

# 4 Newsletter

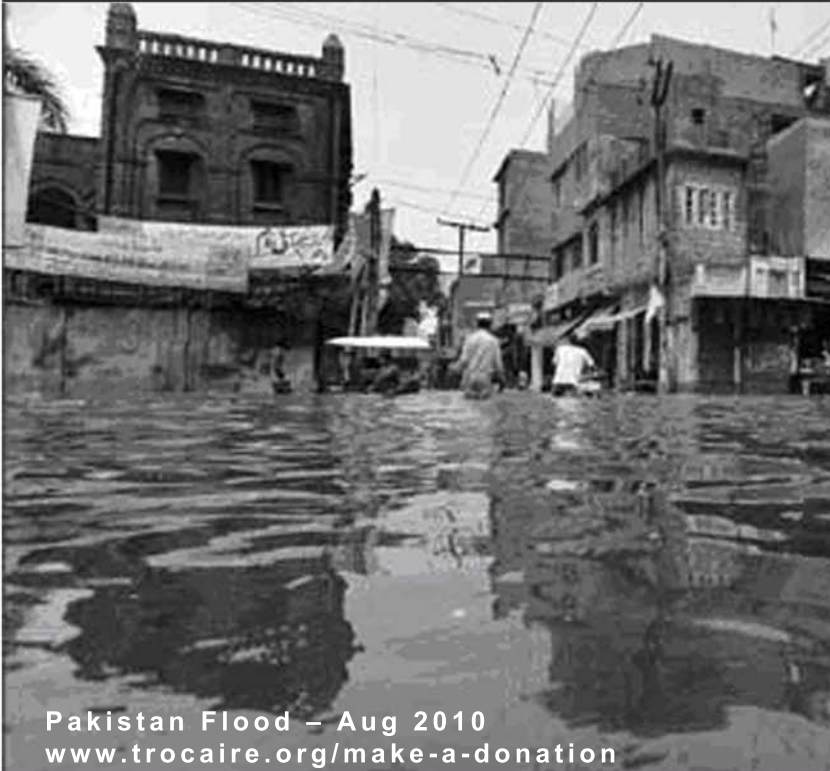
## Welcome

Welcome to the winter issue of the Prospect Architects Newsletter for 2010, which we hope will keep our clients and friends up to date with our most recent projects and events.

In this issue we review some of the projects that we have completed this year. We answer some questions and queries that have been put to us over the past few months; while giving you some essential tips for home improvements. We also take a look at how to make your home/office possible to facilitate your business.

As we approach the end of 2010 we would like to take this opportunity to thank all our friends and clients for your continued support and business. We look forward to working with you in the coming year.

Siobhán O'Connell MRIA



Pakistan Flood – Aug 2010  
[www.trocaire.org/make-a-donation](http://www.trocaire.org/make-a-donation)

## News

Projects 2010

Essential tips for Home Improvements

Ask the Editor – Clients Questions

Change of Use Applications

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## Ask the Editor

What are the benefits of starting my home renovation project with a HomeTreat Visit?

By using qualified Architects to do an initial HomeTreat visit, you will end up with a home that is right for you and that you will love to live in. You will also ensure that your investment is maximized and that your finished project adds value to your property – badly designed extensions and renovations can significantly reduce the value of your property. By going directly to a builder means, you miss the important design stage, builders really only specialise in building things and Architects specialise in designing spaces.

How do I know if HomeTreat Architects will design a style I want?

All projects begin with an initial visit – the interactive design consultation with the Architect. During the initial visit, you will be heavily involved in the design process – your ideas and feedback will be encouraged to ensure the final designs are exactly what you want.

What happens during the initial HomeTreat visit?

During the initial visit, your architect will spend time asking you questions and finding out what you want to achieve. The options that you have available along with the feasibility and implications of these options will be discussed in detail. If you do not have any existing drawings then measurements will be taken and sketch drawings developed. Once this is completed, your Architect is now in a position to draw up initial design sketches to help you visualise your design and provide input. These drawings will be yours to keep so that you can refer back to them at a later date. By the end of the initial visit you should be fully informed and in a position to move forward with your project.

What are the next steps after the initial HomeTreat visit?

At the end of your initial visit, your architect will discuss the next steps with you, selected from the service options available. You will be given advice on what services you may require and in each case you will be given an idea of the likely costs/hours involved. These will then be confirmed and sent to you in an itemised list of priced services for you to consider and choose from. [Prospect Architects](#) can provide further services including: surveys, sketch design, planning permission, detailed drawings, contract & onsite work etc. You may choose to use architectural services across every aspect of the project or just simply for ideas and advice, but most importantly, you always stay in control.

*If you wish to contact us regarding some of these issues or any additional areas of concern please don't hesitate to send your query to*

[info@prospectarchitects.ie](mailto:info@prospectarchitects.ie)

See our websites for further information... [www.prospectarchitects.ie](http://www.prospectarchitects.ie)  
[www.HomeTreat.ie](http://www.HomeTreat.ie)

**HomeTreat**<sup>®</sup>  
Treat your home for less...



*"Prospect provided instructive solutions to any problems which arose and sought at all times to provide value for money when advising alternative ways of doing things... I have no hesitation recommending Siobhan to prospective clients as they would greatly benefit from her professional and friendly expertise and prospect architects high level of service"*

*Pat Mulcahy,  
(Prospect Client)*

## Change of Use Applications

As peoples lifestyles are changing, more people are taking up the challenge of setting up their own business, quite often working from home.

While some situations do not require planning permission it is always important to check your local Council Development Plan before making the changes to your home to see if what you are doing is considered exempt development or not. Should the local council advise you that your development is considered “exempt”, then you can proceed with your plans without further application.

If your development is not considered “exempt” you will need to apply for a “change of use” permission and it is important to check the following:

- *Review the local development plan for your area, not just with regard to your proposed development but also with regard to zoning, carparking requirements, etc.*
- *Review similar applications made in your area and note any difficulties that may have occurred and the solutions to these problems.*
- *Remember that initial applications frequently fail on similar grounds, so it's important to avoid these where possible.*
- *In addition to planning permission fire certificates and disability access certificates may also be a requirement for your development.*

For example if you are thinking of a crèche development the following need to be considered (in addition to the above)

- *The market needs for a crèche in your area.*
- *The number of children you can cater for internally.*
- *The exterior area you can make available for safe hard and soft play areas*
- *What water and drainage facilities are available on-site.*

If you are thinking of changing the use of your home to a crèche or other such commercial venture we would strongly recommend that you engage the help of a trained professional to ensure compliance with planning and current building regulations.

Prospect Architects can advise you of the current legislation, assist you with your project and provide additional services where required.



Contact your local City or County Council to receive conditions of Planning



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