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The Architect's services are only partly complete at the initial design stage so do you retain their skills during the construction phase ? If your answer is no then why not ?

You will often need further assistance during the build/renovation – it is regularly the phase when you need the most help to manage the project with your contractor/s. Inevitably things can go wrong and you may not know how to solve the problem whereas your Architect may have a lateral view on the situation or the issue may be avoided if the project is supervised.

Sometimes the client is not aware that the Architect can offer contract administration and cost control so by declining this service it is with the mis-perception that they will save money.

Here are some myths regarding this important service:-

1. The contractor will work it out– Actually they want to build it, not figure it out or design it. In general contractors prefer when decisions have been made and documented. They then don't have to constantly question the client regarding decisions. Invariably this cannot always be contained in the documents as a set of drawings would be far too lengthy. You could confidently give your contractor access to your Architect for queries and avoidance of snags which could cause extra costs.
2. Contractors don't want Architects on site – Most good contractors are glad to have an Architect make a site visit and the freedom to call with questions. It should be a collaborative effort with mutual respect. Construction will often bring changes and they will need to discuss the ramifications.
3. Contractors should be able to figure it out from the drawings – Drawings are **interpretive** and they often need confirmation from the Architect to be certain they are fully understanding the complexity before money is spent on materials.
4. The client may feel they are paying twice if the architect and contractor are both on site – The architect is the designer, the contractor is the builder. There is no overlap, just coordination and collaboration - always money well spent.
5. Contractors always read the drawings – Good contractors study the drawings, however, the way they read drawings varies as they are looking for information in a different order than the Architect developed the drawings in the first place. Details may be overlooked in the beginning; drawings can be mis-interpreted and items missed. Architects are there to ensure the drawings are read correctly and highlight important information before it's too late.
6. The subcontractors also read the drawings – In residential and small commercial projects, many subs never see the drawings. Often the Principal Contractor gives orders and verbally advises what they need to do. This may be OK in some cases, but they **all** should be reviewing the drawings. How will the client know if this is not happening correctly? The subs often only look at their section of the work and therefore may not consider how it fits with the remainder of the construction. The Architect knows how it should all come together.



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