

ANDREW CATTO ARCHITECTS

Incorporating ALS Architects
Helping you through all stages of design and construction

Your Guide to Andrew Catto Architects

HELPING YOU ALL THE WAY THROUGH

Some of our clients may undertake only one building project in a lifetime. Others come back time after time. But whatever you want to build, the consents needed and technical requirements for building get ever more complex.

An experienced architect is there not just for design ideas (which of course we have) but also to guide you through the pre-project planning and dealing with builders, either your own or from our list.

The main stages to building are listed below. Setting our fees step by step means that we are happy to help with as many (or as few) of these steps as you want.

FEASIBILITY

Before building, or even before you decide to buy, we can look at your property and advise what alterations will be practical, which may be difficult or costly, and what is likely to get consent, saving wasted time and cost later.

PLANNING PERMISSION

This is the topic that causes most frustration to house owners and professionals alike.

Planning Permission controls the use, scale and external appearance of buildings. Almost all building works need this, although in some cases we can advise on avoiding consent through 'Permitted Development'.

We can handle the process for you, and research and write the supporting "Design and Access" documents.

LISTED BUILDINGS & CONSERVATION AREAS

Even further restrictions apply if your house is a "listed" building (rare) or in a "Conservation Area" (many of the nicer bits of London, and some that may surprise you).

In these cases the fundamental presumption is against change, but a lot is still often possible.

BUILDING REGULATIONS

These cover the technical aspects of construction, and apply to all building works, including many internal alterations and any change of use.

There are rules on structure, fire precautions, heating, ventilation, drainage, disabled access, the safety of stairs and glazing etc. These are regularly revised, and extended to new areas.

Most alterations, and all new buildings now need complex heat loss calculations. We can handle all of this for you.

GREENER CONSTRUCTION

As one of the first practices locally to be accredited to the Green Register, we aim to ensure that all of this is done in the most environmentally efficient way, and can advise you on energy saving measures to include in your build.

PARTY WALLS

For a lot of building work you need to give notice to and get an agreement with your neighbours. This can be surprisingly time-consuming, so we aim to get your initial notices out as soon as possible. We have 30 years experience as Party Wall Surveyors.

TENDERS AND BUILDING CONTRACTS

Properly priced tenders and building contracts are the key to avoiding price disputes with your builders.

We can prepare pricing documents and advise on builders and contracts.

DURING THE BUILD

We can deal with all aspects of your building contract, checking the builder's work on site and payments due, or simply be available to advise you when required.

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