

Design and Fit - Project Overview - 1st Floor Phase



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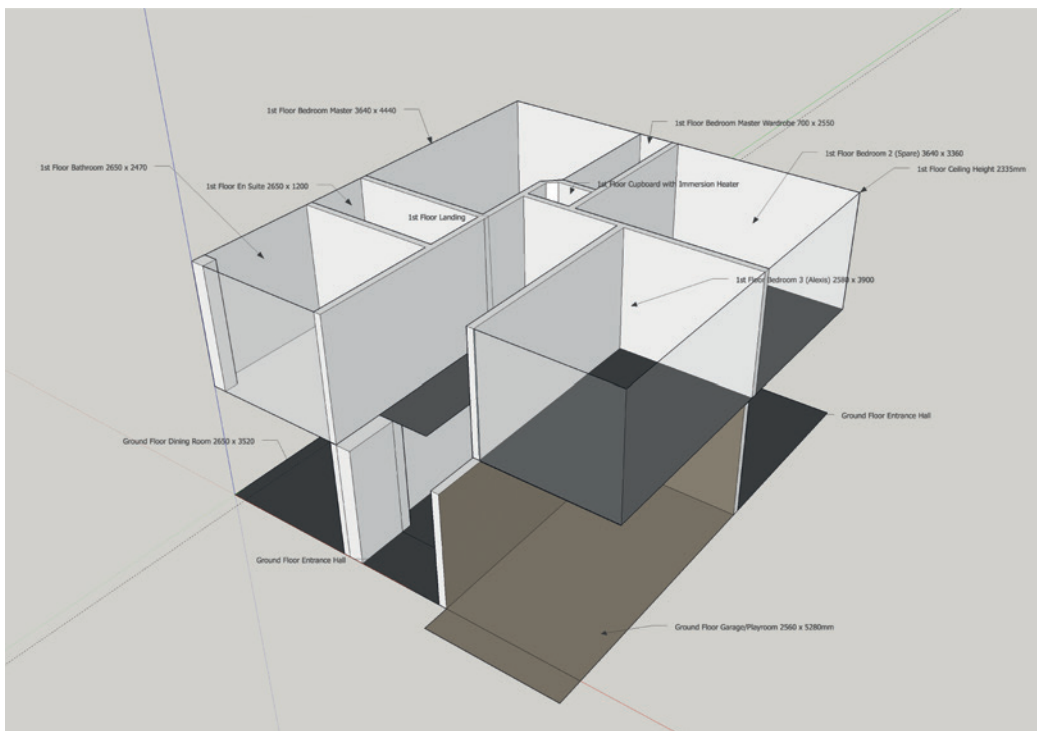
Situation

.... are about to move into a new property in ..., Nottingham. The property is owned by and is currently vacant as they plan on having initial works done before moving in.

The complete plan is to have the house and gardens redesigned and fitted in a series of stages. I have been approached to handle the design and project management aspects of the project.

From initial discussions, it has been ascertained that the immediate design and fit will focus on the 1st floor of the property with a desired completion date of early February. Further design and renovations are planned within one to two years of initial work completion and the family moving in.

... and I exchanged several emails detailing her and ... initial ideas of what they would envisaged for the home. She also made me aware they already had a builder in to undertake some works. From this information, I made my initial proposal of how to approach the project which was accepted by19-12-16.



Initial Proposal & Design Works

My recommendation for the first piece of work would be for me to build a scale, 3D model of the property which could be used for immediate designs and to aid with all ongoing works throughout the projected project's timespan. To do so required a site visit from myself to take photographs and measurements of the house, especially the areas for the first stage of work. I also met ... where we had our first initial meeting to discuss the project. From this meeting and site visit I gained the information required to build the scale 3D model (which can be downloaded through the following link) and also have a more indepth discussion about the scope of the first stage of work.

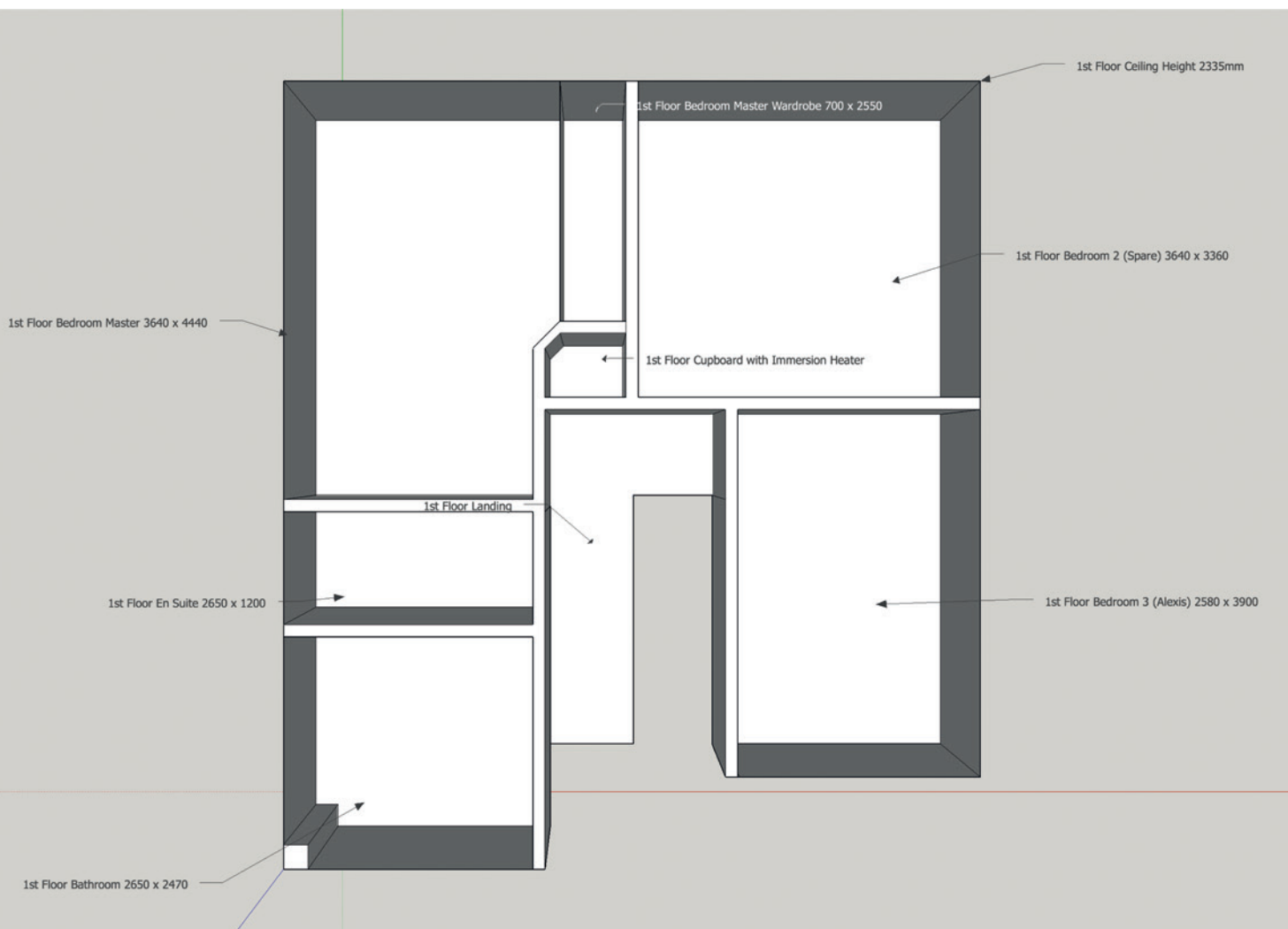
....

From this I've also created this document to define what was discussed, how it can be approached and what would be required to achieve the design and works.

Initial Works Outline – The 1st Floor

The first stage of work is to focus on redesigning and fitting the upstairs area and be fitted to a standard ready for the family to move in. The areas discussed were

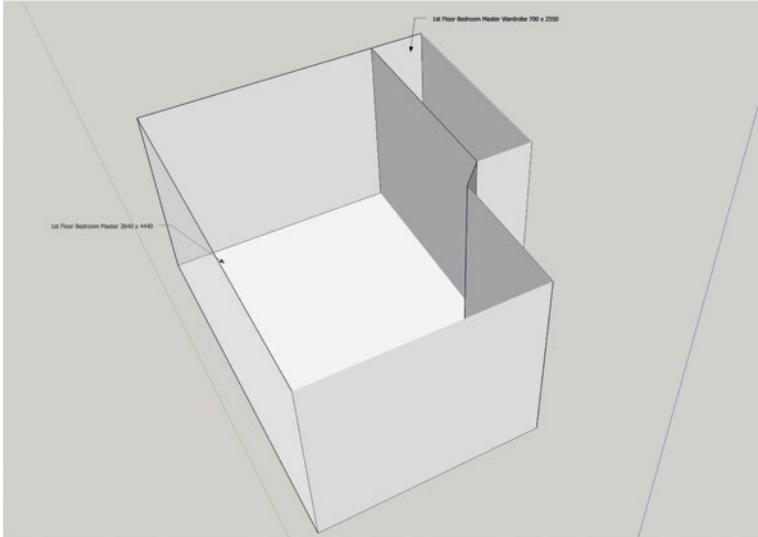
1. 1st Floor - Bedroom Master - 3640 x 4440mm
2. 1st Floor - En Suite - 2650 x 1200mm
3. 1st Floor - Bedroom 2 (Spare) - 3640 x 3360mm
4. 1st Floor - Bedroom 3 - 2580 x 3900mm
5. 1st Floor - Bathroom 2650 x 2470mm
6. 1st Floor – Landing



I've created this document to define what was discussed and present true picture of the properties space and what would be required to achieve the design and works from the information at hand. This is so ... can make informed decisions on works to be carried out in this stage.

1. 1st Floor - Bedroom Master - 3640 x 4440mm

The master bedroom is ... room and several design ideas were discussed. The floor space denoted is from the official listing from Right Move. The actual floor space is smaller the stated measurement as it includes the space taken by the immersion heater cupboard and built in wardrobe space. The 3D model created takes this into account to provide real world working space and dimensions for the room.



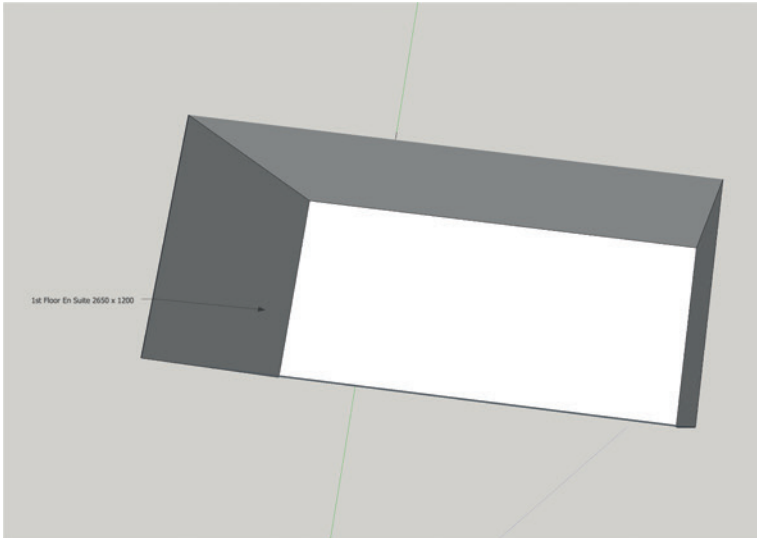
Bedroom Master - Client Discussions

The built-in wardrobe is to be taken out and replaced a storage and shelving system which will also accommodate a 32" TV. There also need to be at least 1 full length mirror. To fit the defined space left by the removed wardrobe 2550 x 750mm will require a skilled joiner. The fixture can be designed and fabricated completely bespoke or pre-made units can be sourced and incorporated into a design created by myself to fill the space. Other labour will include plastering and painting & decorating and the desired flooring which will be included in the design will need to be laid.

Ideas for entrance to the en suite included removal of the existing door and replacing with a sliding entrance. Other initial discussions included using smart glass (or smart film on glass) to give a controllable on-off opacity for a glass sliding door.

2. 1st Floor - En Suite - 2650 x 1200mm

The en suite adjoins the master bedroom and is ... private bathroom. This room is to include full redesign and refit of the room incorporating a new entrance into it from the master bedroom.



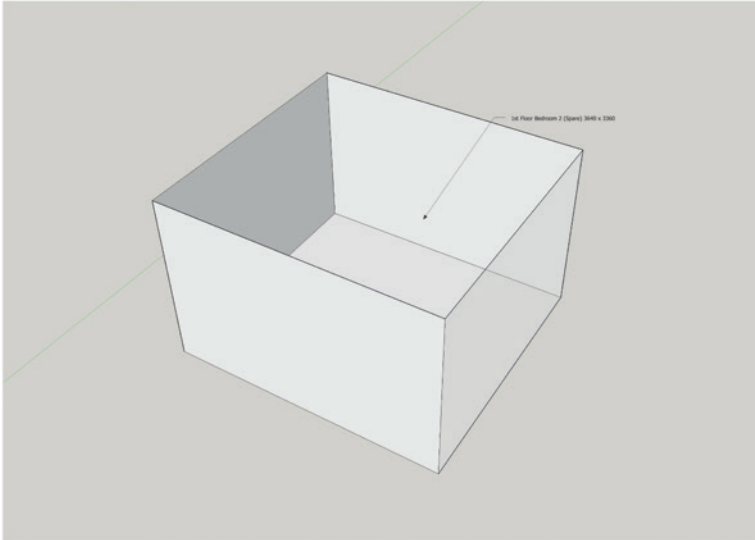
En Suite - Client Discussions

As stated the design for this room will also incorporate a new entrance into the room therefore the design on the master bedroom and en suite should be a continuation of theme. Initial client requests are for the en suite to be fully tiled. The existing shower is also to be replaced with a unit with no step up. An off the shelf unit could be sourced or a bespoke unit made and incorporated into the flow of the room. ... also asked about the possibility of a 'his and hers' sink set-up.

Trades need to complete this room are a plumber to install the shower and any changing of units with water feeds. Any any automation with regards to smart glass if used and lighting will require an electrician. A tiler will be required for the floor and walls.

3. 1st Floor - Bedroom 2 (Spare) - 3640 x 3360mm

The spare is the second largest bedroom and will be used to accommodate guests.



Listed Floor Space - 3640 x 3360mm
Ceiling Height - 2335mm

As stated.



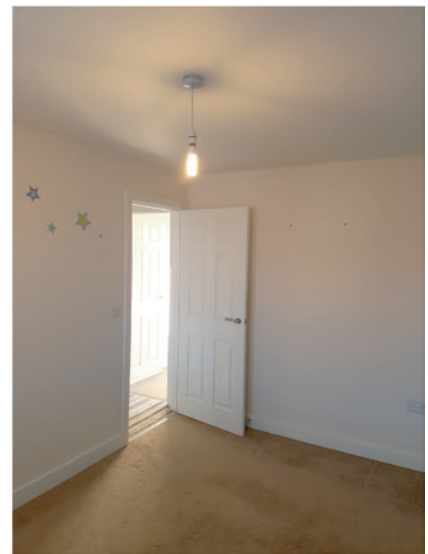
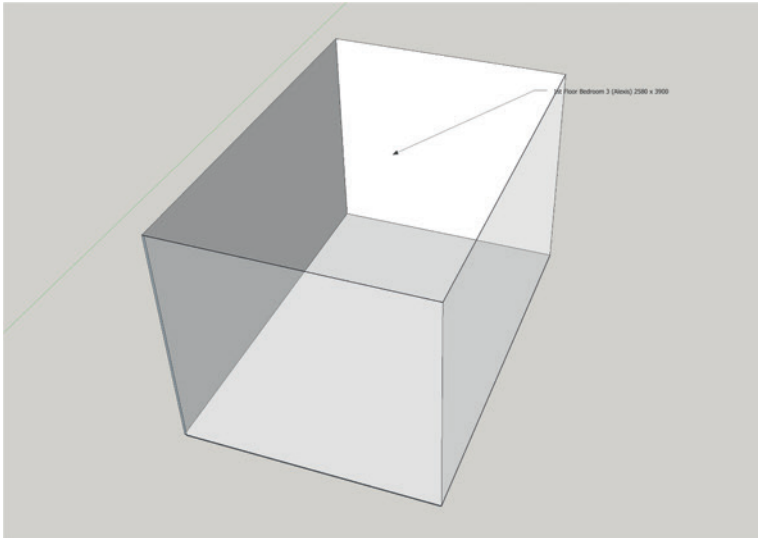
Bedroom 2 (Spare) - Client Discussions

This room as it is a spare room will be a case of continuing a unified them of the 1st floor, leading on from other rooms.

Trades required for this room will be painting and decorating and an electrician for new lighting installation.

4. 1st Floor - Bedroom 3 - 2580 x 3900mm

This is to be ... bedroom. ... and wants to be room for ... to enjoy spending her time and is also the room that ... says she is most excited about seeing the transformation.



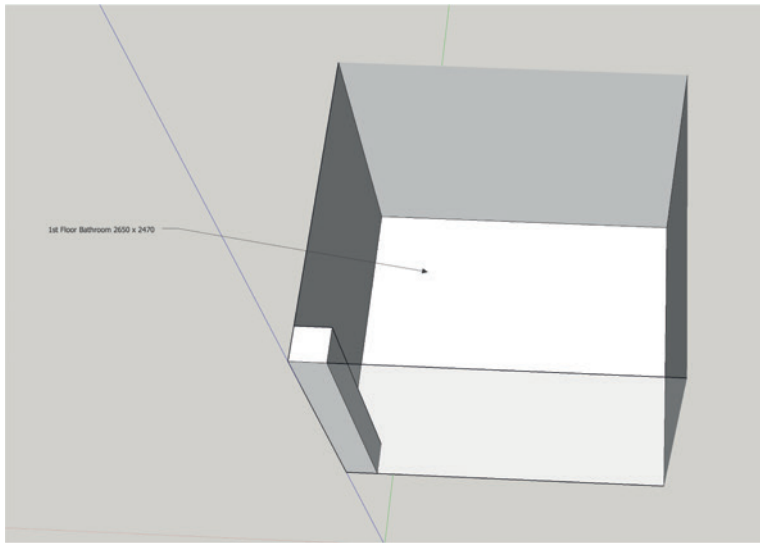
Bedroom 3 - Client Discussions

... likes animals and music so a them may be based on them. The room wants to be in keeping with the house design but also and fun and interesting space It also needs to make good use of space and keep her toys tidy.

Depending on what is designed for the room various trades and manufacturing agencies may be required, all of which I can source and manage and have quotes for work before starting. For basics, we will need painting and decorating and an electrician. We have discussed things such as a LED light ceiling to give a stary effects and storage and furniture can be custom made by a joiner or items bought and integrated into the design.

5. 1st Floor - Bathroom 2650 x 2470mm

The main bathroom was also a room for much discussion. It is imperative that the bathroom is functioning when the family moves in so has a lot for consideration.



or Space - 2650 x 2470mm
eight - 2335mm

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Bathroom - Client Discussions

As another focal point the bathroom came under much discussion. Any major works on the bathroom will be considered against a move in date.

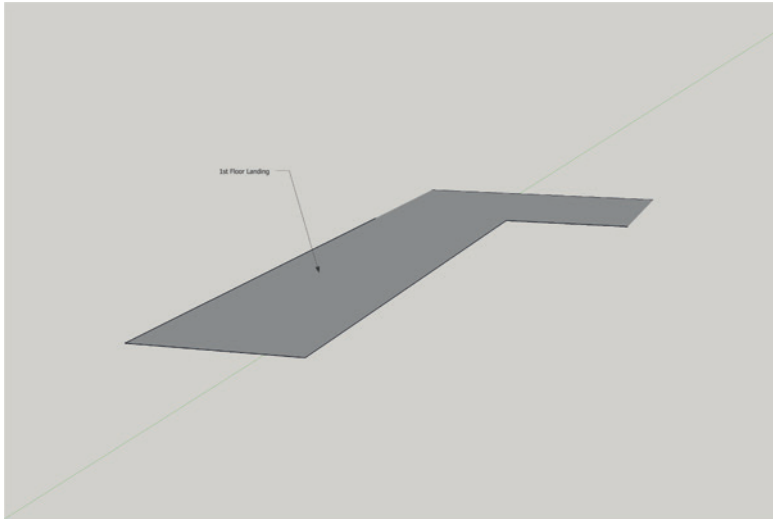
The current bath shower set-up would be replaced with a walk-in shower which would include a seating area and ideally a steam function. ... likes the idea of a recessed mirrored area which would have to be achieved by building out the wall.

The initial idea as the existing bath is to be removed is to have a free-standing bath situated by the window although its proximity to the toilet needs to be considered. doesn't like to see any piping so any new units need to conceal it.

A tiler and plumber are basis requirements for this room as well as an electrician and decorator.

6. 1st Floor – Landing & Staircase

The landing is already having spot lights installed by the already commissioned builder. There were no published measurements for the landing so the model includes a to scale representation.



Ceiling Height - 2335mm

Length of bannister - 2700mm

Distance from bannister to stairs wall - 1120mm

Width of stairs - 850mm



Landing & Staircase - Client Discussions

Other designs were discussed including the use of glass both in the banister and for the stairs themselves. Obviously, timings and works involved for each aspect and overall finish must be considered against the desired timeframe for the family to move in to an accessible property. A new glass bannister could be installed with a view to continuing the stairs at a later date. This will be taken into consideration when designing.

I have worked with toughened glass on previous projects including lots of use in The Charnwood stable conversion. I have good reliable supplier and understand how to work with the material and what is best to use in different circumstances.

Trades needed would be carpet fitters, joiners or bannister manufacturers (I have a recommended contact in Long Eaton who specifically works with glass on this kind of project).