

o'dla

**Working
With
Your
Architect**

Did you know?

In Ireland, the title 'architect' is registered and a person cannot use the title 'architect' unless they are on the Register of Architects. Being placed on the Register reflects the standard and competence of an architect.

Brian O'Driscoll and Cormac Lynn are both registered architects and members of the Royal Institute of the Architects of Ireland.



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When Should You Hire an Architect?

The best time to bring in an architect is as early as possible. There are several crucial decisions to be made before plans and specifications are developed and even before you have selected your site or purchased an existing house for remodel and upgrade. We can assist you in all these decisions and also help you in determining a realistic project budget at the outset.

Why Should I Hire O'Driscoll Lynn Architects?

Hiring us will be one of the best investments you make. We are passionate about our work. We are good listeners. We are creative, innovative and professional and our design skills and technical knowledge will add true value to your house. We can remain involved in your project all the way through to the finish. We understand that building a home can be a stressful experience and we will ensure that you are informed and advised of all the big decisions well in advance.

How Can You Be Sure That We Are The Right **Architects** For You?

Take time to look through our website to see our design approach for different types of buildings. We will encourage you to talk to other clients and building contractors about our performance.

We are good listeners and make it our business to truly understand your aspirations for your home and help you develop a realistic and affordable brief.

Cormac or Brian will stay involved in your project right up to when you take possession of your new home. Both partners are always available to take a phone call or drop into your site.

What Can **ODLA** Do For Me?

We talk to you at the beginning of a project about the level of service we can offer and how we can tailor our services to your unique needs. An architect can do a lot more than just provide you with a design. O'Driscoll Lynn Architects can help you prepare a realistic brief and budget, guide you through the planning process, obtain quotes for the work, manage other consultants like quantity surveyors and engineers, monitor the budget and administer the construction contract that you will sign with your builder.

We will prepare a standard agreement for our services that will itemise all the tasks that we will carry out at each phase of your project. We will also show how our fees are charged and at what point in the project that we will issue our fee invoices.

How Much Do You Charge?

Our fee will depend on the requirements and complexity of your project and the scope of services required.

Fees can be charged as;

- 1.** A percentage of total construction cost (excluding VAT)
- 2.** A fixed price lump sum
- 3.** On a time (hourly) charge basis

We will ensure that fees are agreed and understood before we start working on your project.

How Much Will My New Home Cost?

The cost of your home will depend on a wide range of factors including house size, construction method, materials, finishes and the location of your site. We can provide you with some guidelines on building costs. Also we will have current information on local building costs based on other similar projects in our office. We can advise you on alternative designs and building types that might suit your budget.

We will guide you at the project briefing stage to ensure that your budget remains realistic. We won't have exact costs but can provide a rough estimate based on past experience.

How Do We Get Started?

We will meet with you at your site or home to review your project. We will encourage you to start preparing a brief or a wish list for your project. We will ask a lot of questions and the design will be the result of the information you provide. We will explore your expectations and your approximate budget, identify the 'must-haves' and 'nice-to-haves'. We will look at different styles and ask what you like and dislike?

We know the importance of getting the brief right from the start as it saves time and helps ensure we design around your needs.

Should I hire **ODLA** up to Planning Stage Only Or Until My Home Is Completed

Working with ODLA will give you peace of mind. We can provide professional services up to the completion of the planning permission stage only, however most of our clients recognise the value of retaining us all the way through to the completion of your home or home extension.

ODLA will be responsible for your home design and for guiding your project through the planning process. However we are often involved for the duration of the project, handling project management, advising you on how to get the best construction price and administering the build phase.



Design

Planning

Detail Design

Close Out

Tender

Construction

odla

odla

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