

DO YOU NEED HELP?

Don't know how to comply with regulations ?

Not sure if your proposal is feasible?

Is your building big enough for your needs?

Want to review your utilisation of space?

....answer

Appoint Bruce Shaw to advise on your architectural needs and let us take the strain out of the process.

As Chartered Surveyors we offer a hassle free design service that interprets your ideas and transfers them into workable solutions.

- **Feasibility Studies**
- **Plan Layouts & Design**
- **Space Planning & Fit Outs**
- **Statutory Applications**
- **Measured Drawings**

Bruce Shaw Property Consultants Ltd

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MAKING DESIGN WORK FOR YOU!

*"It's people that make things happen,
let Bruce Shaw make it happen for you"*



Practice Profile

- Directors are Chartered Building Surveyors with 25 years experience in both Private and Public Sectors
- Practice based in Fife serving the Kingdom, East Coast of Scotland and beyond
- Bruce Shaw provide full range of survey and investigative services relating to both domestic and commercial property
- Internet based service provision available using digital imaging and video capture to ensure swift written and pictorial delivery

Architectural Services

If you are looking to alter your home, office or industrial building, you could search for a Multi-disciplined Design Team. Alternatively you could simply appoint Bruce Shaw to advise you from start to finish.

Quotations are available on request for the following services:

- Feasibility Studies
- Plan Layouts & Design (including space planning & fit outs)
- Statutory Applications
- Measured Drawings



FEASIBILITY

STUDIES

A feasibility study is pre-planning at its most efficient. The proposal to extend or alter a building is at day one merely an aspiration or at best an idea. The important stage is finding someone who can interpret your wishes but at the same time maintain a level of reality and budgetary awareness. Unless you are careful your project may prove difficult, too costly or completely unachievable unless it is sufficiently well founded in a physical, regulatory and cost sense. The aim of a feasibility study is to analyse and reduce risk at the earliest stage in a project.

We can, using our experience of similar projects and available building cost data, look at a proposal and consider most if not all of the potential influences that may impact upon that project. This will often involve preliminary discussions with the main players in the approval process, namely the Planners and Building Control.

Once the proposal is fully investigated we will prepare an outline design proposal and report explaining our view in written and two dimensional representation. There may be a number of available options. The report will outline the principle factors likely to impact upon the Project including: budgetary projections on cost, likely timescales from inception to completion and allowances made for any Statutory approvals.

PLAN LAYOUTS & DESIGN

As Chartered Building Surveyors we are trained in the art of design. Our skills are particularly suited to working within existing buildings and to undertaking alterations and extensions to all types of building whether of traditional or contemporary design.

If you are considering changing the layout of your property, be it small or large, please discuss your requirements with us. We have the skills and experience to identify problems at an early stage in the design process using our ability to interrogate the existing structure to your advantage. The importance we place on 'build-ability' and our innate understanding of the entire contracting process allow us to offer up sensible and workable solutions that will reap cost benefits when the works are ultimately instigated.

We undertake space planning and audit exercises as well as providing a fit-out design service to those of you looking to occupy a bare shell.

Using a combination of Computer Aided Draughtsmanship, graphic representation software and hand drawn sketches we aim to maximise the potential of available technology, moving the design process on as quickly as you, the Client, wish.



STATUTORY APPLICATIONS

Building Control and the Planning Department are essential partners in any development. To make the most of this partnership a complete understanding of the processes and limitations that affect development are essential.

As Building Surveyors, we have a working knowledge of the Building Regulations and also understand the impact that Planning legislation can have on a project. We are able to interpret the client's requirements and to prepare the necessary drawings and design layouts needed to satisfy the Statutory approval processes.

Sometimes we are required to submit retrospective applications for 'unauthorised works'. This process can often prove more involved than at first seems. Works undertaken without the necessary approvals often turn out to be non-compliant, having ignored or misinterpreted relevant regulatory standards.

In addition there are important distinctions to be drawn between listed building, planning consent and conservation area approvals. We can assist you to understand the various meanings and enable you to comply with the legislative framework.

MEASURED DRAWINGS

The first step in the production of new drawings is referral to original layouts. Unfortunately where these do not exist, this will necessitate the undertaking of a measured survey to facilitate the preparation of existing layouts. It may simply be that you wish to have layout plans on file for reference purposes and not necessarily to undertake alterations.

We also measure land for the purposes of preparing deed-plans or to assist in the resolution of boundary disputes.

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