

As a project progresses our clients should be aware that they may need to employ other consultants in addition to Architectural Consultants. The number and nature of other consultants will depend upon the nature and complexity of the individual project. Listed below are examples of other consultants required , but this is not an exhaustive list. Some special projects can require additional consultants.

Other Consultants Usually Required.

QUANTITY SURVEYOR

The quantity surveyor is the cost consultant. He will usually advise of budget or estimated costs in the feasibility stage. As the project develops he will usually prepare a Schedule of Works or Bill of Quantities to be read in conjunction with the drawings. When construction is underway, the quantity surveyor will usually check the contractors claims for payments, agree costs of any variations to the work, will give forecasts of the final account, and will agree the final account with the contractor.

STRUCTURAL ENGINEER

Most projects which will involve structural engineer will require the services of a structural engineer to a greater or lesser extent. This may vary from simple beam or lintol calculations on simple projects to the overall structural stability of the building or foundations on more complex projects.

HEALTH & SAFETY CO-ORDINATOR

Most projects fall within the scope of The Construction (Design & Management) Regulations 2007 which came into operation on 06 April 2007. The key aim of CDM2007 is to integrate health and safety into the management of the project. In addition to H&S of the building operations, H&S of those who continue to use the building during building operations will be considered, as well as the H&S of those who maintain and clean the building upon completion.

If the project last more than 30 working days, or involves more than 500 person days (e.g. 50 persons working over 10 days) notice is to be served on the Health and Safety Executive . For such notifiable projects the client is obliged by law to appoint a CDM CO-ORDINATOR who will advise on H&S matters during the design and construction stages, and who will arrange for a full H&S record file to be prepared upon completion of the project.

Early appointment is crucial and detailed design work is not permitted to proceed until a CDM Co-ordinator has been appointed.

Our Technical Guidance Sheet on CDM2007 covers the CDM Regulations and client's responsibilities under the Regulations in more detail.

MECHANICAL & ELECTRICAL CONSULTANTS

This is a specialist area of work requiring a specific expertise not covered by the normal architectural services by Droveway. Design of heating, hot and cold water, gas installations and lighting systems are included within this area of work. For simple extensions or alterations the services of an independent consultant are often not necessary and design responsibility can be passed to the installer.

For larger projects the Mechanical & Electrical installations form a much greater role in the project as a whole, especially in respect of energy efficiency matters which need to be considered at an early stage and integrated into the design. In such cases the appointment of an M&E consultant may be considered appropriate at an early stage.

Other Consultants Who May Be Required

For more complex or larger projects, the services and advice of the following consultants can be required:

ENVIRONMENTAL CONSULTANTS

With the growing awareness of the impact of building projects on the environment, many projects, particularly for new-build projects, require specialist reports according to the likely impact of the development. These can include tree surveys, wildlife & biodiversity surveys/assessments and, where the development is within a known flood zone, a flood risk assessment. Such surveys and reports are usually required at an early stage in the project, typically to accompany the planning application.

PARTY WALL SURVEYOR

Works carried out on or near a party wall boundary will often require our clients to enter into a Party Wall Agreement. However, a Party wall surveyor is not required unless your neighbour fails to consent within a given time period.

However, should your neighbour not consent, considerable expenses can be incurred with Party Wall Surveyors fees.

A technical guidance sheet is available to download on the Droveway website www.droveway.co.uk.

DRAINAGE CONSULTANT

Required for projects which involve more complex drainage , sewage treatment works etc.

ACOUSTIC CONSULTANTS

For meeting halls and other places where acoustics have a particular importance, our clients may wish to appoint an acoustic consultant to advise on acoustic matters. Acoustic design is a specialist area and is not part of the normal architectural services offered by Droveway.