



ABSOLUTE ARCHITECTURE

## Our Services

*...We are extremely happy with the personal yet professional way that our project has been handled and would have no hesitation in recommending the Absolute Architecture team. We now have a home, which is unique, stylish, and exactly what we had hoped for.* D&C, Ashmore Green



*..Kate has added real value by taking our ideas and requirements, enhancing them and delivering a design that not only meets our needs but encompasses elements we hadn't considered. Kate's personable and consultative style helps to create a positive working relationship that translates into a better end product.* R&J, Tutts Clump



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*...My husband and I have been talking about an extension for years. Kate has taken our hopes and dreams and them real and workable. It was a great relief to find someone so personable and professional, at the same time letting us feel that the project was still very much our own. Thank you.* R&S, Newbury

### **Our approach**

Absolute Architecture creates truly exceptional living spaces. Every home is different. That's why we approach each one with the individual care and attention it deserves. From contemporary to traditional, extensions to loft conversions, interior makeovers or new build eco houses – it's about creating beautiful yet practical living spaces. A new home can be the investment of a lifetime. We have the experience to help you maximize the potential of your project and transform your ideas into reality.

### **Absolutely You**

*Understanding how you want to live to deliver the beautiful, unique home you have always dreamed of.*

### **Absolute Value**

*Providing cost effective professional advice to help you extract the most from your budget*

### **Absolute Detail**

*Bringing the attention to detail and finish that makes your house your home.*

*...Kate's ideas matched our ideas of what we wanted our home to become and she allowed for several changes along the way - and seemed pretty unflappable at our requests - and there were quite a few!* B & A, Pangbourne





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*Kate Cooper's advice was instrumental in finding the ideal period property with the potential for transformation into a 21<sup>st</sup> century living space. Her local knowledge allowed us to quickly form a trusted and proven team whose professionalism has been hugely impressive.* C&J, Newbury

### **About Us**

Absolute Architecture was formed in 2008 by Kate Cooper (RIBA) to provide a specialist residential architecture service, combining architecture and interior design. Kate moved back to West Berkshire after spending many years creating lovely homes for people in London and Edinburgh and brings that expertise to the local market.

Today Kate is joined by Dan Holloway (MCIOB) and Caroline Johnson (RIBA). Dan is a qualified quantity surveyor and project manager, meaning that we can provide professional cost control services to all our clients in house. Caroline is a fully qualified architect who is familiar with all projects, meaning that there is always someone to talk to in our studio.

### **Integrated interior Design**

We take time to listen to you and understand your lifestyle, delivering you a home that works inside and out. Our interiors really work on an aesthetic and practical level, after all this is where you spend most of your time.

### **Valuable Local Knowledge**

We bring an in-depth knowledge of local housing markets and trends that will make all the difference to your project. We have developed valuable relationships with local planners, consultants, contractors and suppliers and will provide you with all the introductions you need.

### **Affordable Quality & Value**

Traditional ways of employing an architect can be confusing and expensive. We like to provide excellent professional advice but we understand that everyone is working to a budget. We have complete flexibility to provide you with a service completely tailored to your needs, to fit with projects of all scales and budgets.

*..Kate has been with us through every step of our build and has taken away the many stresses that it can bring.* D & C, Ashmore Green



## ABSOLUTE ARCHITECTURE

**This is a brief introduction to the services that we can offer. All projects are unique so your level of service will be specially tailored to suit your project and budget. We are able to offer a full architectural service, designing your project from conception and providing on-site project management. We also provide services specially designed for developers and self builders.**

### **1 Preparation**

We will meet you at your property to gain a thorough understanding of your requirements, discuss potential design ideas and review the level of service you require. Discussions form the basis of a written document - the Project Brief. You may require other information to get your project started including measured survey drawings, pre-application planning enquiries and design feasibility studies. We will assess your requirements and provide costs for each element.

### **2 Design**

The Design stage is a collaborative process where we work with you to insure that you are happy and confident with the proposed designs. Design begins with lots of discussion, hand drawn diagrams, plans and sketches against which we will provide construction cost forecasts. Once a strategy has been agreed accurate measured drawings are developed, including 3D cgi images. We design with interiors in mind and plans will include furniture, bathroom and kitchen layouts. At this stage we recommend commissioning our in house design stage cost plan to provide a detailed construction cost forecast.

### **3 Planning**

We will advise you on your permitted development rights or confirm which planning related consents you will require. We will prepare and submit all applications on your behalf, monitor applications as they progress and make minor amendments if necessary. We have excellent relationships with local planning departments and have experience of listed buildings, planning committees and appeals.

### **4 Technical Design**

We will complete the technical construction drawings and specifications that you will require for your builder to price and build your project. Our drawing packages are very detailed and will detail all technical aspects of your build. We will submit this information in the form of a Full Plans application to Building control, the authority that ensures that your proposals are built according to approved technical standards. Specialist design information by others, including structural engineers, eco consultants, it specialists, kitchen suppliers will also be coordinated.



## 5 Specialist Design

Specialist design services are designed for those who wish to consider every design aspect of their project and maintain rigorous cost control. At this stage we will introduce you to our network of local suppliers and work with you to fully design and specify the project including the interior fit out. We can also design and specify lighting and electrical installations, bespoke joinery, kitchen and bathrooms, fireplaces, hard landscaping, renewable technologies and any other unusual requirement that is specific to your project.

## 6 Tender documentation and Issue

Managing a competitive tender process is not always straightforward. We will manage this process for you and ensure that your project starts off on the best possible footing. We will interview and assemble a shortlist of recommended contractors. We will prepare written documentation to describe your particular requirements and the contractual context of your project. We will compile and issue the tender package on your behalf and respond to queries during the tender period.

## 7 Tender procurement and Contract administration

We are available to evaluate tender returns, negotiate an agreement with contractors, prepare contracts and make final preparations to start construction. We are able to offer two levels of administrative support throughout the build:

Our **homeowner** service is designed to suit smaller, straightforward projects typically up to a value of £150k net. This level of service suits clients who are happy to take an active role in their build in order to limit costs, but wish to benefit from the 'safety net' that employing a professional consultant can provide. We will act as your advisor during the build, inspecting the works fortnightly for compliance, checking builder valuations and identifying action points for you and the contractor. Between meetings you will communicate with the builder on a day-to-day basis although we are always available for extra advice.

Our **project management** service is designed for larger projects or for clients who don't wish to engage with the build directly. With this service we undertake a formal role as contract administrator and all communications are channeled through us. We would be fully briefed on all aspects of the project, providing you with detailed progress reports and cost analysis. This level of service can be time consuming to provide but the extra professional input will save you considerable time and gives you full professional control over your project.

*...Thank you for all your help Kate; I would never have negotiated our final account so successfully without your help!!* BR, Newbury



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We would welcome the opportunity to work with you on your project. Please contact us to arrange an initial consultation.

T: 01635 528188, mail@absolute-architecture.co.uk, www.absolute-architecture.co.uk

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*..Kate identified 100% with our requirements and very quickly produced some fantastic designs that surpassed all our expectations. The designs for the very large extension sailed through planning with the support of all our neighbors.* AC Cold Ash



*...Kate, I just wanted to let you know that this house is just so perfect for us, the children are off school today, curled up on a beanbag by the fire watching TV while I'm working, making lunch and keeping an eye on them .. Only possible with great design!!* CS, Newbury

*..Many thanks for all your help this year Kate. It is truly greatly appreciated. There is absolutely no way we could have achieved the wonderful changes that we have without you. We are still decorating but we can see a fantastic new home. THANK YOU.* T&Z, Newbury

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