



ABSOLUTE ARCHITECTURE

“Innovative, creative - if you want a design solution that is first class then I would highly recommend Absolute Architecture. We were truly delighted with the friendly professionalism and a fantastic design that surpassed expectations.... Absolutely Fabulous Architecture!” L&N Newbury



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“ ... 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

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.

Our promise

Absolutely You

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

Absolute Space

Providing you with a living space that is smart, intelligent and beautiful.

Absolute Detail

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

RIBA 

Chartered Practice

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

The Right Approach, Every Time

At Absolute Architecture we understand that everyone has different ideas about what they want from their home. That's what makes every project truly unique. By getting to know your needs and your aspirations, we will deliver the perfect solution – on time and on budget.

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. To help you access excellent professional advice, we structure our services in an easy to understand pay as you go format, to fit with projects of all scales and budgets.



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“ Kate Cooper’s advice was instrumental in finding the ideal period property with the potential for transformation into a 21st 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**

Services to suit you

As an established residential architecture and interior design studio, we will offer you the best service available – one that is tailored exactly to your needs. To help realise your vision, we offer different levels of service and support.

- **Complete Architectural Service**

Get complete peace of mind and a top quality finish when you choose our team to project manage your building, renovation or interior design project from start to finish. Suited to those people with ambitious projects and limited time.

- **Design and Consents Service**

Access the expert design advice you need to get your project started and equip yourself with all the consents you need. Specially designed for you to project manage your own builders or to complete your self-build project.

- **Home Movers and Improvers Service**

Let us help you find a home, realise the potential in your new property or carry out interior design improvements. We will show you how to transform your home, help you buy your property for the correct price or sell your property for the maximum price. These are tailor made services for people who need a quick response and some strategic guidance.



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Architecture Services

Complete Service
Design and Consents service
Home movers and improvers

Project brief

We will meet you at your property to gain a thorough understanding of your requirements, discuss potential design ideas and review what level of service you require. Our discussions at the initial visit form the basis of a written document - the Project Brief.

✓ ✓ ✓

Measured survey

We will complete a measured survey of your property and produce an accurate set of computer generated drawings. These drawings form the basis of the design drawings which follow. For home movers and improvers services we can work from estate agent style plans

✓ ✓

Scheme Design A

The Scheme Design stage is a collaborative process where we work with you to insure that you are happy and confident with the proposed designs. Scheme Design begins with lots of discussion, hand drawn diagrams, plans and sketches against which we will provide budget cost forecasts so that you have peace of mind before progressing.

✓ ✓ ✓

Scheme Design B

Once a strategy has been agreed accurate measured drawings are developed. Our drawings include furniture, kitchen and bathroom layouts so that you can be sure your project will work for you. We recommend commissioning a design stage cost plan from our associate cost consultant.

✓ ✓



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Architecture Services cont...

Planning Consents

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 and monitor applications as they progress. We have excellent relationships with local planning departments and have experience of planning committee referrals and planning appeals.

✓ ✓

Building Regulations Application

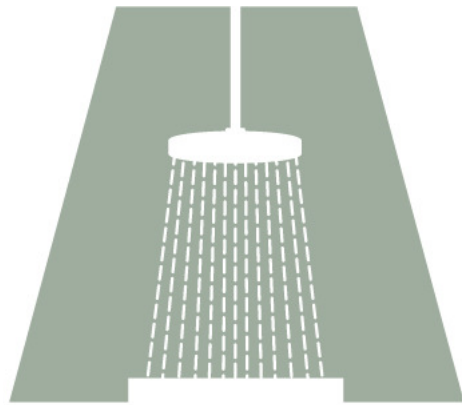
Building control is the authority that ensures that your proposals are built according to approved technical standards. We recommend submitting a Full Plans application before you start building works. Builders generally require drawings at this level to provide any sort of accurate tender price. We will prepare a set of technical drawings and specifications, submit and monitor an application. We will coordinate the preparation of structural designs and calculations on your behalf.

✓ ✓

Detailed design and Specification

Quite simply, the more information you provide to your builder, the more cost certainty you will have. Detail Design steps beyond the building fabric and may include specifications of interior fixtures and fittings, lighting and electrical plans, window and door schedules. We will provide referenced drawings and a National Building Specification Schedule of Works. These will form the basis of a detailed tender package to ensure that you achieve optimum cost certainty.

✓



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Architecture Services cont...

Contract tenders

Building contracts can be let by competitive tender. We will coordinate a tender process amongst reputable contractors specially selected to meet your project needs. Alternatively we can assist during a negotiated tender procedure with a pre-selected builder. We often work this way to fast track a project and get to site quickly when time is of the essence.

✓

On site administration

We can fully administer your building contract for you, attending regular site meetings, answering contractor queries, certifying work and administering payments and change control procedures. Alternatively, we can just attend meetings at key stages where you feel that you need help. We are happy for you to call on us as and when you need our services.

✓

On site design

Our architectural services incorporates Interior Design as standard, including kitchen and bathroom layouts, fireplace and staircase designs and specifications of finishes. We are happy to provide additional specialist services during the design or site stages. We can liaise with kitchen and bathroom suppliers, advise on IT and media installations, design bespoke joinery or hard landscaping schemes. We will help with interior decorations, furniture purchases and soft furnishings as you require.

✓



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Architecture Services cont...

Other Consultants.....

Structural Engineer

You will need to appoint a structural engineer to provide the structural calculations and specifications required by Building Control. We will advise you on the appointment of a suitable qualified structural engineer and work to coordinate their input.

✓ ✓

Eco-assessor

Eco assessments and energy calculations are only mandatory for new build residential projects, although you will need to meet the requirements of part L of the building regulations. You may like to discuss opportunities for incorporating sustainable technologies with our advisers.

✓ ✓

Party wall surveyor

You may be required to act under the Party Wall etc Act 1996 if your building works are in close proximity to neighbouring property boundaries. We will advise you of your obligations under the act. In rare instances Party Wall awards will be required in which case we will recommend the appointment of a suitable qualified surveyor.

✓ ✓

Planning consultants

You may require the input of various consultants in connection with a planning application. These can include landscape consultants or designers, Arboriculturalist, ecologists and strategic planning consultants. We will advise you as necessary.

✓ ✓



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Some of the things people say about us ...

“ ...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**

“ ...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 neighbours... ” **A & B, Cold Ash**

“ ..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**

“ ...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**

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

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