



EXAMPLE

Design Quickscan

19.12.2025

ADDRESS

Postcode,, Den Haag

Document Information

Details

Details

Office: Atelier Fraser, Example
Example,
Postcode,

Contact: info@atelierfraser.com
+31636244355

VAT no: INSERT

KvK no: INSERT

Architects

Registration no: G.M.Fraser
1.230309.003

Project: ADDRESS,
Postcode,, Den Haag
Type/ product: Design quickscan (SO1)

Date request: xx.xx.2026

Date delivery: xx.xx.2026

Exclusions, Terms & Conditions

This document and all contents within are subject to our General Terms and conditions (Architectural Quickscan Services (SO1)). *This document is designed to give an overview of potential design options for a given property (stated above). This document contains the following; information concerning the property including Kadaster extract, BAG extract, funda informations, an overview of existing constraints, 1 to 3 design options depending on the property presented in plan form, an overview of EPC upgrades if applicable. This document does NOT contain any 3D imagery, detailed design drawings for permit process (omgevingsvergunning tekeningen), site visits, costings/ supplier costings, or supplier information in terms of furnishings drawn. This document is intended for reference only, and cannot be used for a permit application if applicable, as this requires additional and more detailed documentation. This document is only meant to give an impression of possible design approaches that can be further elaborated at a later time. No rights or obligations can be derived from the information or quickscan designs found in this document. Atelier Fraser is not liable for any damages incurred by the implementation of attempted implementation of the quickscan designs in this document. The content in this document is explicitly not for construction, and no construction appropriate drawings can be found in this document. This document does not contain any information regarding the amenities or facilities of the property neighbourhood. Additional services (including permitting) are available upon request and at an additional cost. If you have questions, please feel free to reach out to us.*

Design Quickscan

Introduction

Design Quickscan

Atelier Fraser is a architecture and design studio founded in 2020 specializing in residential architecture. The founder of the studio, Gavin Fraser, is an award winning Architect practicing since 2018, and works across the Dutch and UK markets.

The design quickscan is a tool designed to offer clients a cost effective way to quickly assess the potential design options for their current or potential residential properties. For example, during the purchase process, clients have little time to evaluate the potential of a property from a design perspective with little to no opportunity to hire a specialist for a full design proposal (which can take several months). We have experienced first hand that many people rely on friends within the industry to give them short notice advice.

The design quickscan addresses these challenges by offering clients with no connections in the industry an overview of potential design options for a given property within a 2 day turnaround. The deliverable for this process is a brochure that contains 1 to 3 design options/ variations that can be taken to a property viewing, or reviewed after. The document contains an overview of hard constraints present in the property (plumbing, electrical, structural, monumental, etc), and details several feasible options detailed with furniture to assist clients in imagining the possibilities. For details of what is included, please consult the document information page.

EXAMPLE

Design Quicksan

Property overview

Property overview: Kadaster registry (land registry)

ADDRESS, Postcode, is a ground floor 'Portiek' apartment built in 1914. The property has 2 legal functions according to the official land registry (kadaster), a shop/ commercial function, and residential. The property is 102 m² (GO, usable floor area), and currently in use.

The property sits within the Bezuidenhout area of the Hague, and therefore is subject to the 2012 Bezuidenhout Oost Bestemmingsplan (zoning plan), This plan dictates the possibilities in terms of extensions (on roof level), and the importance of the facade and the subsequent possibilities for making changes.

The property is not a municipal or Rijksmonumnet



Samenvatting

Adres

Johannes Camphuijsstraat 101, 's-Gravenhage
2593CK 's-Gravenhage

Gebruiksdoel

Woonfunctie, Winkelfunctie

Oorspronkelijk bouwjaar

1914

Status

Naamgeving uitgegeven

Oppervlakte

102 m²

Gemeente

's-Gravenhage

Uitgebreid overzicht

Pand

Identificatienummer

0518100000216792

Oorspronkelijk bouwjaar

1914

Status

Pand in gebruik

Verblijfsobject

Identificatienummer

0518010000499931

Gebruiksdoel

Woonfunctie, Winkelfunctie

Oppervlakte

102 m²

Status

Verblijfsobject in gebruik

Design Quicksan

Property overview

Property overview: Rijksoverheid/ WOZ loket (land value)

ADDRESS, Postcode, has a WOZ waarde (municipal valuation used for taxation/ policy) of **€440.000** Euros as of 2025. This figure may not be the same as the potential sale price or valuation resulting from a "taxatie" or valuation report.

Adres

Adres J CAMPHUYSSSTR 101
Postcode 2593CK
Woonplaats 's-Gravenhage

WOZ-Waarde

Identificatie 051800845071
Grondoppervlakte om²

Peildatum	WOZ-waarde
01-01-2023	€ 440.000
01-01-2022	€ 425.000
01-01-2021	€ 395.000
01-01-2020	€ 375.000
01-01-2019	€ 340.000
01-01-2018	€ 299.000
01-01-2017	€ 240.000
01-01-2016	€ 220.000
01-01-2015	€ 200.000



Design Quickscan

Property overview

Property overview: Funda/ real estate listing

ADDRESS, Postcode, is currently listed on Funda at a sale price of **€450.000**, and said to contain 103m² of internal space spread across 2 rooms (1 bedroom + 1 living area including kitchen), a bathroom, toilet, washing room, and enclosed terrace of ca. 25m².



Property exterior to Example Camphuijsstraat



Property exterior to the rear courtyard

Design Quicksan
Property overview



Property interior - living room/ kitchen



Property interior - living room/ kitchen

Design Quicksan
Property overview



Property interior - bedroom



Property interior - bathroom

2

Existing conditions

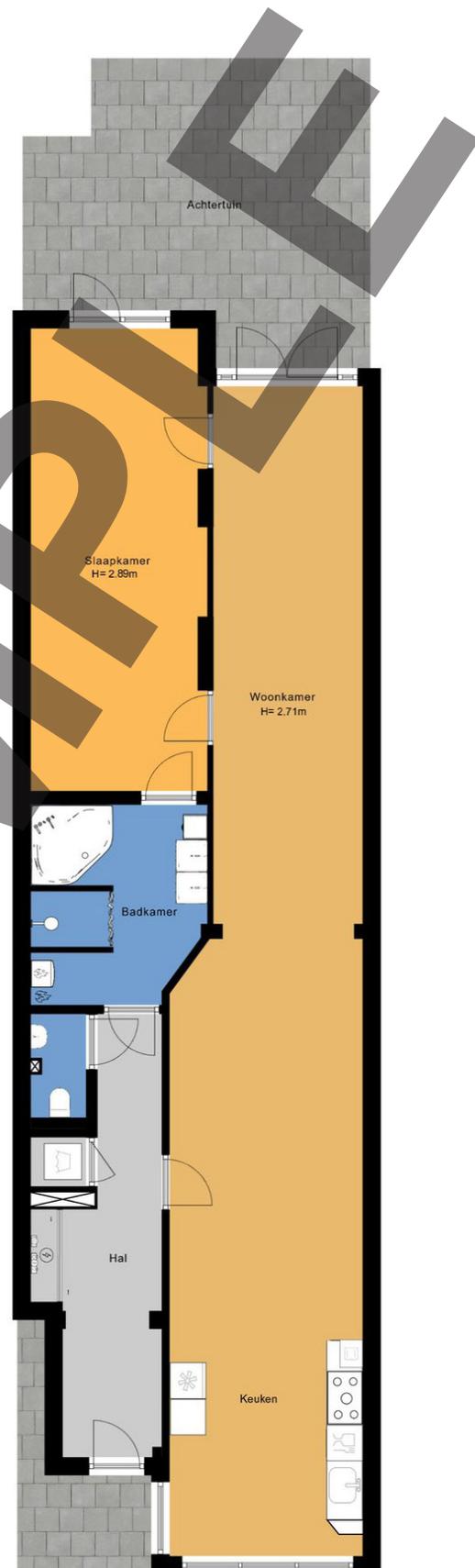
Design Quickscan

Existing conditions

Existing conditions:

Floor plan - spatial

ADDRESS, Postcode, is a ground floor portiek apartment that has a traditional linear floorplan. This form of Portiek apartment is very common in the Hague. In this case, the property was extended to add additional floor area to the living room at the expense of the garden. The property is proportionally very long and thin with a cross section of ca. 5.5m, and a depth of 19-20m. The property has two facades, one on the street side, and another to the rear terrace - which limits usable "living" areas (verblijfsruimten = kitchens, bedrooms, living room, etc.) to these facades.



Existing ground floor plan

Design Quickscan

Existing conditions

Existing conditions:

Floor plan - constraints

Constructive

The property features a central spine wall which was partially the existing facade. This means that this wall is structural, and indeed also carries the load of the facade above. Any alterations to this wall will require a permit (for new/ enlarged openings). These are highlighted in yellow.

Plumbed

The current property has a wide distribution of plumbing, however it mostly centres on the entrance hallway, bathroom and toilet. A kitchen has been added later and has limited plumbing (supply/ drainage of cold water)

↔ Direction of Structural span (floor)

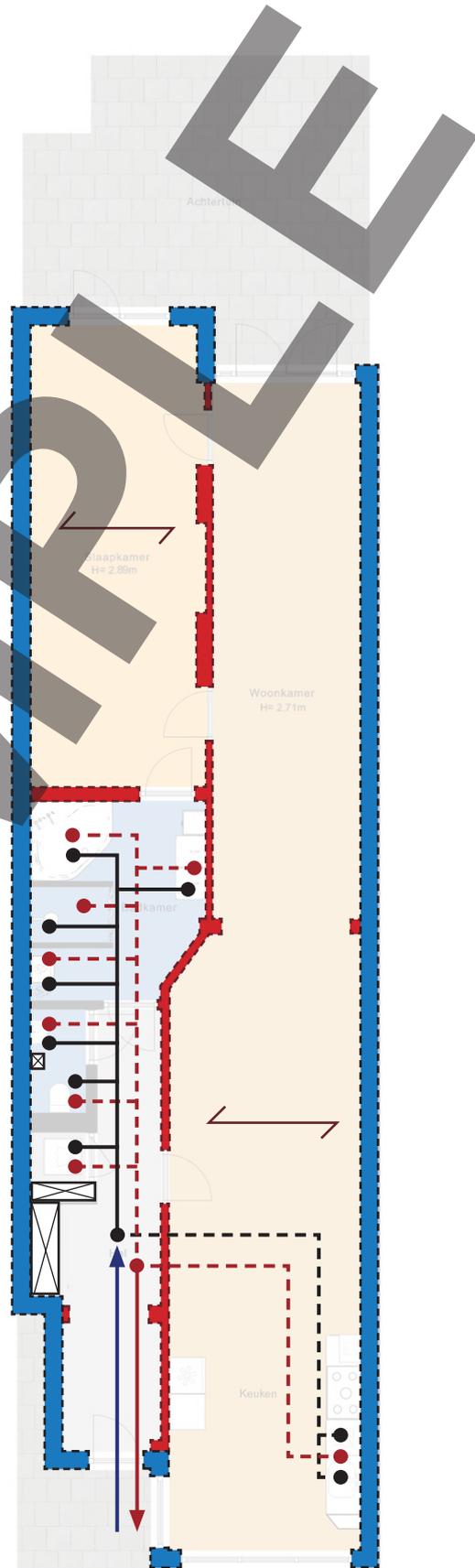
▬ Interior Structural

▬ Exterior wall Structural

⊠ Meter/ fusebox OR Shaft from above

● Drainage

● Water supply

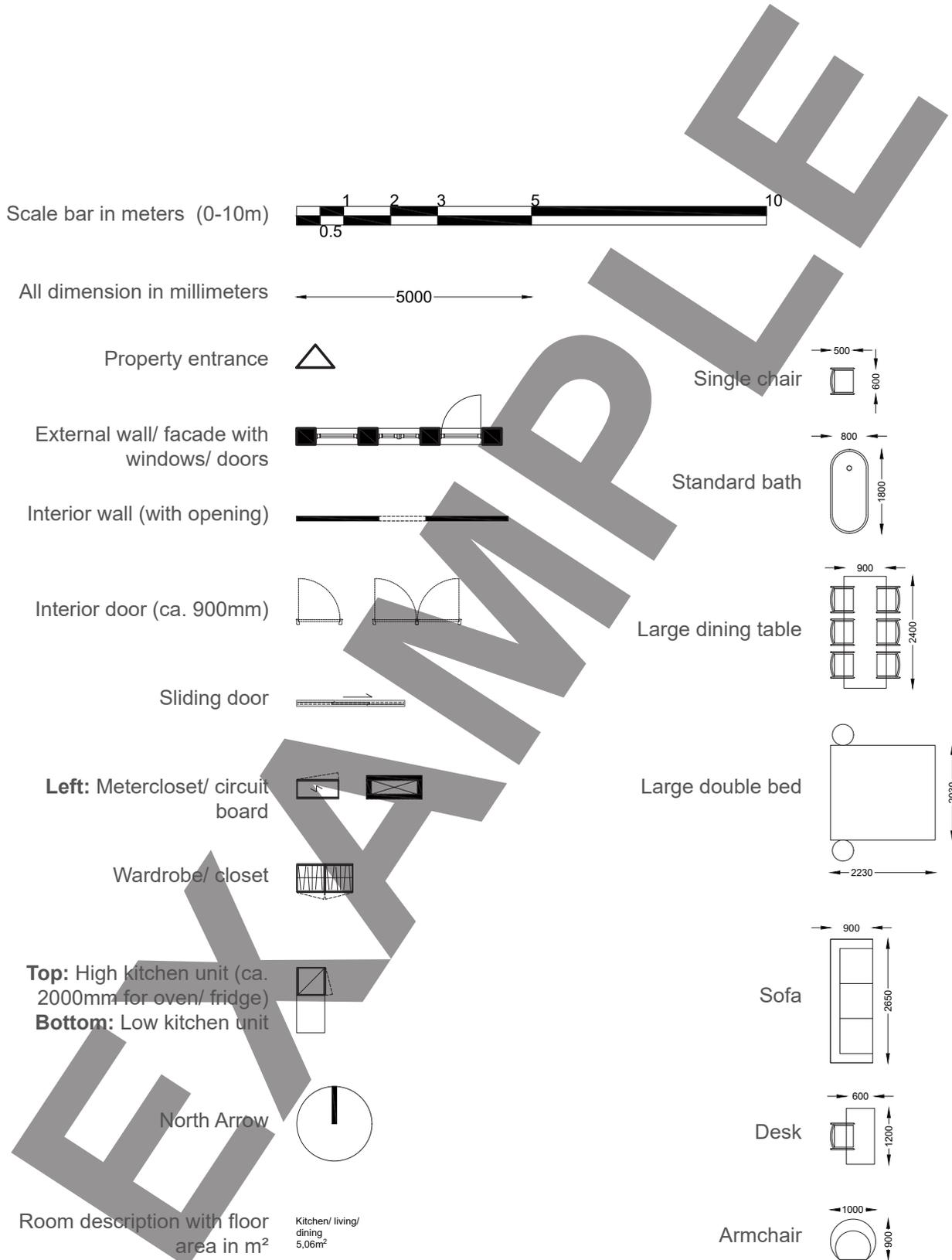


Existing ground floor plan

EXAMPLE

Design Quickscan

Floorplan legend

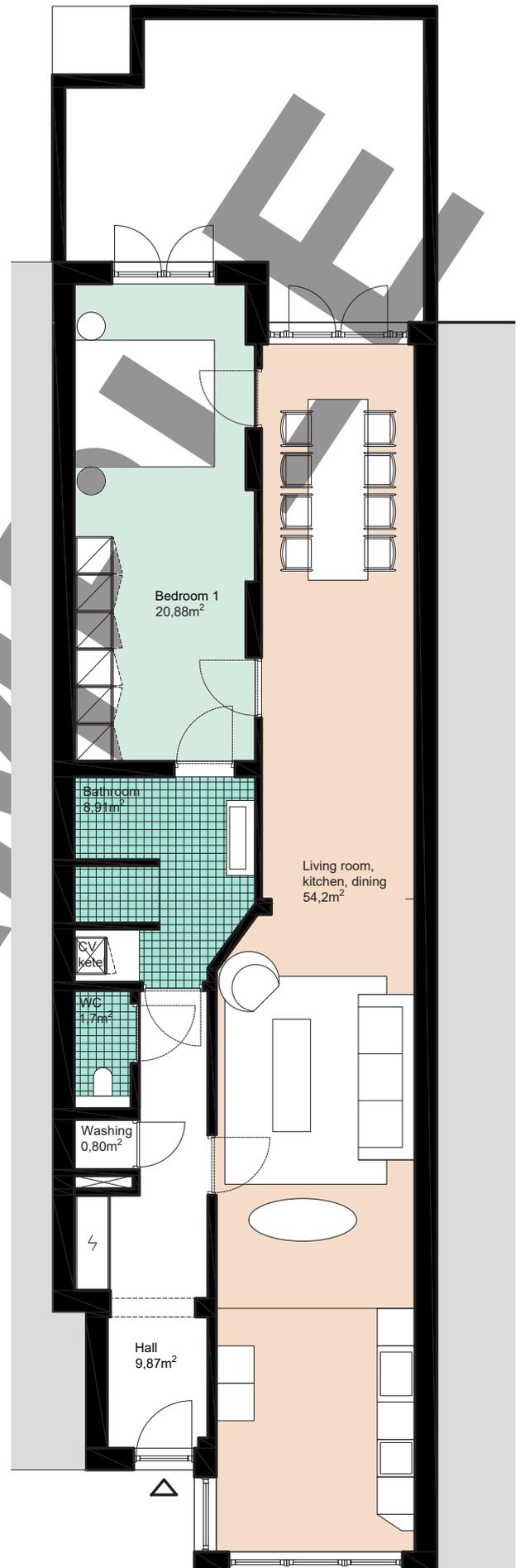


Design Quicksan

Existing

The existing floor plan offers one very large bedroom, living room, and bathroom. This apartment while luxurious, does not offer flexibility, storage, or places for guests to sleep with privacy.

-  Kitchen, dining, living, Office
-  Bedroom
-  Bathroom



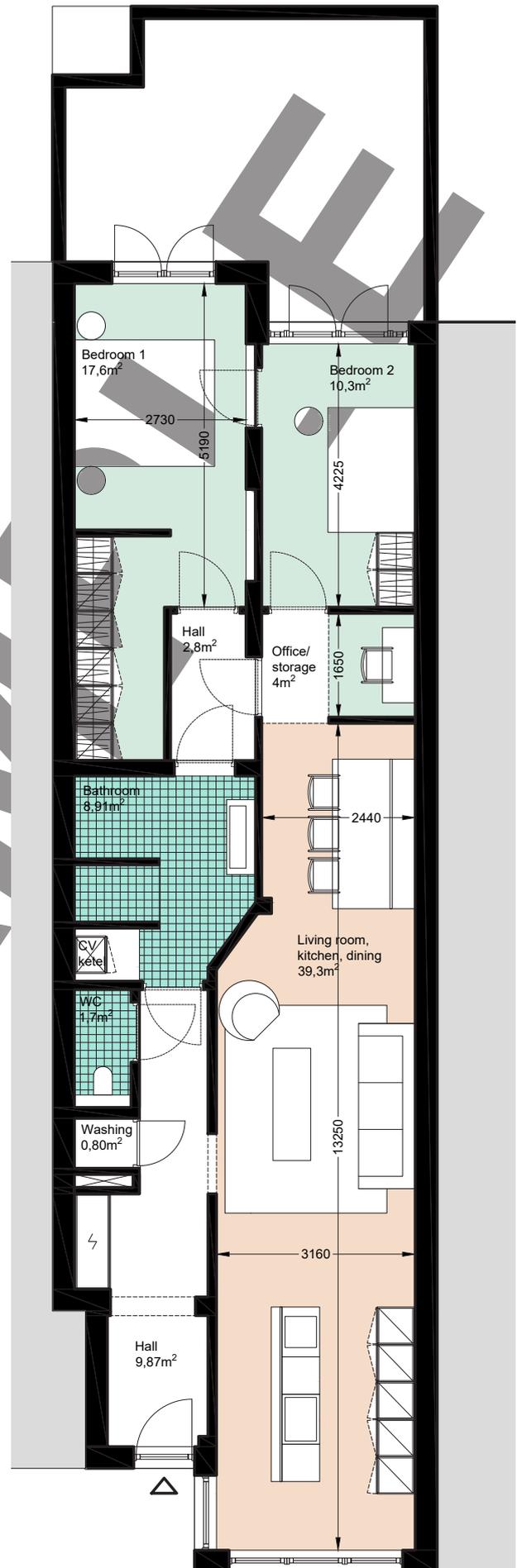
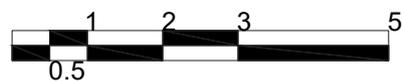
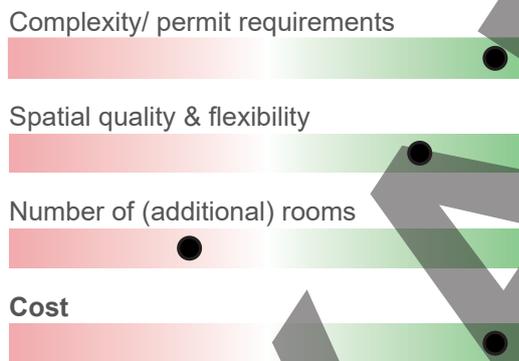
Design Quicksan

Option 1



In option 1, we see 2 generous bedrooms, a small study area, and a large central living area to the street side. This option maintains the current size and location of the bathroom and toilet.

This option offers a highly cost effective option to create 2 sleeping rooms with little no large construction work.



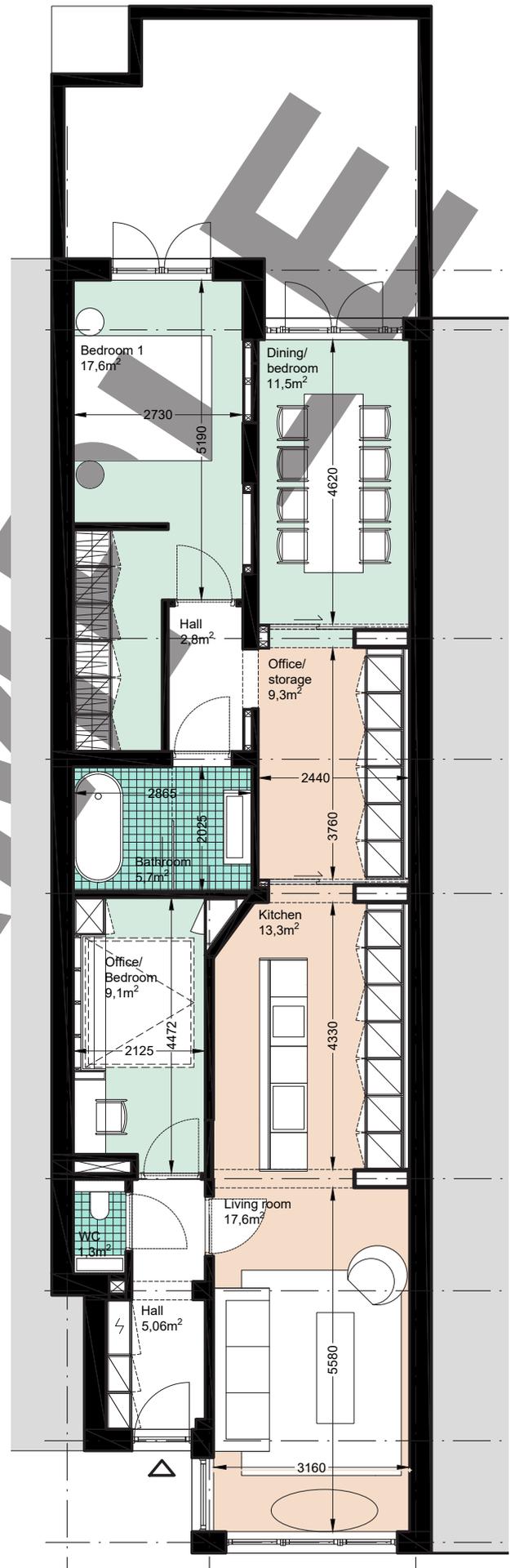
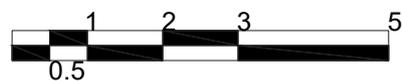
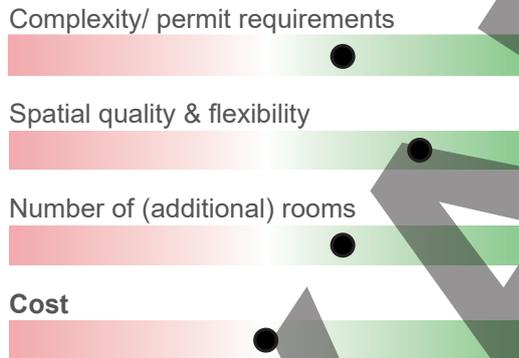
Design Quicksan

Option 2



In option 2, we see 2/3 generous bedrooms and a large central living area to the street side.. This option maintains the current bathroom and toilet locations, but part of the exiting bathroom and hallway is used to create a new multi-purpose room (temp sleeping, office, or storage)

This option faces little to no permits.



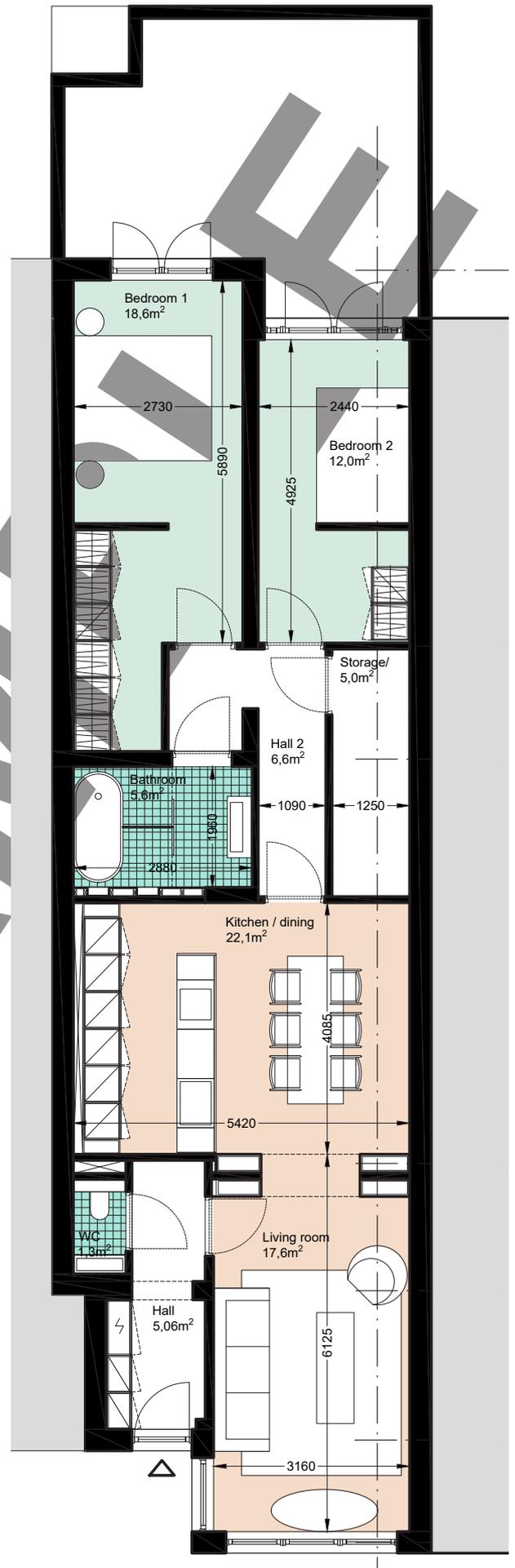
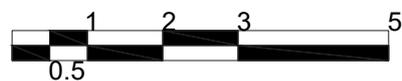
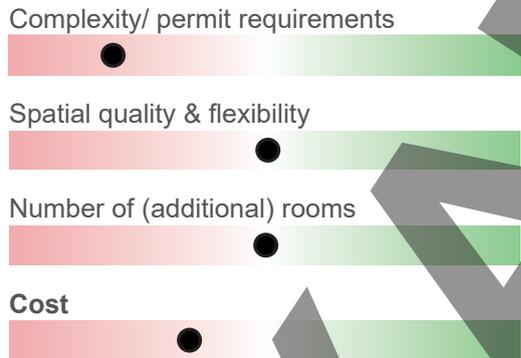
Design Quickscan

Option 3



In option 3, we see 2 generous bedrooms and a large central living area to the street side.. This option maintains the current bathroom and toilet locations, but part of the exiting bathroom and hallway as a the location of the new kitchen

This option faces some regulatory challenges as a permit is required structural changes.



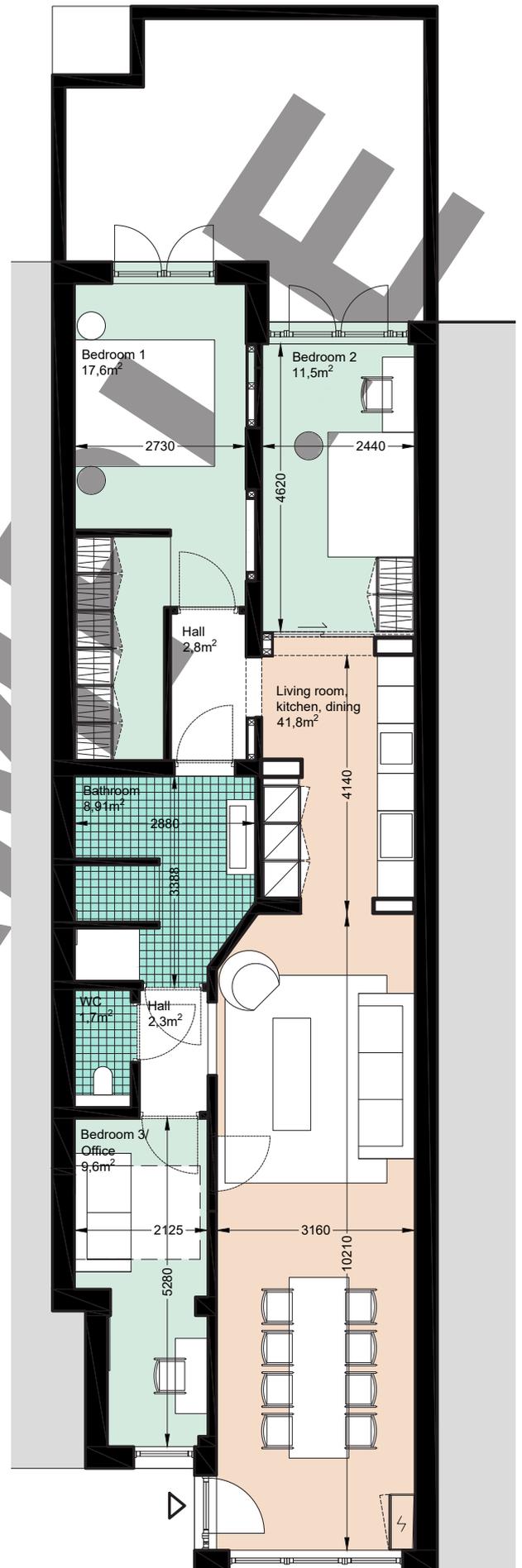
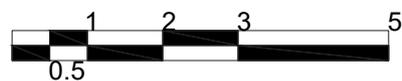
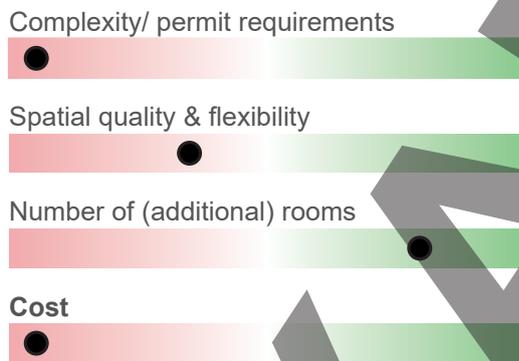
Design Quickscan

Option 4



In option 4, we see 3 bedrooms and a large central living area. This option maintains the current bathroom and toilet locations, but re-purposes the hallway as a new office/small sleeping room.

This option faces some regulatory challenges as a permit is required for the repositioning of the entrance door and placement of new meter.



Document Information

Details

Details

Office: Atelier Fraser, Example
Example,
Postcode,

Contact: info@atelierfraser.com
+31636244355

VAT no: INSERT
KvK no: INSERT

Architects
Registration no: G.M.Fraser
1.230309.003

Project: ADDRESS,
Postcode,, Den Haag
Type/ product: Design quickscan (SO1)

Date request: xx.xx.2026

Date delivery: xx.xx.2026

Terms, Conditions & Exclusions

This document is designed to give an overview of potential design options for a given property (stated above). This document contains the following; information concerning the property including Kadaster extract, BAG extract, funda informations, an overview of existing constraints, 1 to 3 design options depending on the property presented in plan form, an overview of EPC upgrades if applicable. This document does NOT contain any 3D imagery, detailed design drawings for permit process (omgevingsvergunning tekeningen), site visits, costings/ supplier costings, or supplier information in terms of furnishings drawn. This document is intended for reference only, and cannot be used for a permit application if applicable, as this requires additional and more detailed documentation. This document is only meant to give an impression of possible design approaches that can be further elaborated at a later time. No rights or obligations can be derived from the information or quickscan designs found in this document. Atelier Fraser is not liable for any damages incurred by the implementation of attempted implementation of the quickscan designs in this document. The content in this document is explicitly not for construction, and no construction appropriate drawings can be found in this document. This document does not contain any information regarding the amenities or facilities of the property neighbourhood. Additional services (including permitting) are available upon request and at an additional cost. If you have questions, please feel free to reach out to us.



EXAMPLE

Design Quickscan

19.12.2025

ADDRESS

Postcode,, Den Haag