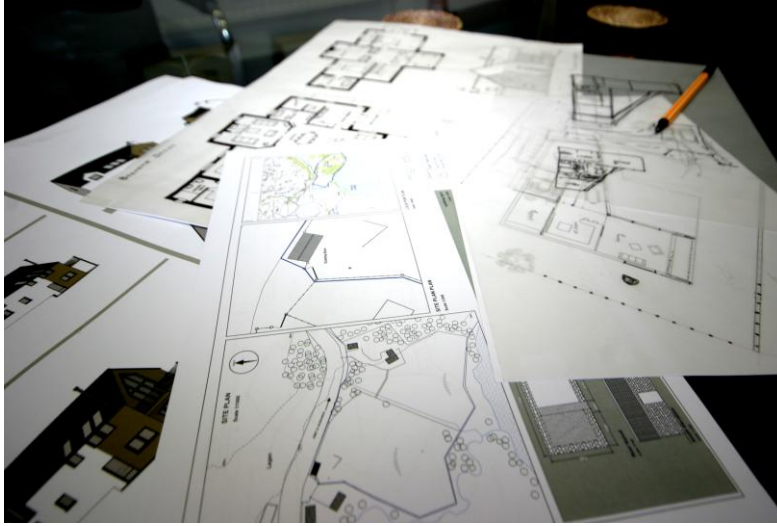


SKYEHOMES



PROFESSIONAL SERVICES

BESPOKE DESIGN – SITE VISIT & SITE PLAN- AGENT SERVICE
KIT ERECTION – FULL BUILD SERVICE



BESPOKE DESIGN SERVICE

SkyeHomes Bespoke Design Service is available to you if you wish to design your own home. This gives you the opportunity to be involved in the design process from the very start and have an influence over how your new home will look and feel.

The bespoke design can be based on any of the three styles in our design collections or an entirely new concept. Your design is tailored to suit your own living requirements and style and can be as **traditional** or **contemporary** as you wish. Whatever the starting point, our creation will be ideally suited to you.

Benefits

The key benefits to having your new home **designed by SkyeHomes** are, not only do you receive a personal design service but benefit from our high specification timber frame kit. We are very sensitive to making your design fit in your chosen location and have an excellent track record of producing designs that will satisfy the demands of your local planning office. All our bespoke designs not only exceed current building regulations but we will work with you to create a design that will give you the best energy efficiency within your budget.

Costs

Our bespoke fees depend on the size of the house you would like designed. Please contact our Suzanna in Sales for further information.

The Process

1. For us to make a start on your bespoke design, we will need to have an idea of what you would like to have in your new home and how you would like it to look. For this we would need a design brief, this can come in the form of a wish list or a sketch initially and from there we will help you develop a brief which will start the bespoke process. We believe in balancing aspirations to budget so we will always make you aware of build costs throughout your whole project.
2. In order to design a house that sits perfectly in your chosen location, we would like to have lots of information on your plot. For example; photographs of the views you would like to capture as well as an idea of the size of plot and where on the plot you would ideally like to build. It is also useful for us to see site plans, sales particulars and copies of planning consent.
3. Our architect will initially produce line drawings of your floor plans and then progress on to elevations to allow you to visualise your new home. There will be a final review of project size and budget costs prior to your approval to produce fully detailed AutoCAD planning drawings which are included in the bespoke service.



SITE VISIT & SITE PLAN SERVICE

Our expert team can take care of all aspects of your planning application and this includes carrying out your site survey and producing site plans ready to submit with your planning drawings for your chosen house design. This not only gives you one point of contact and peace of mind but it is also a great chance for us to come and visit your site and discuss any changes to your chosen design to suit your local vernacular.

If you decide to use our site plan service, we do recommend requesting us to be your agent as we will have all the information on hand to give to the local authority and can solve any issues quickly and effectively.

Please see our list of services below.

Initial Site Visit Meeting

- Initial site visit meeting

If you would like us to visit your site without committing to a site survey, we can offer this service. This is an optional service and not required for your planning application.

Site Survey and Plans

- Site visit and level survey (required for site plan)
- Site Plan (required for planning application)
- Percolation Test

What your initial site visit involves...

Testing ground condition with pinch bar
Identifying location of house
Assessing suitability of the plot for chosen house design

What your site visit and level survey involves...

Level survey
Measurements taken from each boundary line
Assessing house position on site and pegging out chosen house design

What your site plan involves...

Parking and turning layout in accordance with L.A. requirements
Access and bell mouth details in accordance with L.A. requirements
Location, orientation and sighting of dwelling house
Sectional views illustrating proposed cut and fill
Existing and proposed contours
All necessary drainage for foul and surface water
All paths/ramps
Planting (if required by planning conditions)
Water, electricity and BT service routes
Location of external facilities such as fuel storage, septic tank and sewage treatment, solar panels and wind turbines.

How we will present your site plan:

Typically a full set of site plans will include; Site plan (1:200), Block plan (1:500), & Location plan (1:2500). Site plans are drafted on CAD and can be supplied as hard copies or in digital format such as PDF as required.

Percolation Tests

Each plot needs a percolation test to determine the soakaway area. This service is part of our site survey and will be conducted at the same time. This test needs 24 hours to complete.

AGENT SERVICE

Take the hassle out of your planning application and let us do it for you. Our experienced team have dealt with many different applications with planning departments all over the country. We will not only deal with your application but liaise with the local authorities on your behalf giving you peace of mind that your application is in expert hands. We can also offer our agent services for your building warrant application too so everything is all taken care of.

What we do:

Act as agent on behalf of client for the planning application.

This includes submitting the planning application, liaising with local authorities and resolving any queries relating to the application. Please note this does not usually include a design statement which can be requested by your local authority.

Act as agent on behalf of client for the building application.

This includes submitting the application and resolving any queries relating to the application.

KIT ERECTION

Who better to trust to erect your timber frame kit. Our nationwide kit erection service gives you peace of mind and one point of contact. This service also has the added benefit of buying the kit and the kit erection service VAT free. Our expert team will be on site the day your kit arrives and will keep you informed of its progress throughout.

FULL BUILD

If you are lucky enough to be building your dream home on the beautiful Isle of Skye then look no further. Our competitive rates mean your new home is in safe hands. As your main contractor, we will ensure that the house is built to our high standard with minimum affect on your neighbours or the surrounding landscape. We make sure you are kept on budget and our project manager will remain in contact with you throughout your whole project and will arrange progress meetings with you to discuss any aspects of the build as they become relevant. At the end of your build, you will be shown how to use any equipment installed and an inspection will be undertaken to list any snagging items. At SkyeHomes, we don't just say goodbye at the end of your project but like to keep in touch with you to make sure everything is going well in your new home.

If you would like further information on any of our additional services, please don't hesitate to call Suzanna on 01478 611 211 or e mail suzanna@skyeahomes.co.uk

