

# *Design led construction*

## *a one-stop-shop for residential refurbishment*



Refurbishing a home should be an exciting and rewarding experience. It is often a once in a lifetime opportunity to create a unique living space completely personal to you and your family. However, this can also be a daunting and stressful undertaking.

This article highlights the importance of taking time to research and select the right designers and builders for your project and argues the case for appointing a specialist, established design and build company as a one-stop-shop for the entire process.

You only have to turn on the television or talk to friends and family about their experiences and they will soon tell you the pitfalls of the traditional design-tender-build approach, with projects often running late and over budget. As such, more and more home owners are seeking new ways to manage their projects.

Design led construction - often referred to as design and build - provides a service through a single company, where design is fully integrated into the construction phase through to project hand over. This approach ensures all parties understand the design, detailing, cost, quality and time issues involved and eliminates problems that traditionally occur once responsibility is divided among individual professionals and contractors.

Design and build is now widely considered the best approach to delivering the best possible end product for the home owner.

Red Square Creative Consultants based in West London is an example of a firm that has employed design led construction for over ten years and offers a comprehensive design and build service under one roof.

Red Square's experienced team comprises a collective of professionals ranging from architects, interior designers, furniture designers, structural engineers and project managers to experts in home automation technology, all required to successfully complete a residential refurbishment project.

According to Red Square, because the designers and builders are part of one cohesive team this means reduced risks and fewer frustrations for the client. The build management team are involved throughout the design process so any potential problems are literally designed out and addressed prior to work commencing and investigative works are performed early in the process to ensure the design team consider any constraints within the existing structure of the property. In this way any unexpected issues are avoided and the final design of the project is never compromised.

A design led approach also allows the client greater flexibility, permitting changes to be considered throughout the term of the development. This is a huge advantage in areas of technology and innovation such as home automation (centrally controlled entertainment, lighting, climate and security systems) where products are constantly being updated. The design team are able to review

the market prior to ordering goods to ensure these are still the best available in terms of quality and function. This gives the client an opportunity to make informed changes without causing delay to the project programme and allows the very latest products and finishes to be incorporated into the final build.

For these reasons, design and build is now considered the less risky option for the client, delivering both innovative design and peace of mind that the project will be completed to brief, on time and within budget.

A recent Red Square client comments:

*"From the architects and the engineers to the project director and the manager, everyone's friendly and positive attitude made the staff at Red Square a pleasure to work with. Our project was a cooperative effort that meant our house came out exactly the way we wanted."*

*For more information on design led construction and the comprehensive range of services offered by Red Square Creative Consultants Ltd, call 020 7385 8500, email [info@redsquarecreative.com](mailto:info@redsquarecreative.com) or visit [www.redsquarecreative.com](http://www.redsquarecreative.com)*