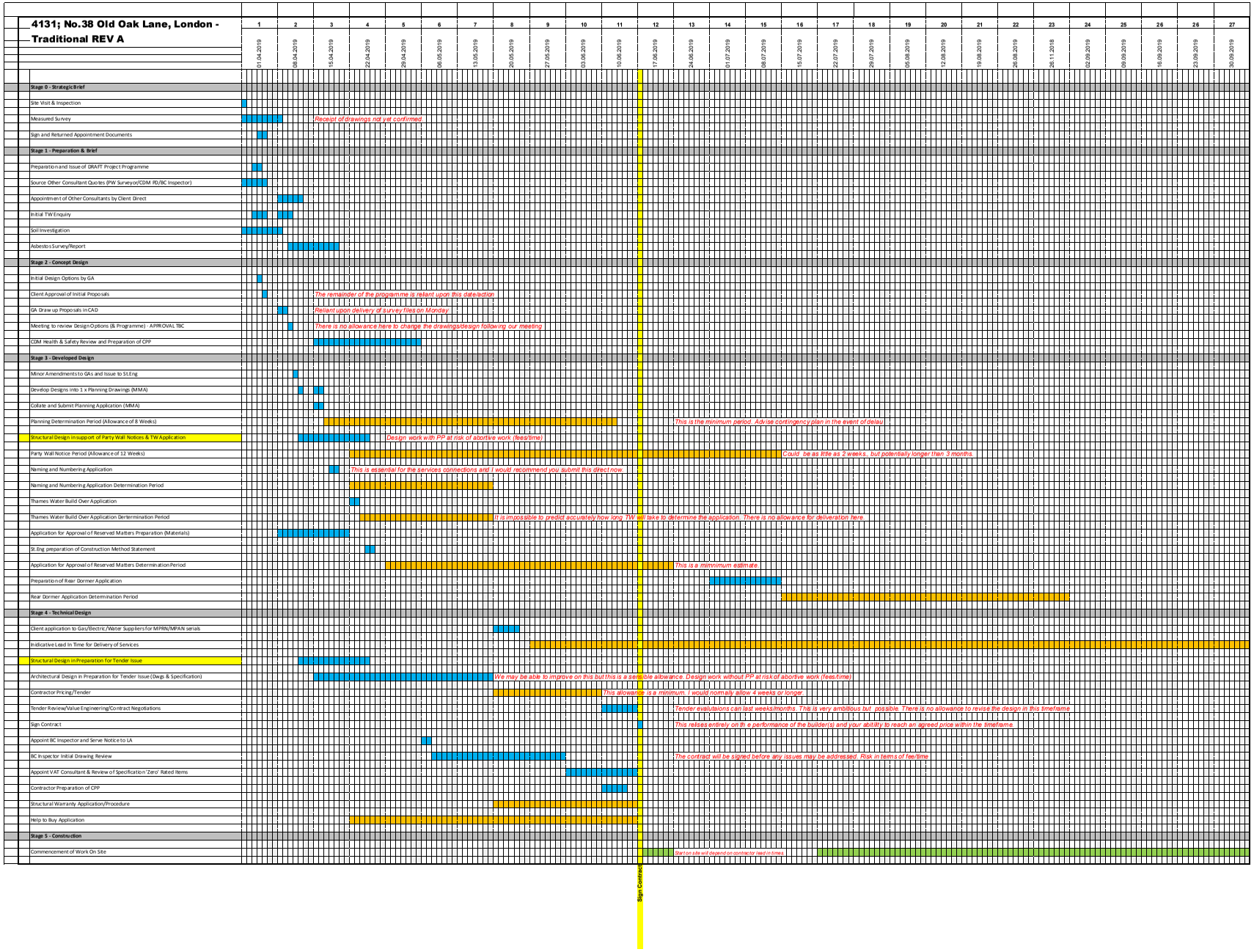
4131; No.38 Old Oak Lane, London - Traditional REV A
1 01.04.2019
2 08.04.2019
3 15.04.2019
4 22.04.2019
5 29.04.2019
6 06.05.2019
7 13.05.2019
8 20.05.2019
9 27.05.2019
10 03.06.2019
11 10.06.2019
12 17.06.2019
13 24.06.2019
14 01.07.2019
15 08.07.2019
16 15.07.2019
17 22.07.2019
18 29.07.2019
19 05.08.2019
20 12.08.2019
21 19.08.2019
22 26.08.2019
23 26.11.2018
24 02.09.2019
25 09.09.2019
26 16.09.2019
26 23.09.2019
27 30.09.2019
Stage 0 - Strategic Brief
Site Visit & Inspection
Measured Survey
Receipt of drawings not yet confirmed
Sign and Returned Appointment Documents
Stage 1 - Preparation & Brief
Preparation and Issue of DRAFT Project Programme
Source Other Consultant Quotes (PW Surveyor/CDM PD/BC Inspector)
Appointment of Other Consultants by Client Direct
Initial TW Enquiry
Soil Investigation
Asbestos Survey/Report
Stage 2 - Concept Design
Initial Design Options by GA
Client Approval of Initial Proposals
The remainder of the programme is reliant upon this date/action
GA Draw up Proposals in CAD
Reliant upon delivery of survey files on Monday.
Meeting to review Design Options (& Programme) - APPROVAL TBC
There is no allowance here to change the drawings/design following our meeting
CDM Health & Safety Review and Preparation of CPP
Stage 3 - Developed Design
Minor Amendments to GAs and Issue to St.Eng
Develop Designs into 1 x Planning Drawings (MMA)
Collate and Submit Planning Application (MMA)
Planning Determination Period (Allowance of 8 Weeks)
This is the minimum period. Advise contingency plan in the event of delay.
Structural Design in support of Party Wall Notices & TW Application
Design work with PP at risk of abortive work (fees/time)
Party Wall Notice Period (Allowance of 12 Weeks)
Could be as little as 2 weeks, but potentially longer than 3 months.
Naming and Numbering Application
This is essential for the services connections and I would recommend you submit this direct now.
Naming and Numbering Application Determination Period
Thames Water Build Over Application
Thames Water Build Over Application Determination Period
It is impossible to predict accurately how long TW will take to determine the application. There is no allowance for deliveration here.
Application for Approval of Reserved Matters Preparation (Materials)
St.Eng preparation of Construction Method Statement
Application for Approval of Reserved Matters Determination Period
This is a minimum estimate.
Preparation of Rear Dormer Application
Rear Dormer Application Determination Period
Stage 4 - Technical Design
Client application to Gas/Electric/Water Suppliers for MPRN/MPAN serials
Indicative Lead In Time for Delivery of Services
Structural Design in Preparation for Tender Issue
Architectural Design in Preparation for Tender Issue (Dwgs & Specification)
We may be able to improve on this but this is a sensible allowance. Design work without PP at risk of abortive work (fees/time)
Contractor Pricing/Tender
This allowance is a minimum. I would normally allow 4 weeks or longer
Tender Review/Value Engineering/Contract Negotiations
Tender evaluations can last weeks/months. This is very ambitious but possible. There is no allowance to revise the design in this timeframe.
Sign Contract
This relies entirely on the performance of the builder(s) and your ability to reach an agreed price within the timeframe.
Appoint BC Inspector and Serve Notice to LA
BC Inspector Initial Drawing Review
The contract will be signed before any issues may be addressed. Risk in terms of fee/time.
Appoint VAT Consultant & Review of Specification 'Zero' Rated Items
Contractor Preparation of CPP
Structural Warranty Application/Procedure
Help to Buy Application
Stage 5 - Construction
Commencement of Work On Site
Start on site will depend on contractor lead in times
Sign Contract