



**INNOVATE**

Design + Build

WE DO THINGS DIFFERENTLY



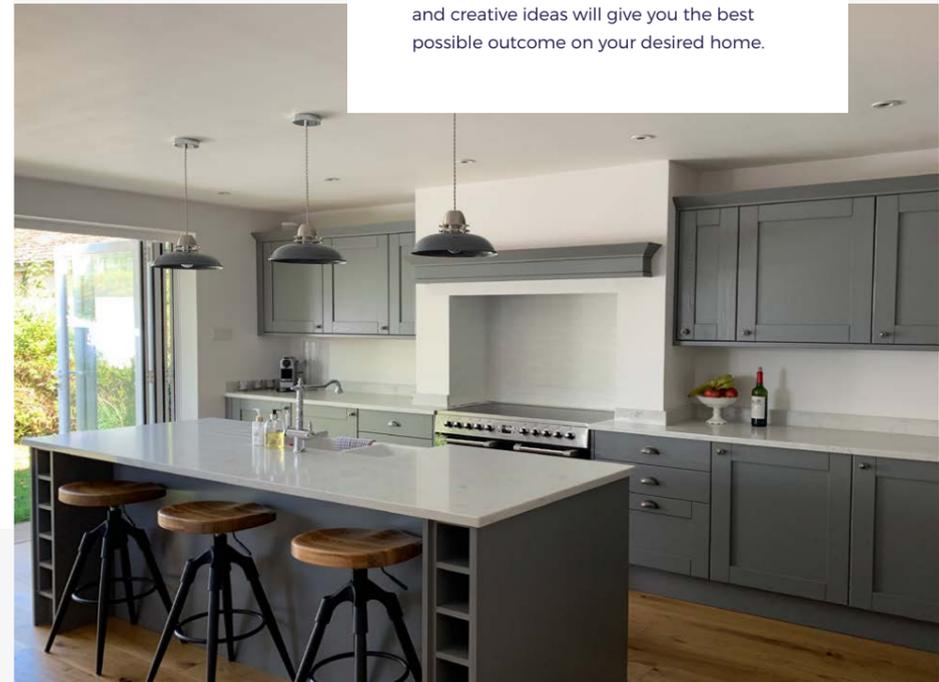
**AT INNOVATE, WE PRIDE OURSELVES ON OUR PROFESSIONALISM IN PRODUCING HIGH END FINISHES WITH GUARANTEED CUSTOMER SATISFACTION AND COMPLETE TRANSPARENCY THROUGHOUT.**

With the majority of our work being through customer recommendations, we know the importance of building a relationship with our clients and ensuring they are proud to recommend us.

With both directors (Antony and Ross) being hands on, we are able to maintain control over cost and production from start to finish. We will be with you from consultation through to completion, giving you peace of mind throughout.

Over the years, we have worked with many different properties, clients and architects.

We believe that our knowledge, experience and creative ideas will give you the best possible outcome on your desired home.



**BEFORE ANY PROJECT BEGINS, YOU WILL NEED TO HAVE THE FOLLOWING:**

- + Party Wall Agreement
- + Thames Water Build Cover Agreement
- + Building Control
- + Structural Engineer Report

**NEED INSPIRATION?**

Ask for our opinion or feel free to browse the Internet, Instagram, Houzz, Pinterest etc. We welcome concepts from others and make them your reality!

We love coming up with new ideas and experimenting.

Don't be frightened to change your mind and think outside the box. We understand that the end product must be right for you and that the investment is valuable.



**THE PROCESS**

Have a consultation with us. We will take a look at your property and its existing services, discuss what you want and give you a rough idea on cost.

If you're happy with our proposed figures, we can arrange a meeting for the architect to draw up plans. You may already have an architect on board which is no problem - we will price to these drawings.

If planning permission is needed, drawings will go to the local council and await approval.

At this stage, we then appoint a Building Control Officer who will sign off the work at different stages throughout the project.

We tend to use a Private Inspector who we have a great relationship with.

Before any build can begin, you will need a Party Wall Agreement between you and your neighbour.

A Thames Water Build Cover Agreement is also needed, and we can help with both.

Once planning permission is approved, final building regulation drawings can be completed as well as appointing a Structural Engineer.

We usually wait for planning permission to be granted in case the plans are refused.

We'll then set up a WhatsApp group to provide the estimated schedule of work, as well as continuous updates throughout.

We find this keeps communication at its best!

Throughout the build, we will give you plenty of time to make decisions and inform you of key dates.

We work in stages so you don't have an overload of decisions to make.

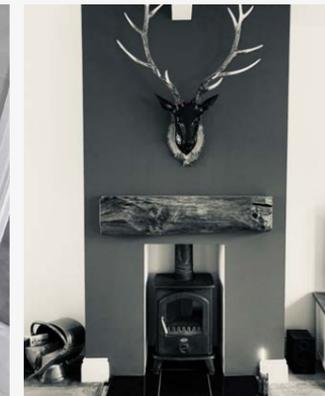
We complete your project, hand over any certificates you will need and come back in 6-12months for a general health check.



#### PARTY WALL AGREEMENT

Party Wall Awards and their negotiations on behalf of Building Owners (people carrying out the work) and Adjoining Owners (neighbours to the proposed site where work is taking place).

This is to make sure all parties are legally covered and happy during the project.



#### PLANNING PERMISSION

There is a certain amount of work you can do without planning permission, for example, extending your loft if it's under 50m<sup>3</sup> and extending to the rear up to 3m.

Anything over this requires planning permission, which our Architect can take care of.

#### PRODUCTS

We understand that decision making can be hard, especially if you don't know what is good or not. We are happy to offer help throughout to advise you on the best product available suited for your budget.

We always try and educate ourselves on all the latest products that enter the market to give our clients options of exciting features that are now available. Home technology is evolving quickly and we think future proofing behind walls and ceilings is important.

#### DON'T HAVE ARCHITECT DRAWINGS? DON'T WORRY WE CAN HELP WITH THIS

Our Architect deals with building planning and reg drawings, Structural Engineers and Party Wall Agreements.

If you already have an Architect, we can take on the Structural Engineer work and design the foundations and steel fabrications required.

#### SPACE PLANNING

Sometimes it's hard to visualise how your room layouts will look by using drawings.

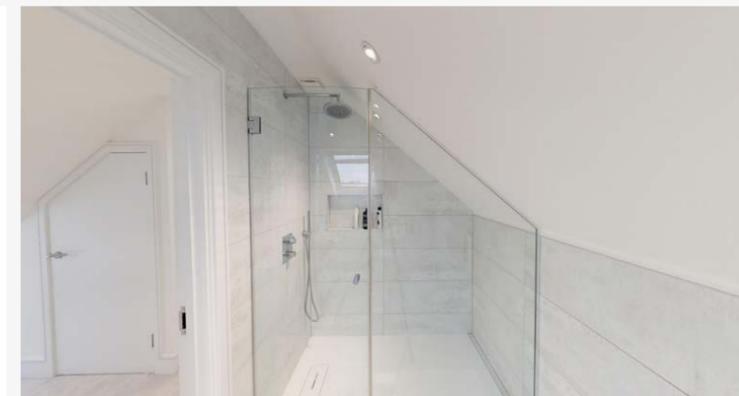
With non-supporting walls, we like to draw these out on site to provide you with the option to change your layout if you're not entirely happy.

Some windows and electrical fittings can be moved to suit your choice of furniture. We will also discuss wardrobe and TV positions before work kicks off to ensure every possible outcome has been discussed.

#### THAMES WATER BUILD OVER AGREEMENT

When building over a drain run or even near one, you will have to get an agreement by Thames Water.

They will need to see your drawings and you will also need to pay a fee for doing this. For more information, please visit their website.



#### BUILDING CONTROL

Any building work needs to be authorised and signed off by a Building Control Officer. All the work gets checked, photos are taken and then given the green light to progress to the next stage.

At the end of the project, Building Control awards you with a certificate which is needed for legal requirements.



### WHAT HAPPENS WHEN YOU APPOINT US

The first thing we'll do is provide you with a schedule of works.

This will give you an indication on what is happening and when



We always try and give something back to our clients. We're always happy to do some small extra jobs without charging.

Weekly Site meetings are important, the project can evolve quickly, and you may want to change your mind about next steps.

We can also help with items you need to purchase. We're happy to share all of our suppliers discounts with you

Within your schedule of works, we will also indicate when you need to make decisions. For example, bathroom suites, tiles and doors



We understand that as a client, you may be worried about giving builders money to start a job. We don't trade any deposits and don't take any payment for at least two weeks.

We provide payment plans as well!!

We have great relationships with all our previous clients who love to help us out and show our new clients around their home to demonstrate our work.



We set up a WhatsApp group with yourselves and us to ensure nothing gets missed, and to keep communication easier

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