



CONSULTING ENGINEERS

CONSTRUCTIVE ADVICE, CONSIDERED SOLUTIONS

WORKING WITH HOME OWNERS

When seeking to improve, alter, extend or even rebuild your home, or in circumstances when your home is damaged or in need of repair and restoration, you naturally want – and expect – the best professional advice.

This is exactly what we aim to provide at James Lockyer Associates. Based in the south west, our team of consulting engineers and technicians can provide you not only with objective advice, design and project management support, but also with local knowledge of Planning and Building Regulations requirements, and of appropriate construction materials and traditions that can be so important when contemplating projects in older properties.

As well as the mechanics of ensuring that your home will be structurally sound, energy efficient and in sympathy with your wishes, we can also inject fresh thinking and imagination into your project.

If you are buying a home in the area, or moving to the south west from elsewhere, it will be reassuring to have us on hand to provide advice on the property and on proposals for any improvements, as well as ensuring the smooth running of all stages of a construction project from planning to completion.

We tailor our services to suit your needs. This can be a full planning and design service for alterations, extensions and new construction, project managed to completion, advice on foundations and retaining wall solutions, or simply advising on the size of a beam to support an opening in a wall.



NEW BUILDINGS WE HAVE DESIGNED AND PROJECT MANAGED THROUGH CONSTRUCTION

CASE STUDY

Homer Sandy
Trevone, Cornwall



CASE STUDY

Stonehanger Court
Salcombe, Devon



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SERVICES WE PROVIDE

Among the services we can provide are:

- Expert advice on building and property matters, including structural surveys, appraisals and investigations.
- Design solutions for structural elements, such as supporting beams and roof structures, and advice on foundations, retaining walls and slope stability.
- Concept design including budgetary costing of alternative solutions.
- Advice and solutions for compliance with current Building Regulations, including SAP assessments
- Planning design and project management of new building projects and conversions, and refurbishments and restoration work.
- Preparation of contract documents and help in appointing a contractor, including obtaining tenders and quotations, awarding, administering and overseeing construction contracts.
- Guidance and advice on Party Wall issues.

OUR CREDENTIALS

We are a multi-disciplinary practice of Consulting Engineers based at Liskeard in Cornwall and established in 1991. We are registered with Constructionline and to the internationally-recognised quality standard ISO 9001.

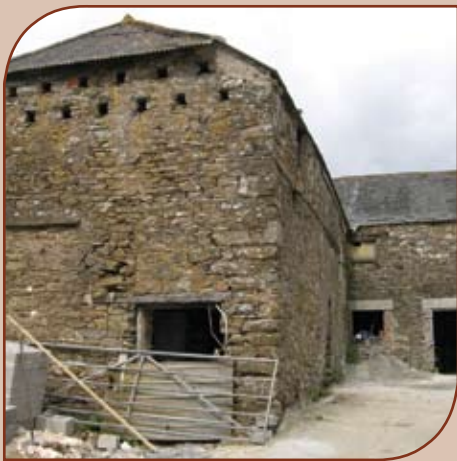


MAKE THE CONNECTION

If you would like to know more about our services or discuss a project, please contact ... **James Lockyer** on 01579 344771 or email: post@jameslockyer.co.uk. You can discover more about us at www.jameslockyer.co.uk.

CASE STUDY Barn conversions and restoration

Ripe for development! We are often asked to help with converting barns and agricultural buildings for residential or commercial use, and this typically involves assessing and reporting on the existing condition of the building, and where necessary recommending and arranging strengthening and stabilisation of the existing structure, as well as consideration of ways to prevent dampness and improve thermal performance.



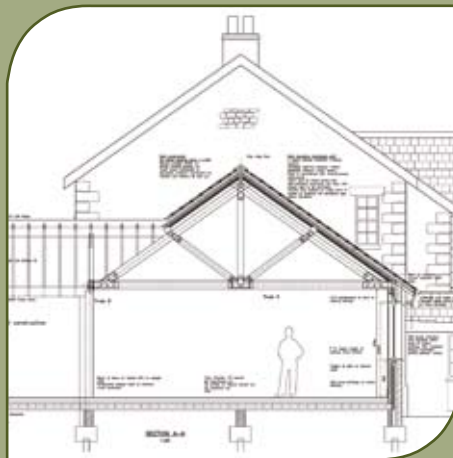
CASE STUDY Stabilisation and reinstatement

These terrace of cottages command an impressive view over the Porthleven harbour. On New Years Day 2003 the picturesque location was the cause of much distress when the slope to the rear of the properties failed. We were asked to design and oversee the slope stabilisation works, working closely with a local drilling contractor on a site with difficult access, to provide an effective solution to stabilise and reinstate the slope.



CASE STUDY Conversions and extensions

We planned, designed and arranged the construction of this riverside extension to a traditional stone built property, which required piled foundations. As well as multi-disciplinary design and project management of the works, we prepared a flood risk assessment to demonstrate that the development would not adversely affect the local environment.



An open plan solution was produced to express the timber-framed structure. We also completed the interior design and layout of the extension including a high level gallery, and combined this with some major alterations and re-modelling of the existing building as well as external works and landscaping.

