

Getting prepared for building works

tunmore

Established in the 1940's by William Tunmore, Tunmore Design and Build is a family run business now run by husband and wife Terry and Debbie Tunmore. They have worked in the trade for over 30 years and a third generation is now part of the team.

Offering a extensive range of building services to both

domestic and commercial clients, we have a many years experience working on properties from all periods and of all sizes. Our most recent projects have included a vast variety from renovations and extensions, to listed building works and new homes.

We provide a full design service if required or will work from your own drawings and plans. Whatever the size of the project, we pride ourselves in a professional and efficient service, to ensure that your works run as smoothly as possible right through to the completion.

- Quality
- Care
- Craftsmanship
- Reliability
- Friendly
- Reputable
- Ethical

For further details on our services please see our website www.tunmoredesign.co.uk or download our brochure. Please contact us if you wish to have a copy posted to you.

We endeavour to provide a quality service and pay attention to detail in every aspect possible.

There there are many different paths to completion you may follow depending on the type and scale of the work. For a medium sized domestic project run by us things would normally work like this;

→ First contact to Tunmore Design and Build

When you first contact us you will be greeted with a warm, friendly member of our team who will direct you through the first few steps of making contact with us. We try to make the process as easy as possible and will try to setup an appointment with you for a time which is convenient for you.

→ Appointment to view property and discuss opportunities

This is where your thoughts and dreams first come into play. Most initial appointments are held by Terry Tunmore, who will be able to provide friendly yet expert advise to help you make the right decisions on what you want. Although most people do have a good picture in their head or even already in the form of some plans, it is wise to be prepared

to think again where ideas may not work so well because of cost or appropriateness to the existing building.

At the end of the meeting or possibly on a second viewing Terry will take photographs and measurements to allow us to plan effectively.

→ Costing and drawing of the plans

The next step is to price the job. We will use our custom-designed program to draw up an estimate of the price for the work and materials needed, which can then be chopped and changed as appropriate to meet your budget.

The pricing can be done from an existing plan you may have already had drawn up, however if there is no existing plan we can do this too.

Terry has many years experience in drawing detailed and accurate plans which put your ideas onto paper, and that can be followed by the construction team every step of the way.

→ Submissions of local council documents and other paperwork

Once everything is agreed we submit all the required documents to the council, this allows both our service and the building work we are going to carry out to work to the council's guidelines and meet their safety expectations.

This may also include submitting a planning application, which will have to be approved before some / if not all of the work can begin.

A start date will be agreed.



→ Initial works starts

On the agreed start date a friendly work force will arrive at your property. Many things have to be organised at the site before works can begin, depending on the size of the job, sometimes this can include matters such as security fencing, facilities for the work force, materials, machinery and waste removal preparations.

We run a 'just in time' system for materials and machinery. This means things turn up right when we need them to ensure you do not have more objects on the site than necessary.

→ Preparation for disruptive works

In most cases the customers will remain living in their property whilst the work takes place. As you can imagine this is not always the most comfortable of environments for either party however it is usually a necessary. Still, we treat your property like it was our own, with the respect, care and attention it deserves.

We do as much work as we can be intruding on your space, in the case of extensions for example, we can normally build the new extension without having to enter your living area too much.

➔ 'Knocking through' phase begins

Eventually, works have to spread. We will give you a date when we will be working continuously inside your property. There is no avoiding it, this will be noisy and dirty, but any work we do in your space will always be sealed off to keep the dirt out. Our work force are trained to delegate time at the end of every day specifically to caring for your property and making sure everything is clean and tidy for the evening.



➔ Outside works completion and inside finishing work begins

Once the major structural works and renovations are completed, the softer work can begin. This can include tiling, plastering, decorating and fitting appliances. This is when things can get busy as we often have many trades working together in once space to allow work to happen correctly. It is when you can breath a sigh of relief and begin to start seeing your dreams taking shape as you imagined.

As with every other stage, we will work with you every step of the way in and obstacles and decisions there are to make. This often includes choosing door furniture, finalising kitchen and flooring designs e.t.c.

➔ Remaining outdoor works and landscaping to meet the completion date

You will be given a completion date, and we aim to stick to this as much as possible. As the indoor works come to a close, the remaining outdoor works can begin to finish also. This can include garden features, driveways, turfing and a hole range of other things that put 'the cherry on the top' so to speak of the overall works.

➔ Snagging

Once the works are finished, Terry will perform a 'service check' to ensure everything looks and works as specified. We will then hand over to you and vacate the site leaving everything tidy and in order.

After a couple of weeks have passed and you have had a chance to use your new space, we will come back to complete what we call 'the snagging list'. This basically is designed to identify and amended anything you / we have a problem with. Once both parties are happy, the job is done.



➔ **To summarise**

As you can tell, the process are not as easy as some first think. However with your willing minds and our expect skill and organisation, we can achieve some fabulous projects.

Hopefully this document has given you some ideas and will help you along with planning your building works.

Once again I would like to take this opportunity to refer you to our brochure, and the testimonials, and project ideas pages of our website. www.TunmoreDesign.co.uk

Please get in contact to discuss your ideas further. Our number is 01903 723791.

Nb, Please remember this document is only for informational purposes, it is no guarantee on how the process will work as every project is different. We strive to provide tailor-made excellence in every instance.



Find us on Facebook: www.facebook.com/TunmoreDesignandBuild
Email Us: info@tunmoredesign.co.uk
Phone Us: 01903 723791 (Monday – Friday).