

G Dolden & Associates Limited was established in 2004 to provide a high quality Chartered Surveying Service which meets the growing pressure on building managers and owners to ensure that their premises meet the statutory requirements and that their assets are protected for the future.

We carry out Party Wall matters, design and administer both construction and maintenance projects, carry out defect analysis and report on building and structural defects. We also carry out Building Surveys and Valuations, the management of extensions and the upgrading of properties to meet the requirements of building users.

We are customer focussed, seeking long term relationships with our clients within which we strive to deliver the most cost effective solutions and provide added value. Our team of professionals is complimented by a network of proven suppliers and trade providers who meet our exacting standards and deliver on time and to budget.

**G Dolden & Associates Limited**

**Head Office:**  
 213 High Street  
 Kelvedon  
 Essex C05 9JD  
 Tel: 01376 573877  
 Fax: 01376 310049  
 Email: info@gdasc.co.uk

**London Office:**  
 25 Southampton Buildings  
 London  
 WC2A 1AL  
 Tel: 0207 078 7114  
 Email: info@gdasc.co.uk



[www.gdasc.co.uk](http://www.gdasc.co.uk)

Chartered Building Surveying and Consultancy Services



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# Architectural Design and Project Management

# When taking on a design project, specialist knowledge in architectural design and project management are essential. Here's why:

G Dolden & Associates Limited has a proven track record of delivering high quality construction projects. Along with our general surveying services portfolio we have specialised in Historic Buildings and conservation. This includes timber framed buildings, Regency and Georgian terraces and commercial Buildings.

Applying the many years of experience in the construction industry, we have systemised the process of design and construction within our business to deliver projects efficiently, and to increase the certainty of delivering each project to a high quality, on budget and on time.

## Services at project stages

An integral part of our vision is to provide a design and management service for extending and refurbishing properties, up to the construction of new houses or commercial premises.

Our clients want certainty with regard to the delivery of their project to the agreed cost, agreed budget and to a high standard. We can achieve this by following our five step plan, this is as follows;

### 1. Planning and Design

At this stage the common mistake is to get some basic drawings done to get through planning. This is the start of the

process to provide you with the design of the space that you desire. We need to take the time to look at the location, meet and discuss your needs, looking at the design externally as well as internally.

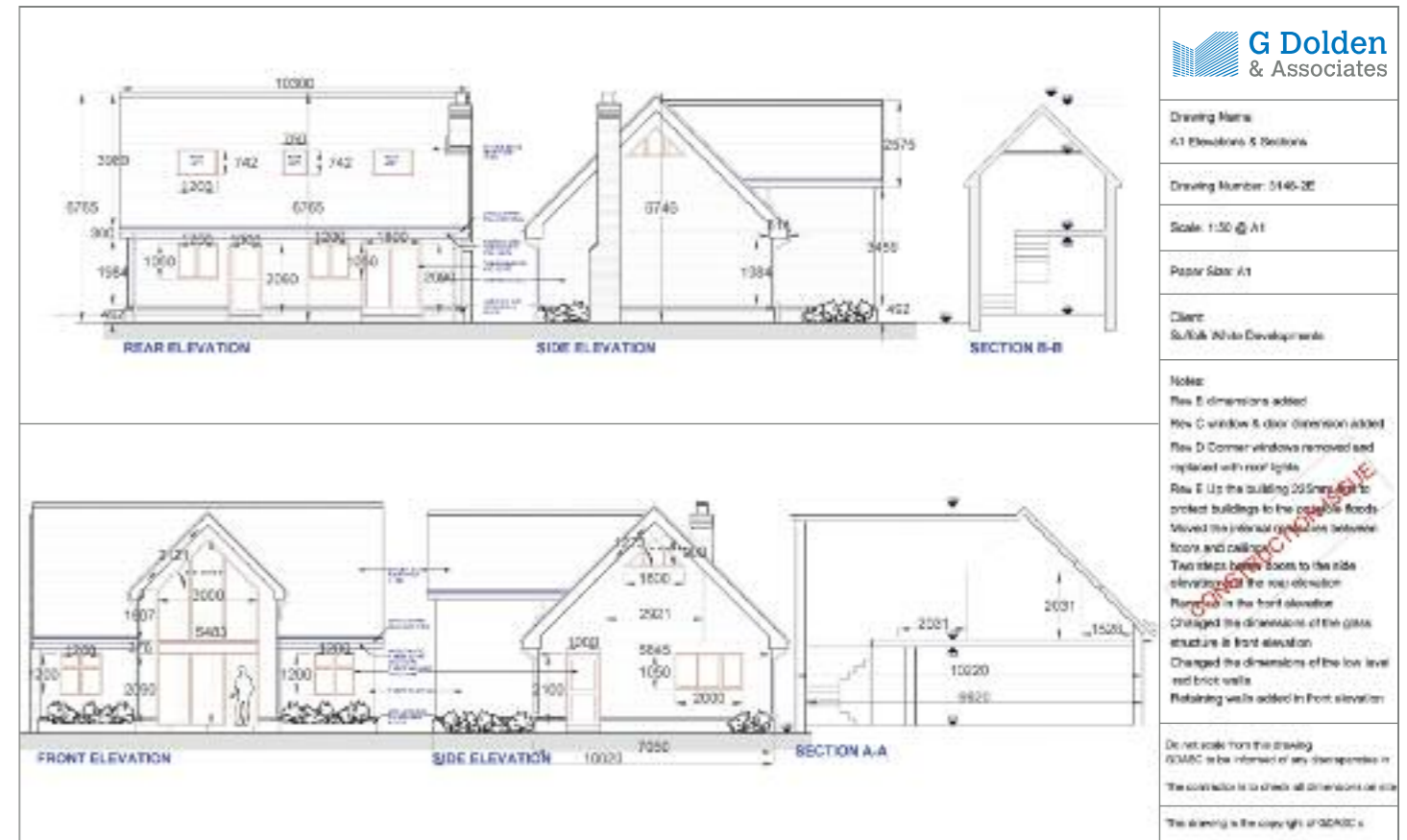
The design should reflect the space that will enhance your experience within your property.

Good design does not cost more but can add considerably to the value of the property to you and to future buyers. The Planners will also look more favourably on well thought out and sympathetic design, take some time at this stage and it will run through to the finished project.

### 2. Building Regulations and Specification

Always go for full plans approval for the Building Regulations. The team at which ever Building Regs consultancy we use will help us get the right result. We don't want any costly surprises when work starts.

To complement the design it is important that we specify the right finishes and materials. These need not be the most expensive unless that is what you want. A clear specification and design also means that the contractor can provide an accurate and considered estimate. Too many grey areas will lead to cover pricing and variations on site.



### 3. Schedule of Works and Contractor Selection

The specification of works and construction phase drawings are tendered to selected contractors who have good experience and good references.

The tenders are evaluated, insurance and relevant details checked and the best tender selected. This is vitally important. Even if all the items above are done well and you get the wrong contractor the project will not go well. Conversely, often when the items above are not correct, and a good contractor is employed, the project can still go well.

### 4. Active Management of the Construction Phase

A contract should be entered into for anything but the smallest project, along with an agreed programme of works at the outset. Pre-start and scheduled progress meetings mean we can monitor the works and issues can be dealt with promptly.

Don't make changes during the construction phase, the time for changes has past and any change at this point will cost money and lead to confusion.

We manage the payments to the contractor, certifying stage payments when the works are completed and in accordance with the contract. If variations are requested we will ensure that the payment is a fair and reasonable cost for the works carried out.

Our team are not only professionally qualified but have a wealth of experience dealing with construction projects, delivering them on time and on budget. We will take the uncertainty and the hassle out of your building project.

### 5. Project Sign Off

To ensure that snagging items are completed, Building Control and electrical test certificates are received and final payments are made.

### Complete package

We want to ensure your project goes well and our fees are an investment into the successful completion of your project as much as the cost of a plasterer or bricklayer.

**We hope that you will agree that our services offer real value for money and give you peace of mind in the knowledge that your project is in the hands of the experts.**



*Pictured Projects:*

*Cover image; Architectural Model*

*Above image; Kitchen Extension*

*Opposite image; Planning Drawings*