



DANARCH

PLANNING, DESIGN AND
PROJECT MANAGEMENT SERVICES

**Design &
Planning
Specialists**



INTRODUCTION

Welcome to Danarch. We are design and planning specialists and can manage all projects from commercial developments to one-off houses, to cottage extensions and renovations, to smaller extensions and redesigns. With over 20 years experience, multiple projects and over 300 successful planning applications throughout Ireland we have the experience to advise and guide you through your project.

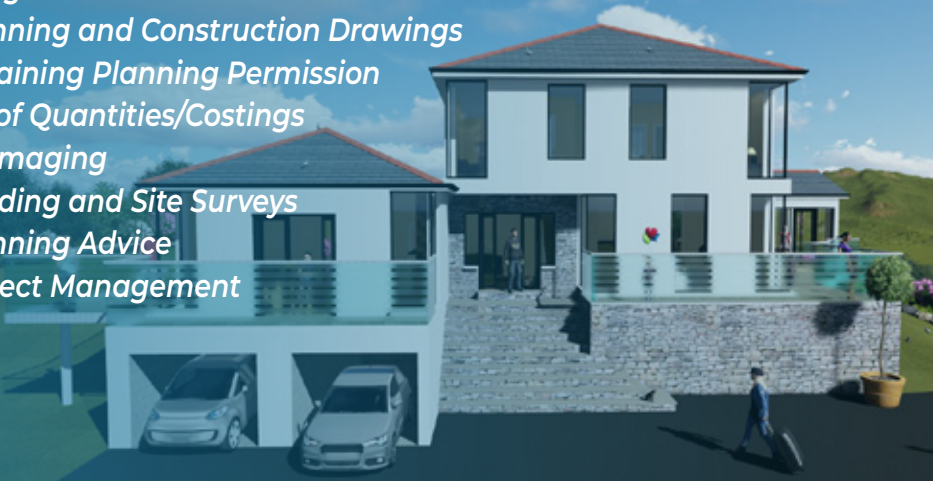
We have extensive experience in the residential, commercial and corporate sectors and in sporting facility projects, with our forte being in one-off residential houses, extensions and redesigns. The projects that we have been involved in vary from €20,000 to several million euro.

What sets us apart from other design firms is that we charge affordable fixed fees for all our services as opposed to a percentage cost of the value of the project. Our fees are paid at agreed manageable stages throughout your project. We provide a free consultation at your House/Site/Building and our projects have no geographical boundaries.

At Danarch we are a straight-talking, efficient, competitive, hard-working company, whilst also being extremely innovative, imaginative and forward-thinking. With our wealth of experience, we can design and manage your project from conception, right through to completion. Client satisfaction is our priority.

SERVICES

- *Free Consultation on Site/Dwelling/Building*
- *Design Services*
- *Planning and Construction Drawings*
- *Obtaining Planning Permission*
- *Bill of Quantities/Costings*
- *3D Imaging*
- *Building and Site Surveys*
- *Planning Advice*
- *Project Management*



DESIGN SERVICES

At Danarch we will design your dream home or indeed we can redesign and/or extend your current living space, achieving results that you would never have dreamed possible. By simply introducing as much natural light and space as possible to your current living space, the results can be unbelievable.

We ask all our clients to make a "wish list". This is a list of everything that you desire from your dream home. It can be anything from one paragraph to ten pages, depending on how far you dare to dream. This list becomes the cornerstone that we base your design on. A preliminary design is then created and presented to our client. We would endeavour to incorporate as many criteria on the wish list into our design as is possible. Preliminary design drawings may be done once or indeed several times, until the client is fully satisfied with the concept that has been created and tailored around their needs and requirements, and most importantly their budget.

Through our specialist software, we can calculate how much your home will cost to heat and run per year. In our current volatile climate, this service can be extremely beneficial to a household. With a very innovative design team at hand, we can create a home that will fulfil all your wildest dreams and aspirations.

PLANNING SERVICES

Are you a site owner looking for planning permission for a new home?

Are you thinking of purchasing a site and want to clarify if planning permission will be granted?

Have you a garden or plot of land that you feel may be suitable for a new house or development?

If any of the above questions apply to you then our planning services which comprises of a completely free planning consultation at your site, upon which we can issue you with a full site appraisal so you know exactly what your options are, would be of benefit to you.

We provide complete PLANNING APPLICATION PACKS; we will compile, prepare, produce and present all relevant information needed to submit a valid application to your local county council. This will consist of site surveys and fully dimensional drawings, completed public notices along with any other local relevant information that may be needed, your planning application pack will be submitted in person by us to your local county council on your behalf. We will then continue to liaise with your local authority where necessary to ensure that your application progresses as speedily as possible. With over 300 successful planning applications country wide we work within the national and local planning and development county development strategies which ensures a successful planning application.

COSTINGS/BILL OF QUANTITIES

A full Bill of Quantities will be provided by us to you. This enables you to know exactly what quantity of all materials is needed to complete your project. A list such as this can be invaluable to you at a time when a budget can be of utmost importance.

In the current climate it pays to know exactly how much of each material will be required to complete your project. A Bill of Quantities can foresee, for example, exactly how many blocks will be needed or how much concrete is required to complete your home. When you tender your plans to builders for estimates you already know what is needed, and as the saying goes "knowledge is power". As a result of having this information, you will know the budget required to complete the project in hand.

3D IMAGING

Our main goal here is to portray the building and surroundings as realistically and detailed as possible, starting from the materials used in the building itself, ambient and realistic lighting conditions, surrounding landscape, infrastructure and even neighbouring buildings.

All this attention to detail helps us create an accurate visualisation and bring a plan to life.

Highly detailed 3D floor plans

We offer an easy and accessible view of your floor plans, complete with your design and furniture for visualisation and for marketing properties. Our 3D Floor Plans are helpful tools for visualising a fully furnished space and can serve as inspiration for potential homeowners. Suitable for print as well as online advertisement.

SURVEYS/SNAGS

A full and extensive snagging list/investigation will be carried out both internally and externally to your property, resulting in a detailed room by room report highlighting any defects that may be within the property. We will also issue you with recommendations on how to remedy any defects along with costings of what you could expect to pay to fix said defects.

We also carry out detailed land surveys for both legal and planning reasons.



PROJECT MANAGEMENT

At Danarch we believe that project management ties together all activities within a project, irrespective of size, budget or complexity. A project may be well conceived and financed, the contractor and sub-contractors may be highly skilled and experienced, but if all aspects of the project are not expertly integrated and managed it may result in the budget being overrun, failure to meet the construction programme or worse fall short of the client's expectations.

With extensive experience in residential, commercial, educational, office fitouts, retail fitouts, sports facilities and conservation projects we can manage all aspects from the Design stage with our in house designers, we can ensure that your project is truly reflective of your needs, requirements, taste, and style and indeed budget.

Within our project management scope we can provide the following services or if you don't need the entire package we can tailor the following services to suit your requirements.



DESIGN STAGE

As per our design services we can prepare a design that reflects your taste, requirements and indeed your construction budget.

PLANNING STAGE

If required we can put together a planning application for submission to the local authority for approval. We will continue to liaise with the council to answer any queries that they may have in relation to your application and ensure that it is handled as efficiently as possible.

BUDGETING

We can produce a report detailing a cost break down, the quantities of materials required and set realistic budgets for various aspects of every project such as building works, plumbing, heating, fit out etc. Right throughout your build we will ensure that it remains on budget, to the agreed construction schedule, to the expected standard.

TENDERING

Once you are ready to proceed with the construction we can identify and source the very best personnel to ensure that your project meets the high standard that you set, while ensuring that you receive value for money.

CONSTRUCTION

It is at this stage that we come into our own, we can offer continual architectural and engineering support throughout the project, which comprises issuing construction drawings and specifications to the various contractors and sub-contractors working on the project, issue certificates of compliance at the various stages of the building and indeed at the completion of the project, issuing the relevant certificates so you can draw down from your mortgage provider, set and manage the construction programme and ensure that it is adhered to.



COMMERCIAL SERVICES


At Danarch we have extensive experience working nationwide on a wide variety of projects in retail, offices, manufacturing, laboratories, restaurants, convenience shops, takeaways, garages, sporting facilities, communication infrastructure and religious buildings.

In all of the above areas we have designed, secured planning permission, secured when required fire and disability certificates from the relevant authorities and when required managed the tender process and overseen the constructions stage of the project.

We can guide and give advice on the most cost-efficient way of fitting out such buildings while ensuring that they are compliant with all health and safety legislation.

As with most commercial developments we fully understand and appreciate that many of these may be of a time sensitive nature with our clients requiring to get the building open and operational as soon as possible, to this end Danarch has a proven track record of ensuring that we deliver our services in a timely manner and produce the necessary documents which enables the premises to be fully functional and open for business in a time efficient manner.





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