

Studio Werc

Portfolio & Process

A GUIDE TO YOUR PROJECT.



Studio Werc

Helping you to transform your home

STUDIO WERC ARCHITECTS

EST. 2017



Agenda

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About Us

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An absolute gem of a boutique
architectural practice.

KASHIF CHOUDRI - CLIENT



INTRODUCTION

Creating desirable homes through thoughtful design

From conversions and extensions to new build schemes, we work closely with our clients to produce desirable places.

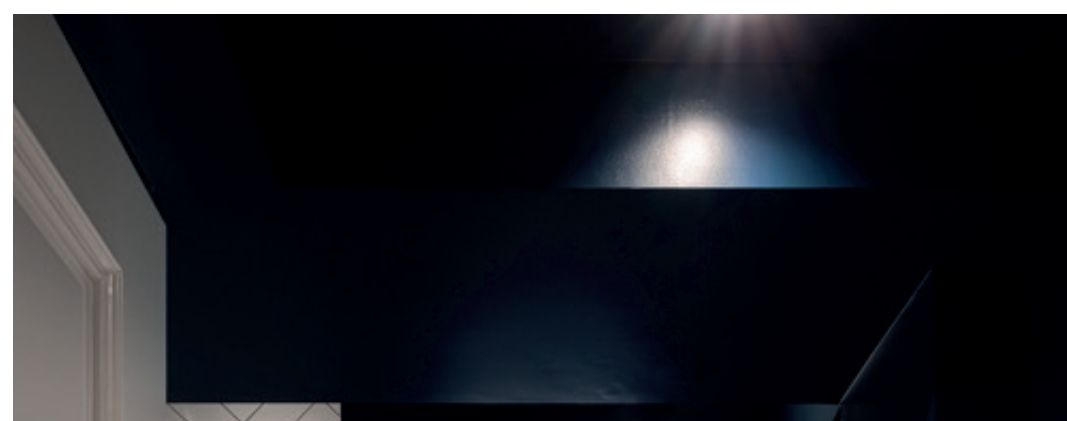


ABOUT US

Expert Residential Architects

Studio Werc are a small Architects Practice based in Clapham & Wandsworth in South-West London. Our focus is on residential, retail and workspace schemes, bringing creative thinking, attention to detail and creative ideas to generate the very best spaces for our clients.

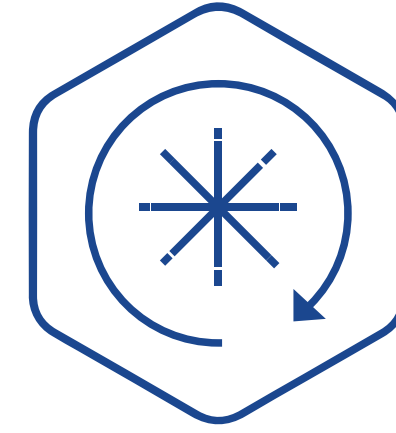
From conversions and extensions to restoration and new builds, we work closely with our clients to produce efficient, effective and desirable places. We offer a full range of architectural services from feasibility to completion on projects ranging in size, location and program.



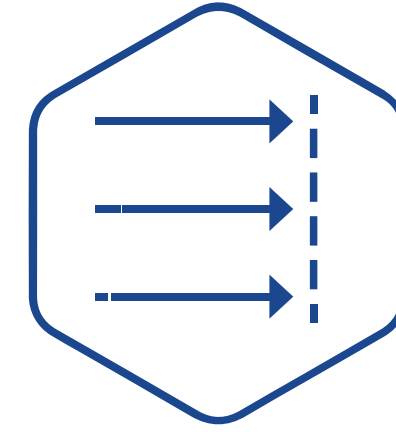


OUR SERVICES

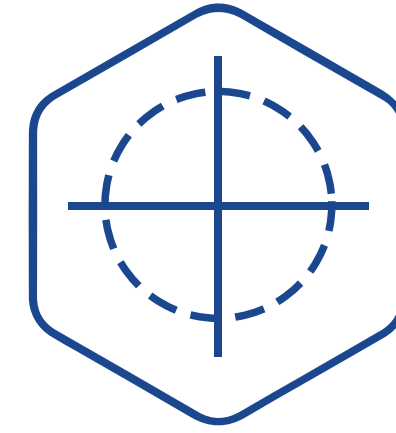
What we do



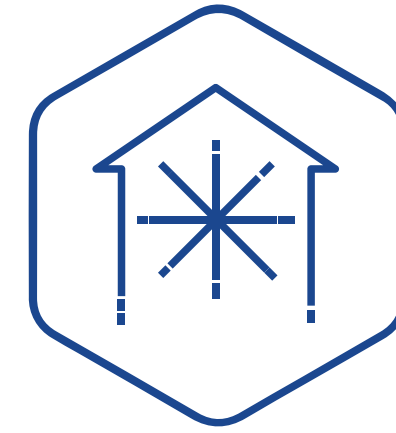
Renovations



Extensions



Loft Conversions



New Builds

02

Portfolio



STREATHAM, LONDON

Mount Ephraim

Refurbishment, extension and loft conversion of a semi-detached home in Streatham, London. After struggling to bring designs in line with budget with two previous architects, the client's brief was to provide a simple but impactful design that was workable to a sensible budget.





MOUNT EPHRAIM, LONDON





BALHAM, LONDON

Copthorne Avenue

A full refurbishment and extension to a Victorian property in Balham, London. An industrial envelope formed by the grid-like exposed joists and Crittall glazing is softened by warm textures and colours of the floor and kitchen.





COPTHORNE AVENUE, LONDON





BATTERSEA, LONDON

Atherton Street

A four storey town house in Battersea that required some remodelling to make the property work for a growing family. A cramped existing kitchen was opened up at the rear of the property with a new dining space with roof light over.





ATHERTON STREET, LONDON





CLAPHAM, LONDON

Mallinson Road

A beautiful ground floor one bedroom flat between the commons in Clapham that needed a complete refurbishment. The client wanted to extend to the rear to create a bright open-plan kitchen, living and dining room to the rear, whilst keeping two bedrooms at the front of the property.



MALLINSON ROAD, LONDON





CLAPHAM SOUTH, LONDON

Kings Avenue

Partial demolition and close to a full re-build of a large three storey home in Balham. A complete refresh both internally through a full refurbishment and externally with new smooth render and timber clad walls.



KINGS AVENUE, LONDON



03

Process



PROCESS

5 steps to create your dream home

1

Existing Survey

2

Scheme Design

3

Planning Consulting

4

Building Regulations

5

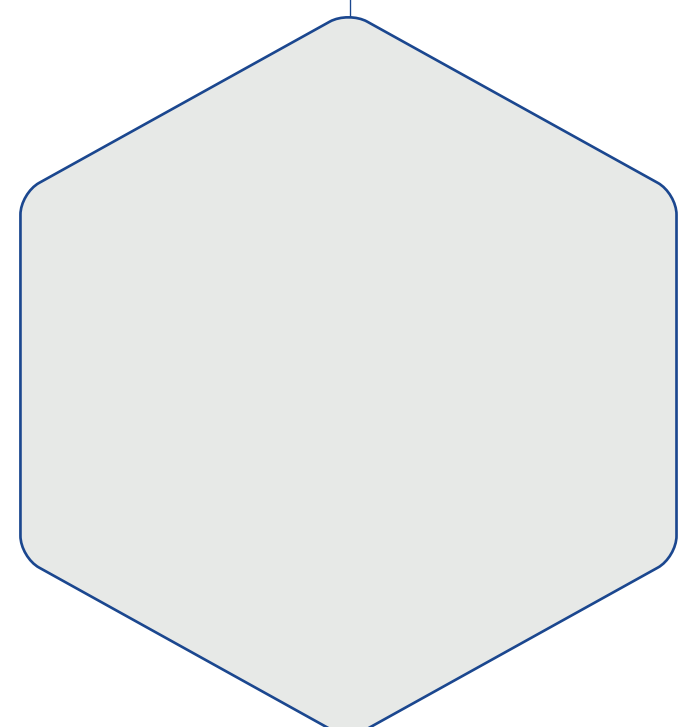
Project Management



Existing Survey

Our team will visit to undertake a measured survey of the property and talk through the brief further. We will then produce the existing drawings required for the project.

- Full measured survey of the existing property and the overall site.
- Production of existing plans, elevations and sections at 1:100 scale.
- Obtain a Site Plan (sourced at cost) which will be required for Planning applications.



1

What is an Existing Survey?

This is a measured survey of the property. Using a laser scanner, a member of our team will measure the property so that the existing floor plans can be drawn up.

Is this different to a Homebuyers survey?

Yes, the survey obtained during the purchase will advise on the condition of the property. Whereas this will draw the layout of house.

Can you use the estate agents plans?

Sadly not as they are not accurate enough.

How long does it take?

The initial survey will take approximately 1-2 hours, in which time we will need full access to the property.

What do I get?

Following the site visit, we will then draw up the plans of the house. A PDF set of these will be sent to you by email so you have a copy for your records.

Why do you need a Site Location Plan?

This is a plan obtained from Ordnance Survey which is a requirement for any Planning or Building Regulations application.

Do we need to be there?

No! We can work around you/collect keys etc.

Anything else?

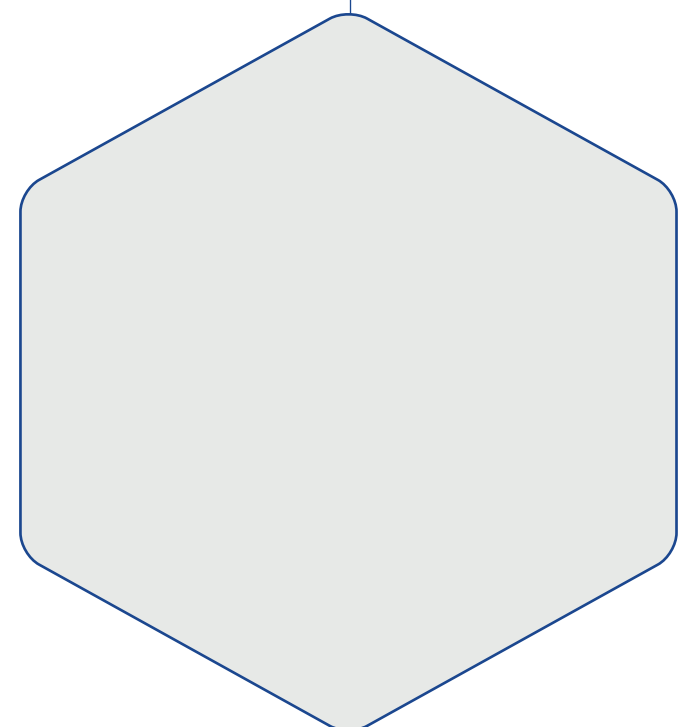
This is a great time to start to go through your ideas, looking at any mood boards you have and talking through your brief further.



Scheme Design

We create a set of drawings and visuals to show you the options for the property, meeting with you to talk through the plans and get any feedback from you.

- Drawings of the proposed design based on the brief and any images you've sent us.
- Internal 3D visuals to help you picture the space and the design features.
- A workshop with you to talk through the designs and any adjustments you want.





What is Scheme Design?

Scheme design is about looking at the big picture, designing the overall spaces based on the information you have provided us, both in terms of the design ideas and your budget,

Do you advise on what we can achieve with the Local Planning Department?

Yes, the first step for us is to research the planning policy and advise you as to what is possible.

Do you provide options for us?

Yes, we will put together two or three high quality design options that we feel will transform your property, whilst meeting your family's needs

How long does it take?

Depending on the size of the project, it takes approximately 1-2 weeks to put everything together for you once we have issued the Existing Survey drawings to you.

Do you meet with us to talk through the plans?

Yes, we hold a workshop with you to review the proposed designs and talk through the spaces. We discuss the options and get your feedback.

What do I get?

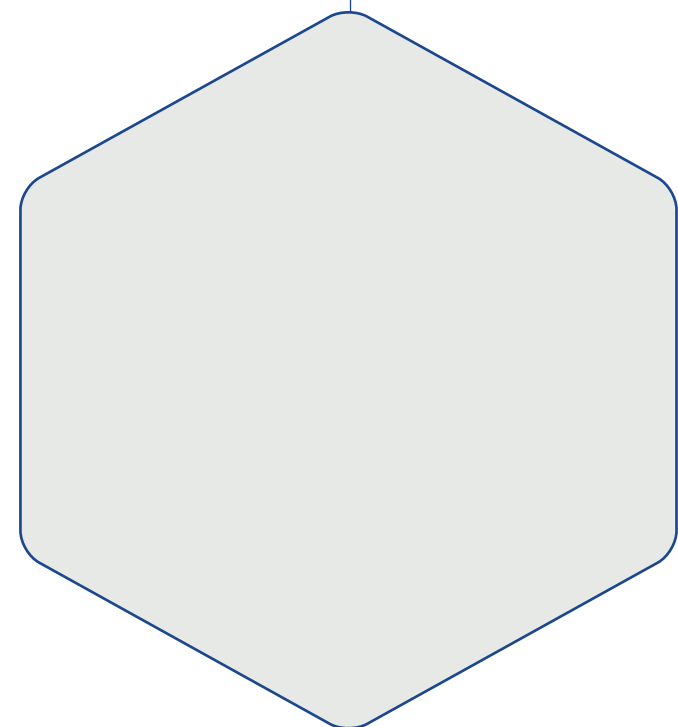
Following our workshop, a PDF set of these will be sent to you by email so you have a copy of the options reviewed for your records.



Planning Consulting

Following our workshop we will update the plans and prepare the planning drawings and documents. We submit these on your behalf and track the application for you.

- Production of a complete set of planning drawings after our workshop.
- Preparation of planning documents such as Design and Access Statements.
- We complete planning forms, submit the documents and manage the application.





What is Planning Consulting?

Planning consulting is where we prepare everything you need for a Planning Application, submitting and managing the process for you.

What are the next steps after Scheme Design?

Following our Scheme Design workshop we will make any amendments discussed and then prepare the drawings and documents for a planning application.

Do you contact the Local Planning Department on our behalf?

Yes, we will be the agents for the application and speak to the planning department on your behalf.

How long does it take?

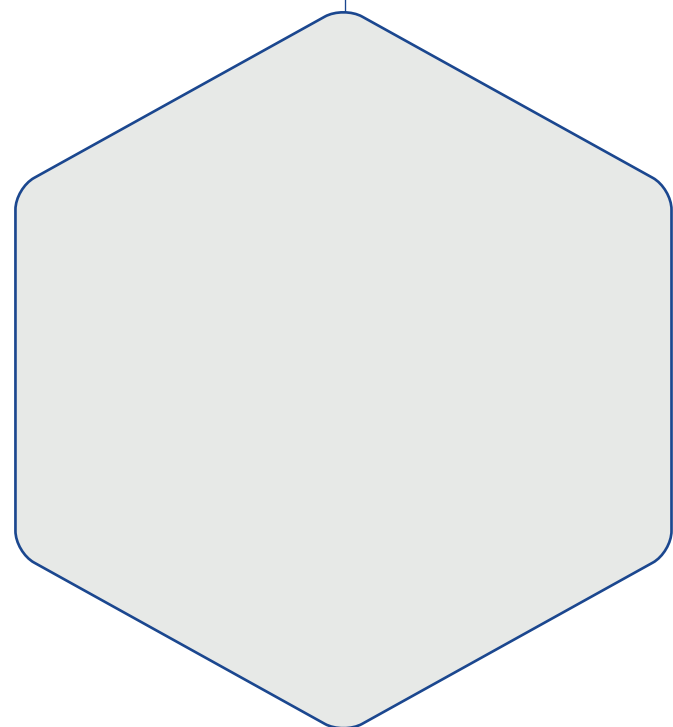
Generally, a single planning application should take 8 weeks. Occasionally an Extension of Time is required which we will negotiate for you.

Do you make amendments if required?

Yes, if during the planning application, we need to make amendments we will do these for you. We also negotiate with the planning department regarding the level of adjustments required to ensure a positive outcome.

Do you advise what application to make for our project?

Yes, we will advise what type of application to submit to ensure the smoothest possible planning process.



4

Building Regulations

We work with you to produce detailed drawings of the project, helping to specify items such as lighting, flooring and finishes. A workshop to go through the plans follows before we tender to contractors.

- We create a detailed set of drawings showing construction information.
- Lighting, sockets, floor types, doors etc. are all included on the drawings.
- A workshop to go through the specification and make adjustments.

4

What are Building Regulations Drawings?

Building Regulations plans are where we start to specify everything in more detail. Items such as wall build ups, insulation specifications, window schedules are produced here. We also incorporate lighting design, electrical layouts and other details for you.

Will these help to get costs from builders?

Yes, these drawings can be used to get costs and allow contractors to quote accurately.

Do you suggest some of the finishes for us?

Yes, we will help you specify flooring type, skirting boards, doors etc. to help ensure all items the contractor's need are considered.

Are any other consultants required?

As a minimum, a Structural Engineer and Approved Building Inspector would be required. We will obtain quotes from ones that we work with regularly. Other consultants that might be required are Party Wall Surveyors, Drainage Surveyors and Water Utilities.

How long does it take?

Depending on the size of the project, it takes approximately 3-4 weeks to prepare.

Do you go through the plans with us?

Yes, we hold a workshop with you to review the details and talk through the specifications we have put together. We discuss the lighting and electrical layouts and get your feedback.

4

Other Consultants you might need...

We will advise you if you need input from other consultants and obtain quotes from those that we regularly work with.

Structural Engineer

A key part of most projects is a good Structural Engineer who can specify any beams and foundations that might be required.

Approved Inspector

We recommend using a private Approved Inspector rather than the Local Authority and can obtain a quote from one we work with.

Party Wall Surveyor

A Party Wall Surveyor is often required to agree the works with neighbours and will be able to guide you through the process.

Utility Companies

If a Build Over Agreement is required with Thames Water or similar, we can produce the drawings and submit the application for you.

Drainage Survey

Typically, extensions to dwellings will involve adjusting drainage. Getting a survey early can help avoid surprises on site.

Tender Management

An optional extra after we have produced the Buildings Regulations Plans is Tender Management. This is where we arrange for 4-5 contractors to meet with you and price the project. Once we have all of the prices, we will compare these and present them to you in an easy to read format to help you find the contractor that suits your needs.

5

Project Management

We offer a range of Site and Project Management services, tailored to suit your needs and budget. From a single site visit through to managing the contract, we will be there to provide the assistance you need.

- Site visits to meet with the contractor and talk through the design.
- Coordinating with other consultants to ensure a smooth build process.
- Contract management is also available where we manage the site payments.

5

Do you offer Project Management?

Yes, we offer a range of solutions for Project Management services. From site visits through to administering the contract with the builder on your behalf, we will tailor our services to suit.

Will you deal with the Contractor?

Yes, if we are appointed for Project Management, we will speak to the contractor and organise a site visit if required.

How do we decide how much help we might need?

We will sit down with you once a Contractor is selected to find the right amount of input to suit your needs.

Will you help prepare a contract with the builder?

Yes, we can advise which contract is designed to fit your project and prepare the documentation required.

Do you advise us during the build?

We will act as client advisor, giving you a stronger position discussing items with the contractor and creating the look you want.

Can you manage the Contract for us?

We offer Contract Administration Services where we will undertake monthly valuations of the project so the contractor can provide you with an invoice that reflects the work completed.

04

Contact Us



Thank you

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