

BRIGHT
CONCEPTS

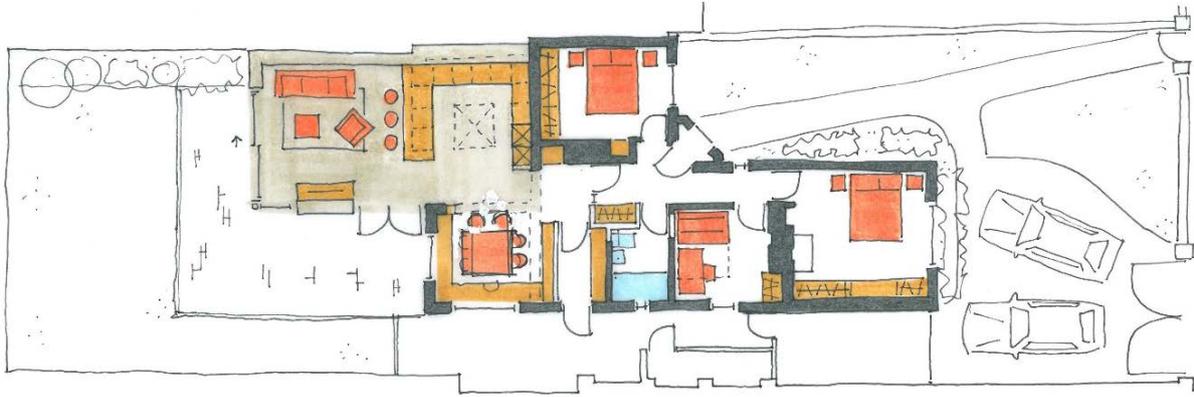
DESIGN SERVICE



STEP 1

Initial Consultation and Survey

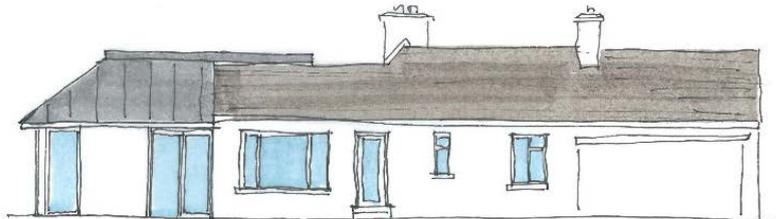
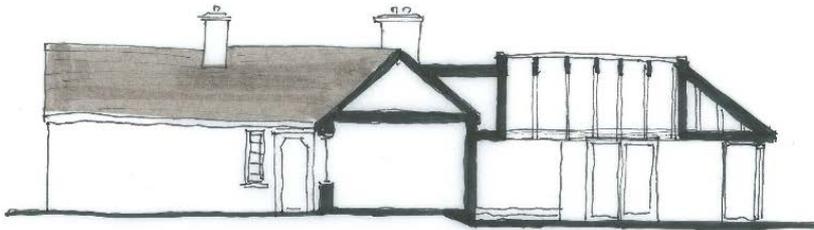
A member of the Bright Design Architects Team will call to your house to *discuss your brief* and to take a *photographic* and *measured survey* of your property



STEP 2

Concept Design Options

The Bright Design Architects Team will **review** and **test** your brief to **devise concepts** for your property. These Concepts are drawn up and tested in **2D** and **3D** and the best 2-3 concepts are prepared to sketch presentation standard.





STEP 3

Concept Design Presentation

A member of the Bright Design Architects Team will **present** the **Concept Design Options** to you in our offices. We will make recommendations and answer any queries that you might have.



STEP 4

Handover

We will provide you with a hardcopy and softcopy of the design options to allow you to progress the project. This is a design and concept service only to generate ideas. After our input we would recommend that the preferred design is costed by a Quantity Surveyor ahead of engaging with a builder to deliver the project to completion.

Q&A

Q: How long does the initial consultation take?

A: The initial consultation and client brief discussion may take up to one hour and we will require another 1-2 hours to carry out the photographic and measured survey.

Q: What is involved in the Survey?

A: We will take an accurate dimensional survey and a photographic record of the area of the house that you wish to focus on. This is then drawn up in CAD.

Q: What should I prepare for the Initial Consultation?

A: Please take some time to prepare as detailed a client brief as possible. This might take the form of a wish-list and should list items in order of priority. If you have any reference images or inspiration you can share them with us and let us know what you like about the images. If you have any existing drawings these can be useful for the initial discussion.

Q: I have existing drawings, do you need to survey?

A: If you have any existing drawings or plans they will be useful as a reference but we will still need to take a measured survey to verify dimensions and ensure accuracy. We will still need to produce computer drawings from scratch unless you can provide CAD.

Q: How long does the service take?

A: We will endeavor to complete the Design Presentation within 3-4 weeks after the Initial Consultation and Survey. When the presentation is nearing completion we will contact you to arrange a day/time to meet at our offices for the Presentation and Handover.

Q: How long does the Design Presentation take?

A: Typically we would allow 1 hour for the Design Presentation and Handover meeting to allow us time to explain the designs and to answer any questions that you may have. This is best held at the property so that the proposals can be fully understood.

Q: Do I get a copy of the Presentation to take home?

A: We will provide you with a hardcopy and softcopy by email of the Design Presentation.

Q: Can I get the drawings in CAD format?

A: We do not release CAD files but rather a PDF of the CAD drawing of the survey only. Bright Design Architects will retain the copyright of all drawings, designs and documents. BDA grants their clients a license to use the specific design prepared for a specific project / site only.

Q: How many design options can we expect?

A: Typically you can expect 2-3 design options

Q: Will I get detailed designs?

A: We will give you overall dimensioned drawings and layouts including kitchen, utility and bathrooms where appropriate but these are initial design drawings only and you will need further consultation with builders and suppliers (e.g. kitchen / fitted furniture / sanitaryware). This only applies where the 3D model option has been availed of.

Q: Will I get a budget estimate?

A: The scope of the Bright Concepts Package does not include a cost estimate. This is a service completed by a Quantity Surveyor (preferably) or a builder. We can however provide a list of QS firms and/or builders who can do this.

Q: Will I get an interior design?

A: Our Design Presentation will indicate furniture layouts, designs and materials that may serve as a starting point for you to engage with suppliers and installers but it is not a full interior design service.

Q: Are the drawings suitable for construction?

A: You will **not** receive construction standard drawings, the Bright Concepts drawing package is only suitable to determine project feasibility or for your initial discussions with a builder or tradesmen. More complex designs or those requiring planning will usually require full architectural services to completion.

Q: Can I ask for design changes or Can I get an extra option?

A: You will receive design options based on the brief that you give us at the initial consultation. Any additional drawings incur an extra cost. You may find that your preferred approach would be a combination of your favourite bits of each of the design options. If you would like us to produce another consolidated option after the Presentation we can carry this out for an additional fee of €250 incl. VAT per option.

Q: Can I get a full architectural services package after I receive the Bright Concepts Package?

A: We can provide a separate fee proposal for full RIAI Architectural Services from Initial Design through to completion but there is no set fee and this will be estimated on the scope of work involved. A fee proposal for full services will also be dependent on our availability. If you think that you may need full RIAI Architectural Services, the Bright Concepts Package may not be suitable as typically we cannot undertake very small projects.

Q: Do you provide End Certification?

A: No. Opinions on Compliance can only be provided as part of a full service. We would recommend that any builder you engage be asked to include this within their service.

Q: Can you advise on energy upgrades?

A: We will provide some general information but The Bright Concepts Package does not provide specific detailed advice on energy and insulation upgrades. We can provide more specific advice for an additional fee depending on the scope of advice required.

Q: Do we need a structural engineer?

A: Depending on your preferred Design Option you may require the input of a Structural Engineer or other professionals to help to deliver the scheme. We will advise you when we think you may need the input of an engineer but you can assume that you will need one if there is any alteration to the structure of the house.

Q: Can you recommend builders or suppliers?

A: On request, we can provide names of builders and suppliers that we have worked with. Please note that we cannot take responsibility for their work and it will be up to you to carry out your own due diligence to satisfy yourself that you are happy to work with them.

Q: What if I need planning permission?

A: If you think that you may need planning permission, the Bright Concepts Package may not be suitable for you. We can provide a separate fee proposal for preparation of a planning permission but typically this would form part of full RIAI Architectural Services from Initial Design through to Completion. There is no set fee for full services and this will be estimated on the scope of work involved. A fee proposal for RIAI Architectural Services will also be dependent on our availability.

Q: When should I pay?

A: The full fee is payable online prior to booking your appointment

Q: Is there a cancellation policy?

A: Yes, 48 hours notice is required for cancellations. Full payment is required in the event that insufficient cancellation notice is given.