

PRACTICE PROFILE

David Trigger established the practice in 1984. He studied Building at Exeter prior to graduating in Architecture at Plymouth University and PostGraduate Environmental Design at the University of North London. He is a chartered architect and full member of the Royal Institute of British Architects (RIBA). He is a Devonian with considerable, diverse professional experience gained working both in the City of London and the West Country.

Selected Client List;

Plymouth City Council
Caradon District Council
Plymouth Hospitals N.H.S. Trust
Hibernian Insurance Company
Ideal Homes SW
New Maltings Estates Limited
Private Sector Companies.
Private Individuals.
Charities and Charitable Trusts.

Projects undertaken include;

Design and Project management of sixteen UK offices for an Insurance Company.
Care home conversion and alterations.
Conversion of waterside warehousing and former orphanage to flats.
Housing estate planning.
Various works to listed buildings including conversion to offices.
New retail pharmacy within Conservation Area/Area of Outstanding Natural Beauty.
"State of the Art Eco House" (featured on television).
Houses and extensions for Private Clients.
Broadcast studios.
New factories/extensions for Pharmaceutical, Print, Food processing, Electronics, Clean Rooms and general manufacturing.
Conversion of redundant hospital to offices.
Primary Care Centre design.
Disabled grant adaptations schemes.
School alterations/extensions and feasibility studies.
... and many others,

SERVICES

The practice offers a wide range of expertise, whilst providing a personal service at an economic fee level, tailored to meet individual clients needs. It produces energy conscious and environmentally sensitive designs and is committed to high quality design. This has been recognised with a number of awards.

When required, Consultants will be recommended to fulfill specialist functions such as structural calculations or where multi-disciplinary input is required.

The scope of our services includes the following;

Defects Analysis and Expert Witness Services.
Reports, Condition and Measurement Surveys.
Feasibility Studies.
Planning Consultancy.
Project Co-ordination
Construction Monitoring.
Contract Administration.
Planning Supervisor Services.
Employers Agent Services.
Conventional Architectural Design Services.
Alterations, extensions and loft conversions.
Conversion and Renovation of Historic Buildings including Churches.
New Offices, Shops, Commercial and Industrial Projects
New Housing.
Health Projects including Clinics, New Care Homes and Nursing Homes.
Schools, Research and Educational Buildings

MISSION STATEMENT

We are passionate about buildings and what we do. We work with ordinary people (and those less fortunate too) with one common aim: to improve their lives through the application of our vision and skills.

The Practice is Registered with and Regulated by the Architects' Registration Board (ARB) and the Royal Institute of British Architects (RIBA)

A GUIDE TO SUCCESSFUL ALTERATIONS AND EXTENSIONS



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A GUIDE TO THE PROCESS

APPOINTING YOUR ARCHITECT

Be cautious and take your time to select the right architect for you.

It can be very confusing when confronted by titles such as "architectural consultant". Such people need have no qualifications at all and may offer no safeguards in the event that something goes wrong.

The word "architect" is a protected title, reserved in law for those of us who have fulfilled an arduous, seven year university course and satisfied other architects of our professionalism. If your "architect" is not registered with the Architects' Registration Board (ARB) he or she is forbidden from using the title and the ARB want to know about them. You can check yourself at www.arb.org.uk or call 0207 580 5861.

Once you have selected your architect write to confirm the appointment. Remember, it is most important that you feel you can trust them!

WHAT DO YOU WANT?

It is always a good idea to write down or sketch your requirements, and to produce a schedule of accommodation before the design work starts.

THE DESIGN

A good plan is essential, and adequate time should be given to determine the best and most practical layout.

The external appearance is also very important, when altering a property a sensitive approach is advisable to maintain a consistent appearance.

We prepare proposal drawings showing the plans and elevations, these are then refined and adjusted during the design process to suit your requirements. We want to get it right for you!

PLANNING PERMISSION

Some small residential extensions and alterations do not require planning consent, but the rules vary for certain buildings and districts, for instance if your property is within a conservation area or it is listed.

We will advise you on the situation concerning your property and also on the planning policies which will affect the design.

Sometimes exceptional circumstances arise and consent may not be granted at the application stage. There is an appeal procedure and we have had many successes via this process. We take great care with our designs to produce the right result for you and we hope your faith in us will extend to challenging your local council's decision if necessary.

WORKING DRAWINGS & BUILDING REGULATIONS APPROVAL

Once the design has been finalized, We add the information needed to show the builder how to construct the work. We also prepare detailed drawings where required. These drawings are also used to obtain Building Regulations approval.

CONSULTANTS' ADVICE

We will recommend suitably qualified consultant(s) to provide structural calculations, cost advice and electrical/heating/plumbing designs depending on the complexity of your project.

FINDING A GOOD BUILDER

We have built up a list of small builders over a number of years and would be pleased to suggest any from whom you may obtain quotes. For larger projects it is important to vet suitable contractors and to check that they are able to resource the project adequately.

FINDING A GOOD BUILDER (cont'd)

For all projects we advise that a specification is prepared which details your requirements, to be as sure as possible that there are no misunderstandings or omissions. We always advise that you check the financial status of the builder before a contract is signed.

Once the builder is selected we will prepare a small works contract or, for larger projects, alternative forms of contract suitable for the particular scheme. These state the details of the project, how much and when you will have to pay, the start and completion dates and what happens if problems or changes occur during the course of construction.

WORK ON SITE

Normally, if you have decided to use the form of contract and specification, we will be acting as the Contract Administrator for the construction phase. In this capacity, we will monitor the construction as work proceeds and issue Interim Certificates that provide the builder with stage payments. A proportion of the total cost of the project (retention monies) is held in reserve throughout the project to safeguard the rectification of defects. This is released upon satisfactory completion of all the work.

The contractor may encounter unexpected problems and you may require further advice. We provide an additional site visit service for these eventualities. As part of these duties, we agree the value of the work that has been carried out and confirm the amount that must be paid to the contractor on an Architect's Certificate.

COMPLETION LIABILITY PERIOD & DEFECTS

On completion, we carry out an inspection and list minor snagging items that require attention by the builder. After the defects liability period has lapsed we make a final inspection and arrange for all defects to be rectified.