



EAP Property Services Group

Architectural Design

Residential, Commercial, Industrial, Ecological

We provide all-inclusive solutions for your project, combining drawings for Planning Permission and Building Regulations with support from concept to completion.

Serving the South East of England from our Colchester and Cambridge offices, our knowledgeable team will be happy to discuss your requirements.

Our Design Process

Dimensional Survey & Design Brief

Concept Design

Planning Application

Building Control Drawings

Specification, Tender
& Contract Administration

Colchester - 01206 768 556

Cambridge - 01223 653 065

www.eapcc.co.uk

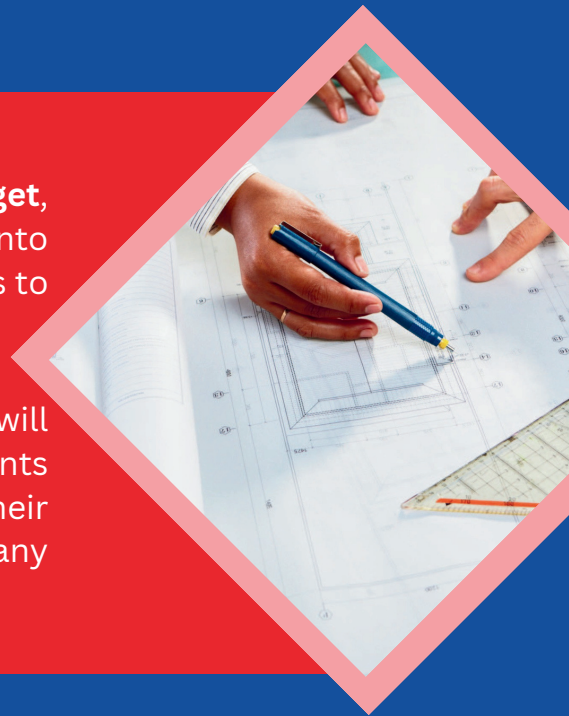
79 Gosbecks Road, Colchester, CO2 9JS

9 Hills Road, Cambridge, CB2 1GE



When you first instruct us with your design brief and budget, our responsibility is to then transfer this information into shapes and sizes. The first key event in our design process is to obtain your approval of a sketch scheme.

As the drawings are developed and decisions are made, we will keep you advised of the implications of any amendments made. The sequence in which drawings are prepared, and their accuracy, is of crucial importance to the success of any project.



In most circumstances, in order to ascertain if permission will be given for the erection of a building on the proposed site, application for planning permission to the Local Authority must be made. The type of application will vary according to the job and your own requirements.

To ensure compliance with the current Building Regulations, application has to be made for Building Regulations approval. An alternative method is to supply the Local Authority with a 'Building Notice' which contains much less information; this allows work to commence without having to provide plans.

Good drawings can convey most of the information about a proposed building to the Builder. However, much of the information that the Builder requires cannot be shown graphically, and must be described in writing. By tradition, the document prepared in order to convey such information has been the Specification.

Another important document is the tender; the number of firms invited to tender will depend upon the size and type of contract. Once tenders have been received and a successful contractor selected, the contract will be drawn up and signed.

