



BGA Architects

The Client Guide To The Building Process

ABOUT US

BGA Architects is a dynamic design-led architectural practice which foster an environment and design approach that invites ideas to flourish. Through internal comprehensive design and sustainability reviews they cultivate fresh thought and practice-wide ownership of their work. With experience in both the public and private sectors, they have designed and delivered a variety of projects ranging from large multi-million pound projects, to extensive and small scale re-modelling projects.

OUR TEAM

We are a close-knit team of Architects & Designers who are able to translate client's ideas into successful projects, which are aesthetically pleasing and at the same time commercially viable.



Peter Harman

Chartered Architect/Partner

Peter joined BGA Architects in 2001 and after gaining his Post Graduate Diploma in Architecture became partner in 2010



Alan Harman

Financial Partner

Alan became financial partner at BGA Architects in 2015 and is responsible for making sure we manage our money in the best way possible.



Russell Munro

Senior Architectural Consultant

Russell joined BGA Architects in 2001 whilst completing his degree. Over the years Russ has undertaken all types of projects.



Robert Reeves

Chartered Architectural Technologist

Robert joined BGA Architects in 2012 after completing his degree and became a Chartered Architectural Technologist in 2017

[Click here to meet the other members of our team](#)

SERVICES

Key Services of Business



Architectural Services

Space Planning, Town Planning Applications, Building Regulation Applications, Heritage/Conservation Architecture, Interior Architecture, Design & Access Statements, Appeal Preparation, Construction Drawings



Surveying & Drafting

Measured Surveys, Point Cloud Surveys, As Built Drawings



Tender Preparation

Design team selection, Tender Production, Procurement advice, Contract document compiling, Tender analysis, Value engineering, Contract negotiation



Project Management

Work in Progress Valuations, Interim Certificates, Progress Reports, Working Drawings, Final Account Settlement, Independent Project Monitoring of Progress and Finances During The Construction Phase



ARCHITECT

Under Section 20 of the Architects Act 1997, the title 'architect' is protected. It can only be used in business or practice by someone who has had the education, training and experience needed to become an architect, and who is registered with the Architects Registration Board



WHY CHOOSE AN ARCHITECT

Why use an **architect**? **Architects** are highly skilled and professionally trained to turn your aspirations into reality. They will guide you through the design, planning and construction process whether you are constructing a new building or adapting an existing property.

ISO 9001 & 14001

BGA Architects are affiliated with the Royal Institute of British Architects and The Architects Registration Board as well as accredited with achieving ISO 9001 and 14001 certification.

These internationally recognised prestigious awards are an International Standard in use worldwide as the benchmark for Quality and Environmental Management.

The award recognises BGA Architects commitment to an exceptional quality of service and their commitment to the environment.

RIBA CHARTERED PRACTICE

Only architectural practices that meet a strict eligibility criteria can register as a RIBA Chartered Practice.

All RIBA accredited Chartered Practices:

- employ a required number of individual RIBA Chartered Architects
- have appropriate Professional Indemnity Insurance
- have an effective Quality Management system
- have comprehensive Health and Safety and Environmental policies in place
- are expected to conduct themselves in accordance with a Code of Practice in a manner appropriate to their status. [View the full Code of Practice.](#)

They are committed to excellence in design and customer service. That's why the RIBA only promotes accredited Chartered Practices to clients.

"A good architect actually pays for themselves - more than once. You will reap the reward and the building will be hugely better and deliver much better value for it."

Kevin McCloud, Grand Designs

WHY US

*Carrying out work to your home can be stressful and complicated and the majority of people will only extend their home once.
Who needs more stress in their life, simply employ an experienced trusted professional*



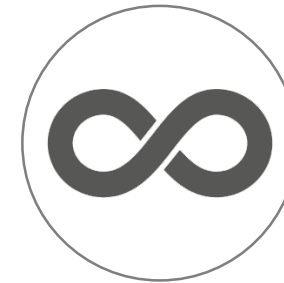
FIXED FEES

At BGA Architects we believe in keeping things SIMPLE and TRANSPARENT which is why we offer fixed fees at each stage of the process, that way you can pick and choose which service you require.



DEDICATED PROJECT LEADER

A DEDICATED client focused project leader will be appointed to you for the duration of the project which ensures the clients needs are met and that there is project continuity throughout all stages from conception to completion.



UNLIMITED DESIGN OPTIONS

Once appointed BGA Architects will produce a set of preliminary drawings which will be based on your initial brief. From here the drawings are developed alongside the client, with an UNLIMITED number of design changes using the latest Building Information Modelling (BIM) which is fully included within all quotations.

FEE STRUCTURE & PROCEDURES

SIMPLE AND TRANSPARENT- What more could you ask for?



FREE CONSULTATION

We offer a FREE no obligation consultation and quotation, which is broken down into the different stages of the project



FIXED FEES

At BGA Architects we like to keep things simple which is why we provide FIXED FEES for each stage of the project



NO HIDDEN EXTRAS

No one likes surprises which is why we provide you with GUIDANCE at an early stage of other costs associated with the project



ELECTRONIC INVOICING

With electronic invoicing you can easily KEEP TRACK of receipts as well as project drawings and documentation



BUILDING INFORMATION MODELLING

Building information modelling (BIM) is a process supported by various tools and technologies involving the generation and management of digital representations of physical and functional characteristics of places



SECURITY

The PROTECTION of our clients personal data is of utmost importance to us which is why we employ the latest technology to prevent data breaches with a stringent backup policy to ensure your data is always safe

PROJECT TYPES

Here are just a snap shot of sectors we work in. Here at BGA Architects we have experience in nearly all areas of Construction



Loft Conversions

A loft conversion can significantly add value to your property, whilst providing a brand new living space in a once forgotten part of your home



Extensions

Extensions are a great way of gaining extra space in your home and are generally more affordable and less disruptive than moving



New Builds

New buildings often maximise the site's full potential and provide the client with extra benefit such as being energy efficient



Internal Alterations

Sometimes a small change can make a big difference. Reconfiguring the space can greatly improve the environment without the need for an extension



Landscaping & Garden Rooms

A well designed garden with a garden room can add huge amount of value to your property and offers greater flexibility



Conversions & Renovations

Each and every renovation project is different and is designed to meet the clients exact needs



Change of Use

Whether you have a commercial unit which you want to convert to a residential unit or a commercial space which needs a different use class, we have experience in it all



Commercial Works

Working within all commercial sectors we can assist you with all your project needs for redevelopment



Heritage/Conservation Works

With experience working on historic/listed buildings we can guide you through the process of obtaining approval for working on your building

[Click here to visit our portfolio](#)

OUR PROCESS

Our team can guide you through the process from conception to completion



BRIEF DEVELOPMENT

From our initial consultation we will help you to develop your brief and will work closely alongside you to understand your requirements



DESIGN STAGE

During the design stage various options will be produced for your consideration, with an unlimited number of changes allowed within our quotations



APPROVALS

Once you are happy with the design we will submit the relevant applications to the local authority for approval



PROJECT MANAGEMENT

Once approval has been granted we will organize and co-ordinate the project, obtain quotations from contractors and oversee work on site for the duration of the project

TESTIMONIALS

What our clients have to say about us ...



M Sabado

We appointed BGA for our ground floor rear, side, and 1st storey side extension, loft conversion, and complete internal alterations. When searching for our architect, we were looking for someone who understood our design requirements as well as our special needs.

C Smith

BGA Architects provided me with a great service from start to finish. Extremely friendly and helpful staff and a very professional company. Look forward to working with you again in the future! Highly recommend!

M Kirkman

I would definitely recommend the team, they are always on hand to answer any queries I have for my renovation and new build works. They give great advice on what planning permission and additional services will be required for any building projects and their pricing is very clear.

C Cantor

Fantastic Firm always going above and beyond. Would recommend without hesitation for all your architectural needs.



THE GUIDE

This guide has been produced to help you understand how the process works and will set out the timetable of a typical project.

This guide will also identify some of the typical obstacles you may face.

This guide is for reference only and is not intended to replace professional advice.



PERMITTED DEVELOPMENT

While it should be possible in most cases to decide whether or not a proposed project qualifies as permitted development (PD) there will inevitably be instances where the decision is less clear cut.

If there is any ambiguity or question over whether your proposal passes the permitted development tests you have a number of options. It may, for instance, be possible to alter your plans to ensure they meet PD limits and conditions.

At BGA Architects we recommend you obtain a Lawful Development Certificate even when works fall under PD.

For more information regarding permitted development please visit www.planningportal.co.uk



PLANNING APPROVAL

Where proposals do not fall under permitted development it will be necessary to submit a town planning application to the local authority for their approval prior to works commencing on site. BGA Architects can guide you through this process and make all necessary applications etc.

Town Planning Applications typically take approximately 8 weeks for the council to make a determination.





BUILDING REGULATION APPROVAL

All significant building work, including house extensions, loft conversions and some house renovation projects that are carried out in the UK must comply with the Building Regulations.

Planning Permission and Building Regulations approvals are not connected, and receiving Planning Permission for a project does not mean that it has Building Regulations approval.

Compliance with the Building Regulations can be assessed by either the Council Building Control Department or by an Approved Building Inspector and typically takes 5 weeks to receive an approval.



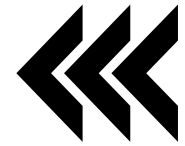


CDM 2015

CDM 2015 applies to all building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance.

Under CDM 2015 a Principal Designer is required for all domestic and commercial projects where there is more than one contractor (including any sub-contractors), or if it is reasonably foreseeable that more than one contractor will be working on a project at any time.

[Click here to visit the HSE website which further explains individuals duties under CDM 2015.](#)



TENDER STAGE

Once all approvals are in place you may wish to obtain formal quotations from contractors for the works. This involves the production of additional drawings along with a schedule of works which is an itemised document which can be used by the contractors to price each element of the work.

We strongly recommend this stage to ensure your project can be delivered on **TIME** on **BUDGET** and to **YOUR** specification.



BUILDING CONTRACTS

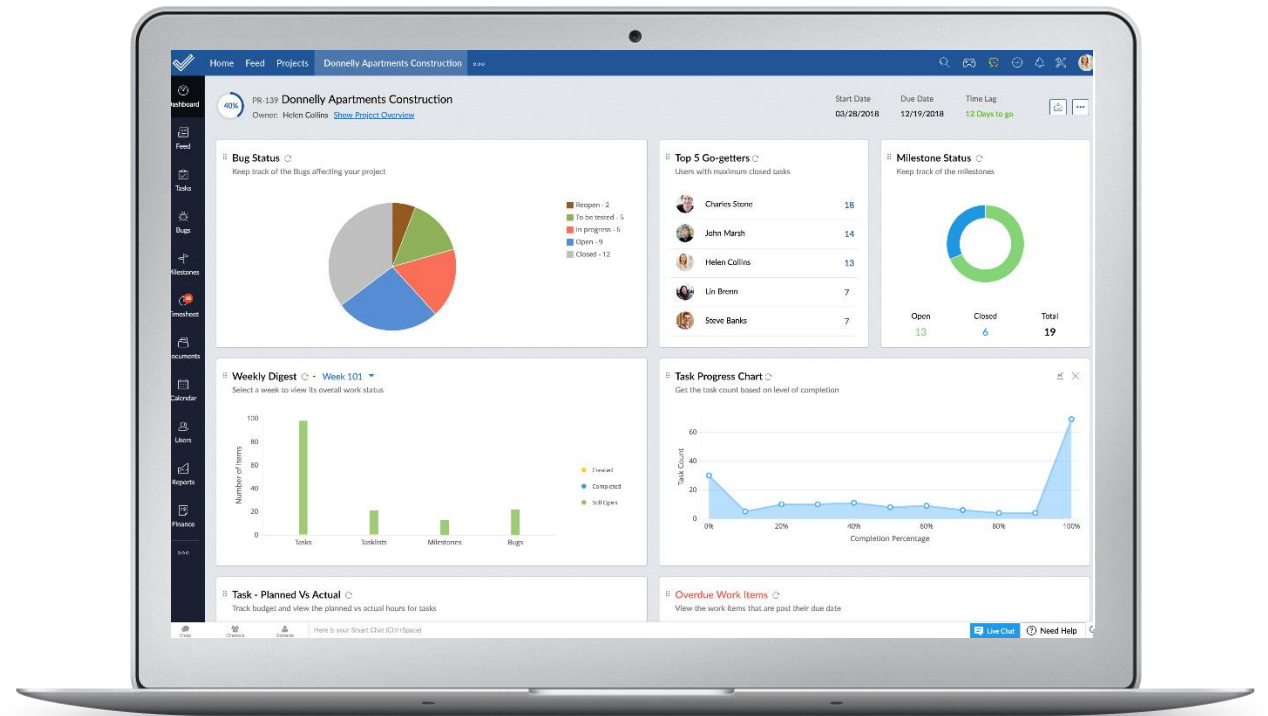
At BGA Architects we highly recommend the use of a building contract between yourself and the contractor. This protects all parties involved with the project and standard building contracts can be obtained from the RIBA or the JCT suite of contract documents.

Where BGA Architects have been appointed to provide a full architectural service we will prepare and administer the building contract.



PROJECT MANAGEMENT

A Project Manager will aid the successful planning, execution, monitoring, control and closure of a project. The dedicated project leader will carryout regular site meetings, carryout valuations of works carried out on site, certify the works on site and administer the building contract





CGI's & VIRTUAL REALITY

With advances in technology it is now possible to become emerged into your project before a spade has even been put in the ground.

Many of our clients struggle to understand 2D plans and why would they! However with the the help of VR and 3D images our clients are now able to visualise the space and make alterations with a far greater understanding of how rooms will look and feel.



TIMESCALES

The below timetable is based on a typical small scale extension.

The below timetable is for guidance only and is subject to change depending upon our workload at the time and third party involvement



Design - 4/6 Weeks

. Following client instruction



Planning - 8 Weeks

Planning applications on average take approx. 8 weeks to be determined



Technical Drawings - 2/4 Weeks

Following receipt of all third party information it will take BGA approx. 2/4 weeks



Building Regulation - 5 Weeks

Building regulation applications on average take approx. 5 weeks to be approved



Tender Preparation - 2 Weeks

Tender documentation e.g. preparing schedules of works and additional working drawings



Tender - 4 Weeks

On average contractors are given 4 weeks to price the project



Tender Analysis - 1 Week

Returned tenders are analyzed by BGA to ensure all contractors have properly priced the works



Works on Site - 36 Weeks

Obviously the time on site varies depending upon the complexity of the project, however a small extension on average takes approximately 6 months to complete

CONSULTANTS

Every project will need input from external consultants and your project leader will be able to advise you at an early stage of the likelihood of their involvement. This may range from Energy Consultants, Planning Consultants, Acoustic Engineers, Flood Risk Consultants, Topographical Surveyors etc. To name a few.

However the following pages set out the typical consultants that are likely to be employed on a small scale residential extension project.





PARTY WALL SURVEYORS

Depending upon the proximity of the proposed works to the neighbouring structures you may need to involve a Party Wall Surveyor to deal with any Party Wall Matters. For example if your extension is within 3m of the neighbouring building.

[Click Here](#) for further information in connection with regarding Party Wall Matters.



SEWER BUILD OVERS

As a general rule of thumb you will not be allowed to build over more than 6m of a public sewer. Where extensions are likely to involve building over/or near sewers further advice should be sought and consideration should be given to the possibility of diverting the drain around the building.

Where a building/extension is proposed which is likely to impact an existing drain it is recommended a CCTV survey is obtained to establish the ownership of the sewer, prior to plans being produced.





STRUCTURAL ENGINEERS

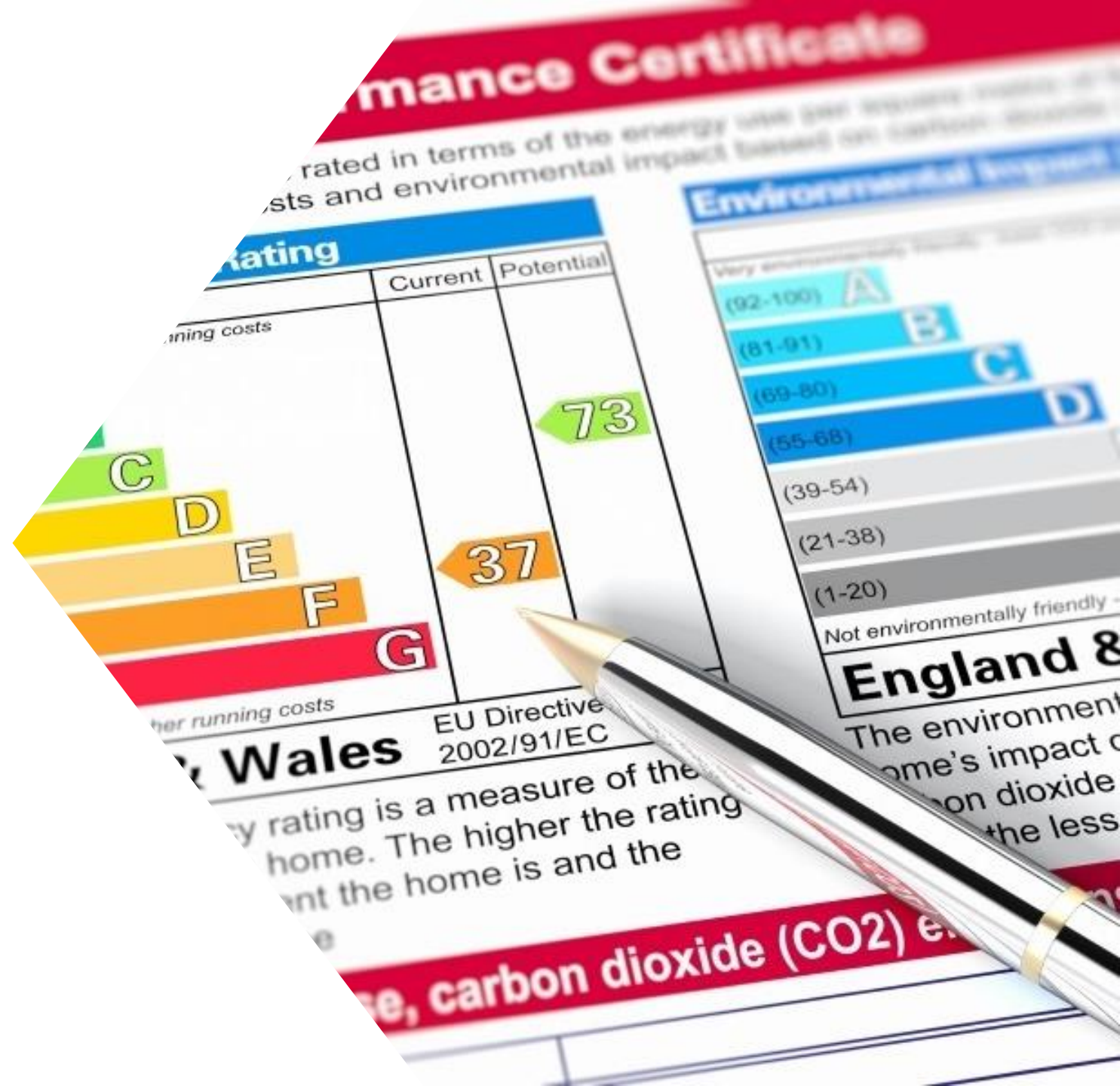
Where works involve structural alterations it will be necessary to appoint a structural engineer. Structural engineers will be responsible for designing, foundations, steelwork etc.

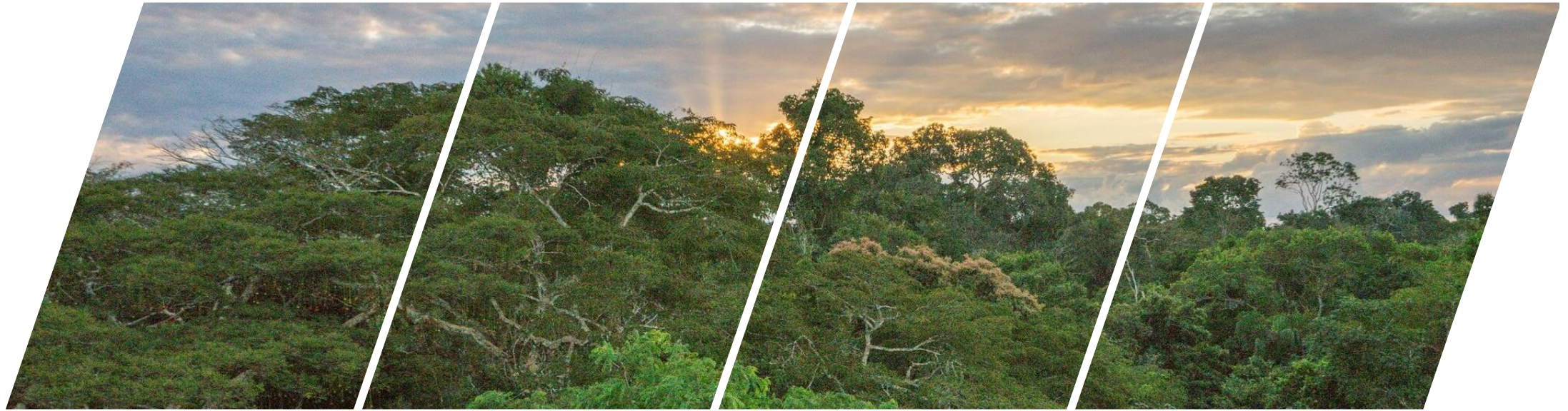
BGA Architects will obtain on your behalf quotations from several engineers for your approval and will work alongside all consultants to co-ordinate the works to ensure the proposals maintain the integrity of the design.



ENERGY ASSESSOR

Energy assessors may need to be employed to justify works which involve the use of a lot of glass, in which case you may need to use the the Standard Assessment Procedure (SAP) method for justify the proposed works. These calculations should be carried out by an accredited SAP assessor, and demonstrate that the calculated carbon dioxide (CO₂) emission rate from the dwelling with its proposed extension would be no greater than the dwelling and a notional fully compliant extension of the same size and shape.





SUSTAINABILITY & VIABILITY

Here at BGA Architects we're passionate about the environment.

Designing sustainable solutions that balance both practical and economic considerations are integral to our design process

Balancing environmental, financial and social sustainability is common to all of our projects.

bga architects

We hope this guide has been useful

Please feel free to contact BGA Architects for further information and assistance

Tel: +44 1702 471057 Email: info@bga-architects.com

www.bga-architects.com