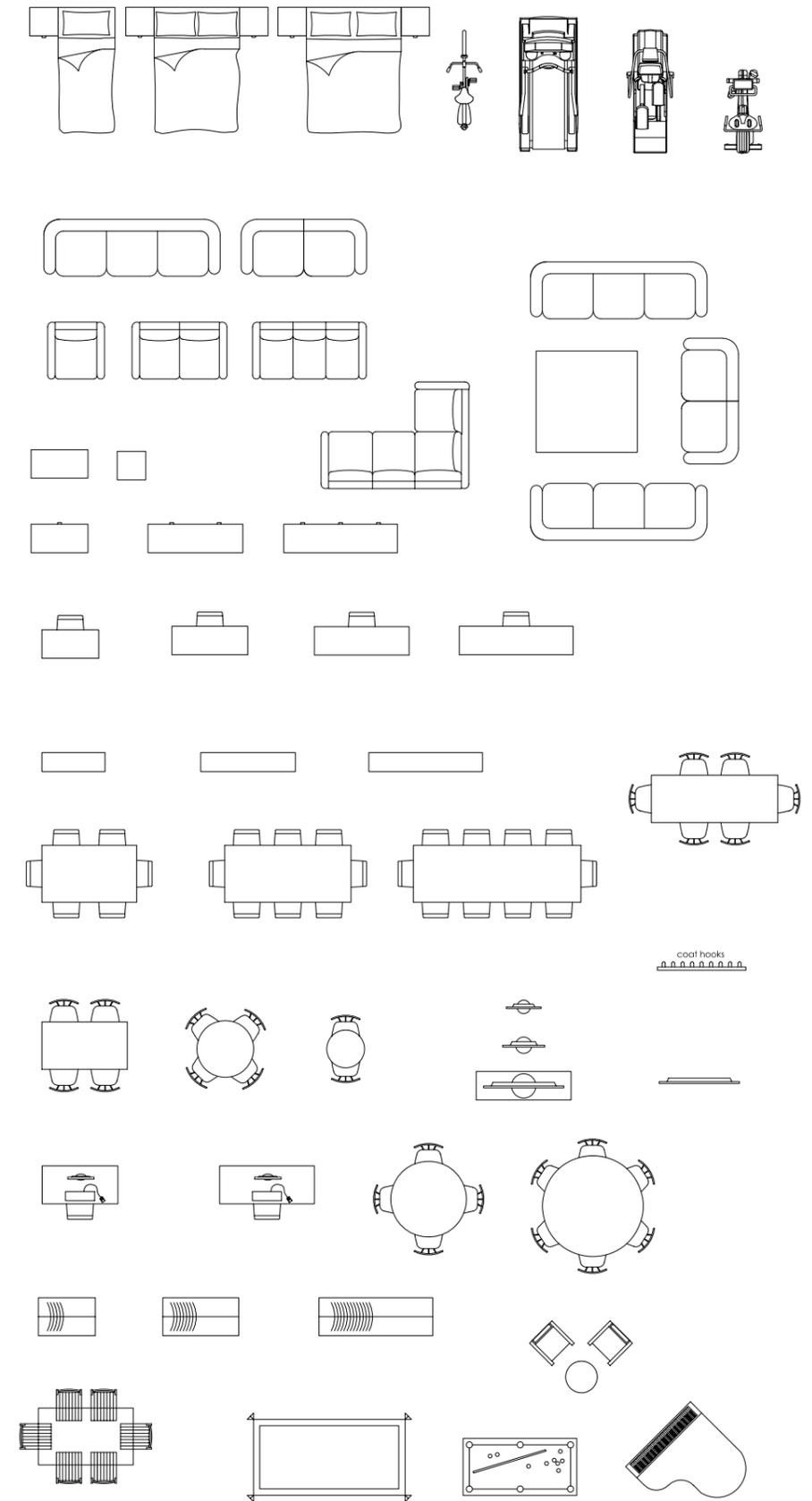
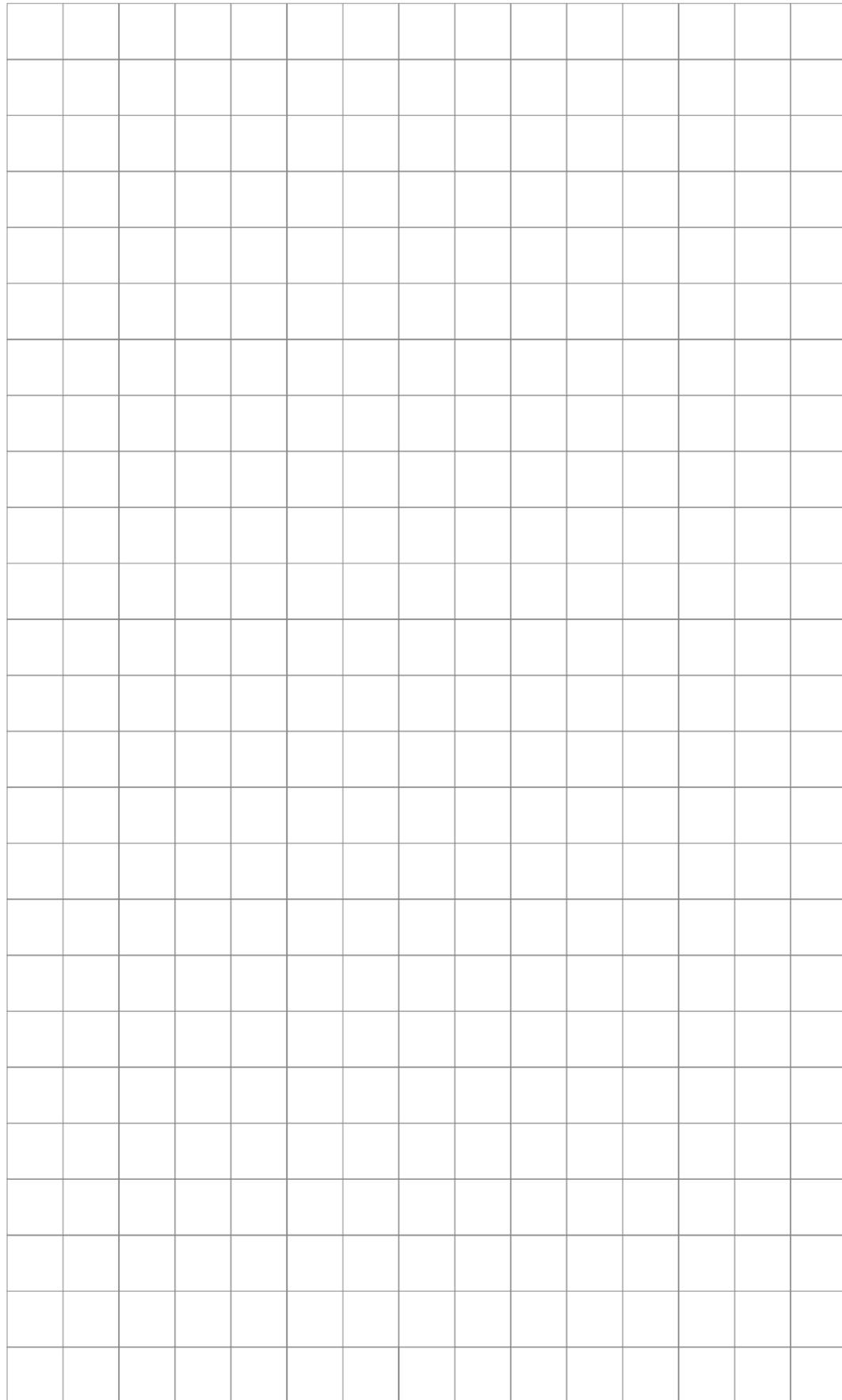


[guidetorenovating
yourhome.co.uk/waverley](http://guidetorenovatingyourhome.co.uk/waverley)



homebuilding.co.uk/advice





Site Visit Pack:

- ✓ Meeting minutes and photo record
- ✓ List of actions required
- ✓ Review project timeline



Interior Design Pack:

- ✓ Interior design consultation
- ✓ 2 moodboard options
- ✓ Box of samples



Labour And Materials Pack:

- ✓ Project timeline
- ✓ Comprehensive breakdown of labour and materials
- ✓ Cost pack for your preferred builder



Garden Design Pack:

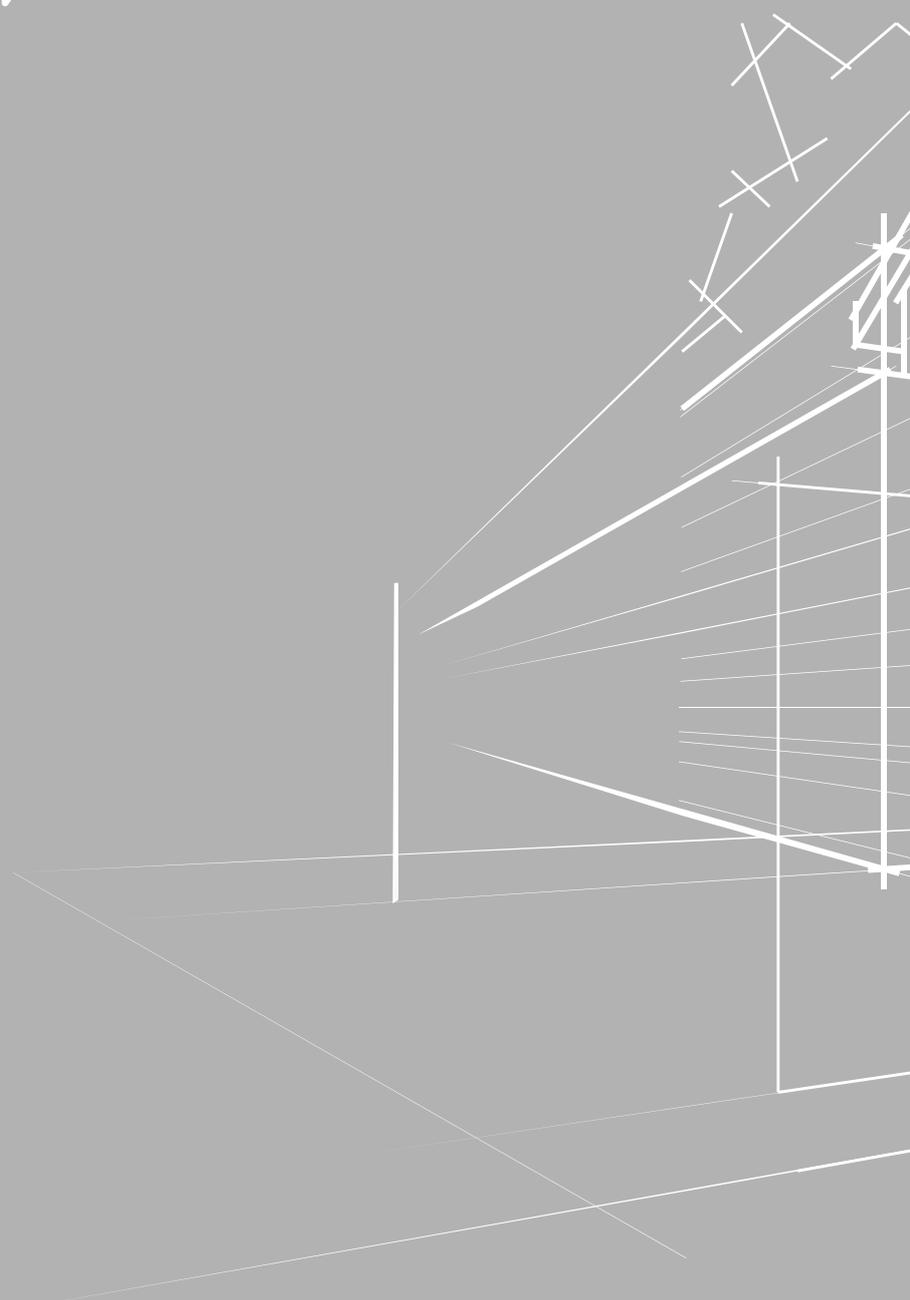
- ✓ Garden design consultation
- ✓ 2 moodboard options
- ✓ Plans and 3D visuals



“ 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. ”



LewisVisuals
architectural design

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