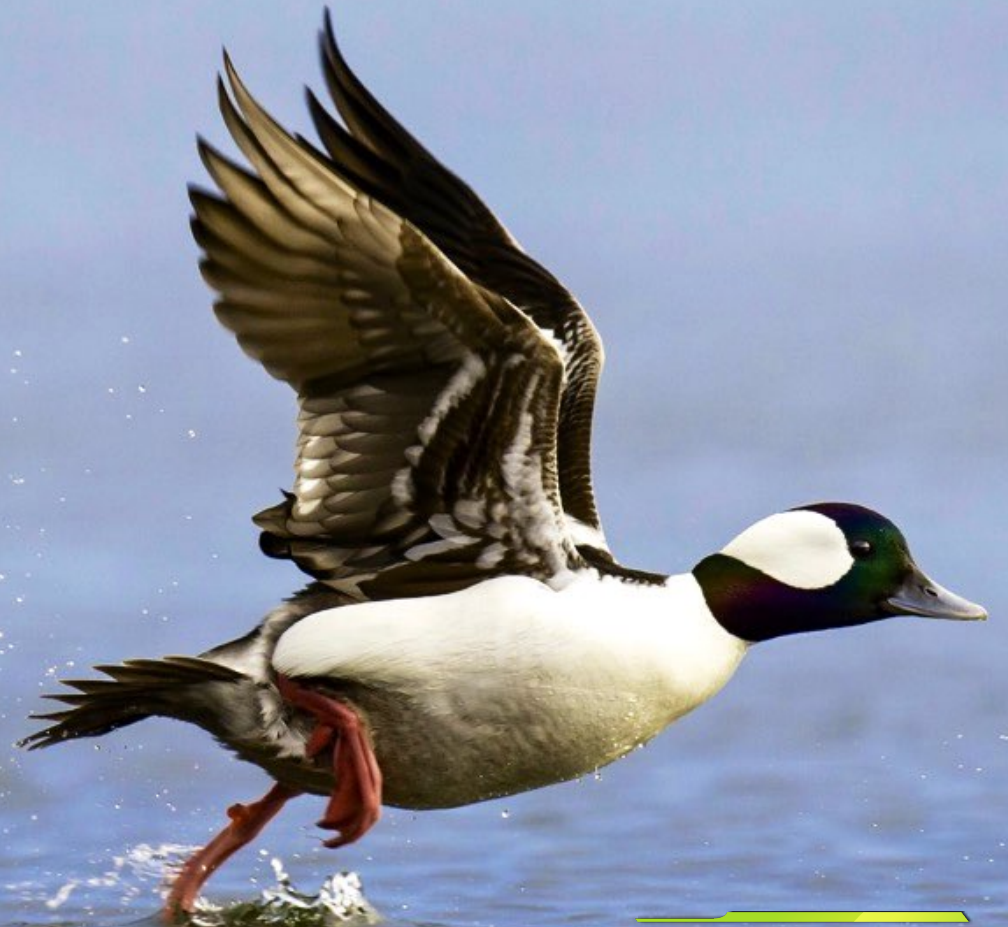


GETTING STARTED



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26VCE

YOUR
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BOIRDEB

So what are your plans, visions, dreams and intentions?

To help us to help you, *(unless you have already started working with an architect)* the following may help to narrow down the numerous possibilities. In doing so, this small 'profile' will help us to help you create an initial outline and maybe an initial concept of your intended project. *(Please feel free to send any plans, even hand-drawn. They can be a useful starting point to help us fully appreciate your vision.)*

So let's start with the size? Your dream space.

I.e. Your ideal **Living area**? Or the **Constructed size**?

To help explain the difference:

Living Area:

Is the total of floor space you require for living in.

I.e. The floor area of all rooms added together. - On all levels of your house.

Stairs, distribution areas, hallways and even any storage rooms etc are all part of it.

Simple example: The two 'rooms' opposite. Both of 50m².

Total 'Living area' with 'no walls' is: **100m²**.

Constructed size:

Is that **Living area** + the thickness of **ALL** the walls.

I.e. The extra 'footprint' area, created by not just the external walls, but including all the inside walls as well.

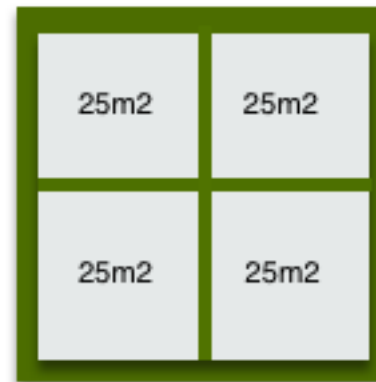
In this simple example, the 'Living area' is still 100m²

. . . but the **Constructed size** is far larger.

In this small example, it's around **113.5m²**.

The more walls and rooms, the bigger the difference.

('Constructed size' also includes any covered terraces.)



Try measuring a few of your current rooms. Do you have enough space?

(Don't forget to allow the extra area occupied by fitted cupboards.)

On average, with the various wall specifications and all the many internal walls taken into account throughout an entire house, a '**Constructed size**' can frequently be in the region of **18%** larger than your required '**Living area**'.

This is worth bearing in mind for any of your initial guide cost calculations.

(And also to be considered for any 'Maximum build size' planning restrictions that may be imposed on your plot by local authorities.)

Yes we can sometimes do 'thinner' walls *(as some advertise)* to save on floor space, but aesthetically we would not really advise them for residential homes.

What about the general style and appearance?

The opportunities and possibilities are endless.

So let's start by trying to outline your preference on that first.

Style: *Modern?* ☐ *Contemporary?* ☐ *Minimalist?* ☐ *Traditional?* ☐

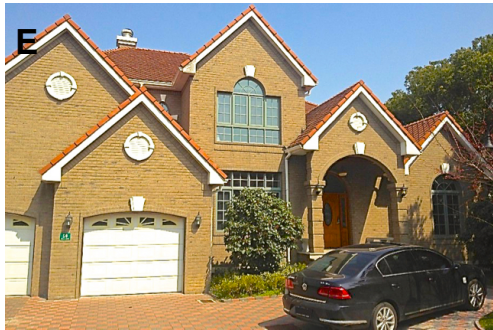
Number of levels: *Single?* ☐ *Two levels?* ☐ *Split levels?* ☐ *More?* ☐

Roof style: *Flat?* ☐ *Pitched?* ☐ *Single Pitch?* ☐ *Inverted 'V'?* ☐



Some of the previously mentioned 'general style' descriptions can be combined. For example:
'Modern' could have a flat or a sloping roof.
'Traditional' can still have lots of glass, or contemporary style, open-plan interiors. The number of levels, etc.

From the following few images, although non will be of your own dream or vision, they are simply a starting point to gauge your outline preferences and style direction. Should you wish to discuss anything with us, maybe one or two of these will help you to explain your thoughts.



What rooms do you you require?

- 'Open-plan' or separate rooms?
- Kitchen
- Lounge?
- Dining room?
- Study?
- Entrance Hall
- TV room?
- Utility Room?
- Storage?

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- Double Bedrooms?
- Walk-in wardrobes?
- Single Bedrooms?
- En-suites Bathrooms?
- Family Bathrooms?
- Cloakrooms / WC?
- Integral Garage?
- Covered Terraces
- Open Terraces

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Important to know:

- The size of your plot?
- Permitted build size?
- When do you plan to start?

Very Importantly:

- Your intended budget?
- What this is to include?

(This excludes land purchase)

- And anything else you require / needs to be considered?

Technium Space - Your Space

Please ask. We are here to help.