



# DESIGNED FOR LIVING *BUILT FOR LIFE*

*Why choose the Design & Build approach to create your dream home*

**T**he refurbishment or remodeling of your home can be a complex undertaking. There are many different aspects to the process, all of which require detailed consideration and specialist skill.

Traditionally, the approach has been to appoint numerous individual professionals to complete the project. These include architects, interior designers, structural engineers, project managers and building contractors amongst others. This design-tender-build approach demands a high level of involvement from the client as they have to manage all of these individual providers whilst overseeing the project as a whole. This can turn what should be the realisation of a dream into a very stressful experience.

In recent years a new approach has been available which offers a much more cohesive and stress free experience. Also referred to as design led construction, design and build is a method of delivering a project where both the design and the build services are contracted to a single company for a fixed price. This keeps the entire process 'in house', from initial survey and planning, right through to the completion of the build.

Red Square has been pioneering the design and build approach to residential refurbishment for 15 years. They believe that in order to achieve the best possible end result for the client, the project should be built and finished by the team who designed it. Ideal for those without the time or knowledge to project manage, design and build offers a significant number of advantages to the client.

- Product costs are discussed and reviewed throughout the design process, ensuring there are no surprises once the project is priced for the build phase. At all times the client's overall budget is being considered.
- Work can commence on site whilst the detail design is being finalised, enabling early discovery of potential issues with the property (i.e. hidden instability in the existing structure, requirement to level sub floors.) This allows the detail design to be amended to take into account such issues and thereby potentially reduce their cost impact.
- Removes the cost and time required to tender the construction phase and also avoids the frustration and difficulties in trying to compare submissions from various contractors.
- The client has certainty over costs as a guaranteed contract price is

given at commencement of the build phase, inclusive of on-going design support, project management and full project liability.

- There is a single point of accountability. The same team is responsible for all of the work, which eliminates any problems that traditionally occur once responsibility is divided amongst individual professionals and contractors. When issues arise, the project is not delayed whilst designers and contractors determine who is responsible.
- A single point of contact simplifies the process, allowing a pro-active relationship to develop between the client and their principal contact, supported by a team with considerable experience of working together. This ensures any issues are overcome in a positive and efficient manner.
- The process allows for design and product specification changes during the construction phase. This is a huge advantage for longer term projects where specified products can cease to be available and in areas such as home automation where they are constantly being updated. The team are able to review the market just before orders are placed to ensure the latest products are incorporated.
- The design team are fully responsible for the overall project, from initial concept design to build completion. This means they have full control over quality of construction and can ensure the build actually completes as it was designed.

For these reasons design & build is now considered the best choice for the client. It is a low risk, low stress option that is time efficient, cost effective and ensures quality and continuity of workmanship throughout, resulting in a home you can be proud of for years to come.

Red Square offers a complete service including; obtaining planning approvals, interior design & architecture, structural engineering, project management, construction, bespoke joinery, home automation and landscaping. ■

## THE DETAILS

Contact Red Square for further information and to arrange a free no obligation consultation please call **020 7385 8500** or email [enquiries@redsquaredb.com](mailto:enquiries@redsquaredb.com)

To learn more about how design & build can help you create your dream home, please visit [www.redsquaredb.com](http://www.redsquaredb.com)