

# Your brief to us

**Help us make sure we get the design right first time by writing a good brief.**

**This is a very important part of creating your project, the clearer you can be with your brief the better we can interpret your ideas and turn them into a built reality.**

## **What is the function of your project?**

Is it a new house, a new living room extension?

## **What are your main reasons for carrying out your project?**

Is it purely to get more space, more light, better views or to make spaces work better?

**What are your priorities?**

Time, cost and quality are the three main factors in any building project. It is often said that you can only ever achieve two out of the three (for example you can have cheap, fast project but quality may suffer as a result).

**We try and incorporate sustainable features into all of our projects, have you thought about how you might want to do this?****How big do you want your project to be?**

How many rooms, what size and what orientation? The size of your project is inextricably linked to the cost so to advise you on this we need to know exactly how big your ideal project would be.

**What is your budget for the works?**

This is one of the most expensive purchases you will ever make, be realistic about your budget and think about how much value it will add to your home. Average build costs can vary from £1200-2000 per sq m (this depends on the complexity of scheme, the materials used and if it is a new build or refurbishment etc.) Don't forget to allow for VAT, fees and a contingency of at least 10%.

# What is your dream home?

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The following sheets show a selection of images of houses, extensions and interiors. To help us to design a scheme that works for you in terms of style as well as function, we would like you to take a look at the images and give them a mark out of five.

Once you have done that, please annotate the pictures to tell us what you do and don't like. This helps us get to know your design style and how we might progress your design.



**Grade 1-5**

**What do you like or dislike about the picture?**



**Grade 1-5**

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# For more information

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