



140 HIGGATE ROAD

Timeline forecast

OCTOBER 2018

01. **WORKING TOGETHER**

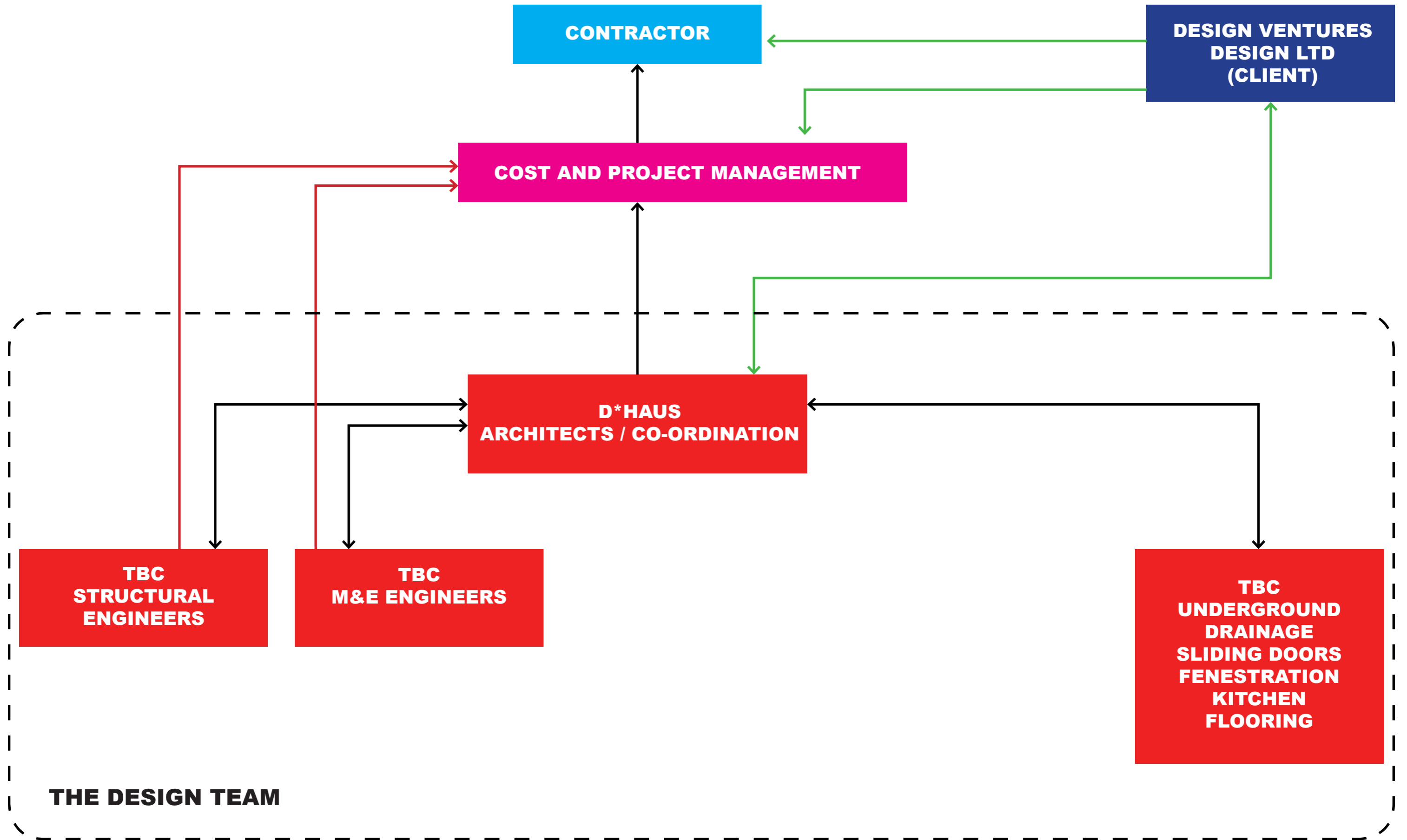
02. **PROJECT MILESTONES AND DRAWING ISSUE**

03. **TIMELINE**

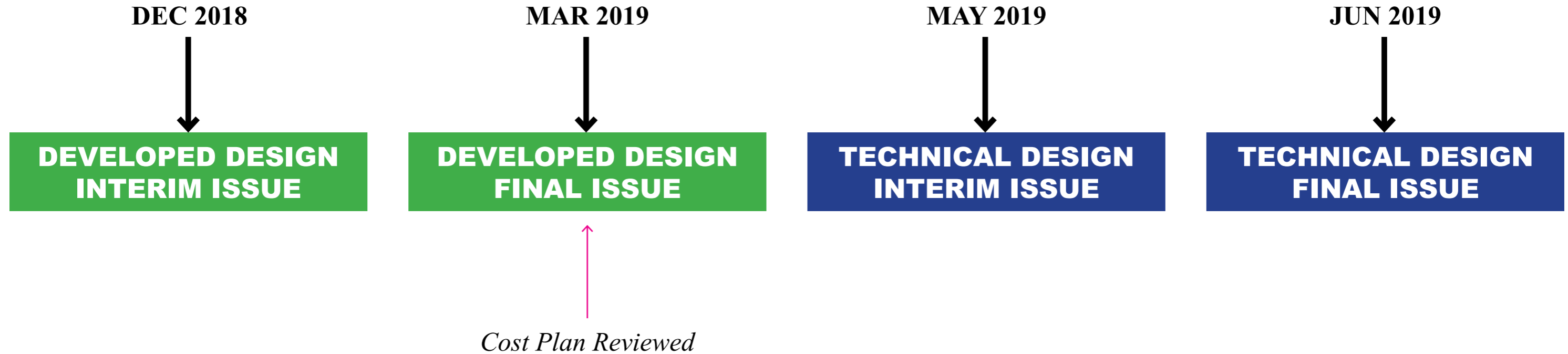
03. **DESIGN RESPONSIBILITY**



01. WORKING TOGETHER & DRAWING ISSUE



02. PROJECT MILESTONES AND DRAWING ISSUE



Inputs

- *Concept Design is developed further*
- *Design work of the core designers is progressed until the spatial coordination exercises have been completed.*

Outputs

- *The architectural, building services and structural engineering designs will all have been developed, and will have been checked by the lead designer, with the stage design coordinated and the Cost Information aligned to the Project Budget.*
- *Client to sign once the design and PM to verify that the Cost Information incorporates adequate allowances.*

Inputs

- *Technical definition of the project and the design work of specialist subcontractors is developed and concluded.*
- *The level of detail produced by each designer will depend on whether the construction on site will be built in accordance with the information produced by the design team or based on information developed by a specialist subcontractor.*
- *The Design Responsibility Matrix sets out how these key design interfaces will be managed.*

Outputs

- *Consultants develop technical designs independently.*
- *The lead designer will provide input to certain aspects, including a review of each designer's work.*
- *Specialist subcontractors and/or suppliers undertaking design work will be able to progress their design work*
- *Review this design information and to ensure that specialist subcontractor design work is integrated with the coordinated design.*

03. PROJECT TIME LINE

Assuming that planning is granted in November, then we predict that we would need around 3-6 months to fully appoint the design team and get the tender and construction pack ready for construction in June 2019, Before and during the construction phase, we would appoint a principle designer and discharge any planning conditions.

Please see the spreadsheet below as an indication of how and when the construction will be carried out.

NAME	DURATION	Jun-19				JUL				AUG				SEP				OCT				NOV				DEC				Jan-20				FEB				MAR				APRIL			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1 SET UP SITE	2W																																												
2 EXTERNAL SCAFFOLD	3W																																												
3 DEMOLISH EXISTING	3W																																												
4 BREAK OUT EXISTING PUMPS AND TANK	3W																																												
5 CONSTRUCT RC CONCRETE RETAINING WALLS	10W																																												
6 UNDERPIN EXISTING OLD BRICK WALLS WHERE NEEDED	8W																																												
7 DRAINAGE	4W																																												
8 BASEMENT SLAB	4W																																												
9 CONSTRUCTION OF RC CONCRETE WALLS	4W																																												
10 NEW STEELS/ PREFABRICATED TIMBER WALLS GROUND FLOOR	5W																																												
11 WATERPROOFING	4W																																												
12 PUMP INSTALL	4W																																												
13 NEW SERVICE POSITIONS	3W																																												
14 JOISTS AND PLY	6W																																												
15 FLOOR STEELS	6W																																												
16 ROOF STEELS	6W																																												
17 ROOF TIMBER STRUCTURE	6W																																												
18 ROOF COVERINGS	7W																																												
19 FAÇADE WORKS	21W																																												
20 FIT OUTT ACCOMODATIONS	12W																																												
21 FINISHING	3W																																												

NOISEY WORK 



The D*Haus Company LTD

Unit 13 Old Dairy Court, 17 Crouch Hill, London, N4 4AP

mail@thedhaus.com | www.thedhaus.com

RIBA



Architects Registration Board