

The Purpose of the Feasibility Study

In the early stages of many projects, our clients are uncertain as to their exact requirements.

Will the facilities they desire fit into the space available ? Is the project or proposal technically possible ? What is the likely construction cost ?

There may be various alternatives which could be considered with the advantages and disadvantages of each option being evaluated. If several options are possible the decision on which option is progressed further may depend upon a number of factors, including costs or the likelihood of being able to gain planning permission.

In these cases, it would be customary for Droveyay to undertake a Feasibility Study for a fixed fee.

If the project proceeds further, the fee charged for the Feasibility Study will normally be credited against the overall architectural fees for the total project.

The Client Brief

The Feasibility Study will normally commence with our client providing a simple written brief of the aims and objectives for their project. The brief would typically include :

- Details of the overall aims and objectives of the scheme
- Details of the activities to be undertaken within the building, or extension.
- A list of desired spaces / rooms with approximate sizes or occupancy numbers.
- For more complex projects, details of the activity to be undertaken and any equipment to be accommodated.
- If storage is required details of purposes or approximate sizes.
- Details of any design or space standards or guidelines to be followed, if applicable.
On many projects such standards may be imposed by potential funding organisations or regulatory bodies, educational authorities etc.

The client brief is the starting point on all projects. Particularly when our client communication is via a committee, the request for a written brief seeks to ensure that the client representatives are agreed on the aims and objectives before we commence design work.

On some projects, our clients specifically have two or three options that they wish to consider and compare. In this case, they would make the requirement for the several options to be investigated within the feasibility study, and for comments and comparisons made in order to assist the client in their choice of scheme.

The client brief is not intended to be a rigid and final proposal, and should not be considered as such. On occasions, as the feasibility study is developed, it will become apparent that the client's aims and objectives for the space available are unrealistic, and the brief may have to be re-considered. Alternatively, other solutions or alternatives often become apparent and can be discussed with our clients. This is all part of the initial design process.

The Format and Content of the Feasibility Study

The feasibility study will normally comprise the following :

- A site survey followed by production of measured survey drawings of the land or property showing the property as existing.
- Development of preliminary drawings of the proposals in the context of the client brief
- A written report to accompany the survey and proposal drawings.

Probable costs of the building project can also be included within the Feasibility Study package if our client also wishes to appoint a Quantity Surveyor. This gives a more complete package or business plan for presentation to management committees or potential funding bodies.

In some cases the advice of other consultants, such as Structural Engineer, may also be required during the Feasibility Study stage.

The Feasibility Study results in a set of documents suitable for use by our client , for internal discussion within their own organisation such as management committees. It is also a useful tool to consult with external organisations such as applications for potential funding , grants, and other forms of project support.

Where appropriate, Feasibility Studies can include carrying out preliminary informal discussions with local authorities. However, the proposals will not usually be detailed enough to make applications for planning permission , or to obtain other legal approvals required. Such applications would normally be included in our following stages of work.

The principle purpose of the Feasibility Study is to ascertain if a planned building project would meet the clients requirements in terms of building use, facilities, and budget. It may also contain particular recommendations for further research which have been identified during the Feasibility Study. The Feasibility Study can then form the basis of instructions from our client to proceed to more detailed drawings and construction information, in full preparation for the building works.

The actual scope and extent , and the level of detail covered by the Feasibility Study will vary from project to project, dependent upon the size, complexity and nature of the project, and whether the project is a new building or extension.