



THE IDEAL PROJECT TIMELINE								
Week	Task/Phase	Designer/Architect	Interior Designer	Landscape Designer	Structural Engineer	Part Wall Surveyor	Contractor	
1	Hire the professionals, and ask your Designer/Architect to be the Principal Designer							
2	Preliminary Design	Brief your idea to your designer, who will start working						
3	Preliminary Design	Discuss the options with you and consult with other professionals						
4	Planning Application (if required)	Finalize the design for approval	Start interior and landscape design brief			Initial party wall letters sent		
5	Technical Design	Submit the final layout to	Preliminary interior and landscape design discussions		Structural design			
6	Technical Design	Complete technical drawings	Complete the Executive design			Mandatory party wall documents sent		
7	Technical Design	Brief and confirm all designs						
8	Pre-Construction	Prepare the tender package and invite tenders				Party wall contract signed		
9 to 10	Pre-Construction	Answer Contractors doubt and evaluate cost reductions.					Price the tender	
11	Pre-Construction	Evaluate tender quotes						
12	Planning Application & Building Control get Approval. Review all drawings and confirm changes							
13	Pre-Construction	Site visits to confirm design, costs, and schedule.						
14	Pre-Construction	Site preparation						
15 to 30	<b>CONSTRUCTION STARTS</b>	Weekly site visits	Weekly site visits at fit out stage	Weekly visits at external work stage	Visit as required by the Principal Designer		Build	

By following this programme the construction will be smooth, major issue would already be solved at design stage, all material and finishes will be already chosen and



## THE "YOU JUST WANT MONEY AND DON'T KNOW HOW TO PLAN A PROJECT BETTER THAN ME"

Week	Task/Phase	Designer/Architect	Interior Designer	Landscape Designer	Structural Engineer	Part Wall Surveyor	Contractor
1	Hire the Designer for planning application only						
2 to 3	Preliminary Design	Brief your idea to your designer, who will start working					
4	Planning Application (if required)	Finalize the design for approval					
5 to 12	Wait approval						
13	Planning Application approved, confirm the designer for technical stage and hire the Structural						
14 to 15	Wait for design preparation	Technical Design, and send to Client			Technical Design, and send to Client		
16	Send the design to Contractors to quote						
17-20							The contractor will go back and forth with quote revision
21	Chose the contractor						Submit the application to building control and eventually starts
22-30	Start ordering materials and hire an Interior Designer		Start brief (if just that new window was a meter on the left would be perfect for the library the Client wish to have)			??? Why he is not hired??? That's quite illegal if you have adjoining properties	Start building work
31-35	Send back the wrong materials and fitting ordered. Change his mind about finishes and order different		Send preliminary drawings, and the Client says that Executive Design is not necessary.				Pause work to wait material
36-40							Start work again
41-45	Hire a Landscape Designer			Start the brief and preliminary design			Work completed
45-50	Hire again the contractor						Start the exterior work and complete.

Finished, just... could be easier!!