



Our comprehensive services are delivered through four distinct stages, designed to offer you the flexibility to select the level of support best suited to your project's unique requirements. Each stage is clearly defined with a detailed list of deliverables, accompanied by a transparent, fixed pricing structure outlined below. This approach ensures clarity and confidence in the value and quality of the services you are receiving.

Throughout the entire process, we provide expert guidance and support at every step, empowering you with the knowledge and assurance needed to make informed decisions and successfully advance your project. Our commitment is to deliver exceptional value, reliability, and peace of mind, reinforcing your trust in our professional services.

		 STAGE 1	 Pre-Planning app?	 STAGE 2	 Pre-Planning app?	 STAGE 3	 Planning Application	 STAGE 4	 Building Control App
Micro		£400		£600		£400		£800	
Minor		£600		£900		£550		£1400	
Medium		£900		£1200		£1000		£1800	
Major		£1200		£1200		£1000		£2000	
Complex		£1400		£1500		£1100		£2400	
Listed/Multiple development		Bespoke Quote		Bespoke Quote		Bespoke Quote		Bespoke Quote	

* A project's category depends not just on its size, but also on things like planning policy and how complex it is to build. The category can also change at different stages of the work.



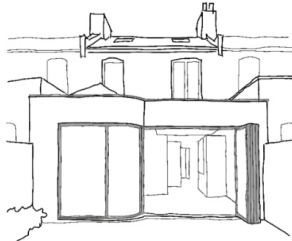
Micro

- Internal reconfiguration of an 85 M2 (3–4 bed)
- A single-storey extension of around 10 M2
- A loft conversion of approx. 30 M2
- A garden room or outbuilding of approx. 15 M2

These elements can be combined or prioritised depending on your needs.

Typical build cost: £25,000 – £100,000

Minor



- Internal reconfiguration of an 120 M2 (3–4 bed)
- A single-storey extension of around 25 M2
- A loft conversion of approx. 30-50 M2
- A garden room or outbuilding of approx. 25 M2

These elements can be combined or prioritised depending on your needs.

Typical build cost: £150,000 – £300,000

Medium

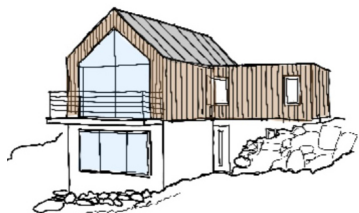


- Internal reconfiguration plus extensions of approx. 50 M2
- A loft conversion of approx. 30–50 M2
- A garden room or outbuilding of approx. 35 M2

Flexible depending on size and priorities.

Typical build cost: £350,000 – £550,000

* Typical Build costs are a scale that allow for different complexity of build, specification and levels of Finishes.



Major

- Internal reconfiguration with a large extension
- A new build home of approx. 150–200 M2
- Garden room or outbuilding of approx. 35 M2

Elements can be mixed and prioritised.

Typical build cost: £600,000 – £850,000

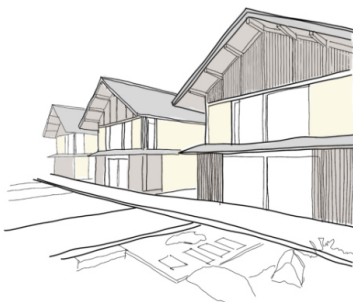


Complex

- Major internal reconfiguration with a large extension
- A new build home of approx. 200–300 M2
- Outbuilding or pool house of approx. 50 M2

Flexible scope depending on your goals.

Typical build cost: £900,000 – £1,200,000



Listed/Multiple Development

Tailored for unique or specialist projects, such as:

- Listed buildings
- Commercial complexes
- Housing developments

These aren't necessarily larger, but they require more detail and specialist input — whether that's restoring historic windows or designing a new apartment block.

* Typical Build costs are a scale that allow for different complexity of build, specification and levels of Finishes.



Stage 1: Preliminary Design

What's included:

We offer meticulously crafted, hand-drawn or CAD-generated preliminary floor plans and elevations, thoughtfully designed to present two distinct design concepts. This efficient and cost-effective method, known as a sketch scheme, provides an invaluable opportunity to explore the full potential of your project. It seamlessly integrates your specific brief, budgetary considerations, and relevant planning regulations, ensuring that your vision aligns with practical requirements from the outset.

- **Site visit and briefing call**
- **Initial design options (2-3)**
- **Initial Project costings**
- **One Design review meeting and support**
- **Advice and guidance**
- **Inspirational images for each option**
- **Property and planning constraint research**

For projects involving existing structures, we typically commence with readily available estate agent plans as a foundational reference. To advance to the next stage of development, a comprehensive measured survey is essential. While we are proficient in conducting most standard surveys ourselves, for properties with unique architectural features or for land requiring specialised assessment, we will source competitive quotes and manage the coordination of professional surveyors on your behalf. This ensures accuracy and thoroughness in every detail.

Throughout the entire process, we provide dedicated, step-by-step guidance. Our approach is designed to keep you fully informed and confident at every juncture, empowering you to make well-considered decisions and continue your project journey with clarity and assurance.



Stage 2: Proposal Development

Once your preferred design is selected, we refine it by adjusting scale, massing, and material choices to ensure aesthetic balance, functionality, and sustainability. We then produce detailed architectural documents—plans, sections, elevations, and 3D visualisations—to provide a clear and precise representation of the concept.

We also manage Pre-Planning Applications to confirm compliance with local regulations and address potential issues early, reducing the risk of delays.

At this stage, it may be necessary to involve specialist consultants—such as ecologists, surveyors, or planning experts—depending on the project's requirements. We assist in identifying, appointing, and coordinating these consultants to ensure smooth collaboration and efficient project delivery.

What's included:

- **Existing drawing package**
 - **Location Plan, Block Plan, Floor Plans, Sections & Elevations**
- **Proposed drawing package for one option:**
 - **Block & Roof plan, Floor plans, Elevations & Sections**
- **Weblink to interact with the 3D model.**
- **One design review meeting and email/ phone support are provided.**
- **Various consultants will be coordinated as required.**



Stage 3: Design Proposal and Submission

At this stage, we focus on refining your design to ensure it aligns with your vision and meets all regulatory requirements. Our team prepares the detailed drawings needed for planning permission, or, where applicable, the documentation for a Lawful Development Certificate to confirm compliance with permitted development rights.

We manage all communication with the local planning authority on your behalf—submitting applications, providing supplementary information, and attending meetings as required. While approval typically takes around eight weeks, the authority may impose conditions requiring further adjustments or documentation; any additional work will be quoted separately.

For complex or sensitive projects, we collaborate with specialist planning consultants to ensure proposals are thoroughly reviewed against local policies, maximising the likelihood of approval.

What's included:

- **Design Collation and Refinement for Planning/LDC Submission**
- **Final Design Amendments and Updates:** If necessary, refine the design to meet the client's requirements.
- **Design Review Meeting:** Schedule a one-on-one meeting with the client to discuss the design and gather feedback.
- **Email/Phone Support:** Provide ongoing communication and support via email and phone to facilitate the design process and address any inquiries.
- **Design & Access Document:** Create a comprehensive document outlining the design concept, specifications, and accessibility features.
- **Planning Application/LDC Form:** Complete and submit the necessary planning application and LDC form to the relevant authorities.
- **Support Throughout the Application Process:** Offer comprehensive support throughout the application process, including additional drawings or information if requested by the local authority.

Pre-App vs. Planning App

*Depending on the scope of your project a pre-app can potentially be an option to pursue although it is an optional process, it can identify the potential for projects such as listed building, barn conversion, housing development, or new dwelling in a consideration area or AONB (Area of Outstanding Natural Beauty).

Pre-Application (Pre-App)

STAGES 1-2

Purpose: Early engagement with the planning authority to test ideas and identify risks.

What's Submitted: Outline proposals, concept drawings, site plan, supporting details.

Process: Discussion with planning officers, consultation with specialists, written advice provided.

Outcome: Non-binding feedback highlighting opportunities, risks, and likely support.

Value to Clients: Saves time and money by spotting issues early. Improves proposals before full costs are incurred.

Pre-App Fee for householder £325
(through Planning portal)



Planning Application

STAGE 3

Purpose: Formal submission for planning consent.

What's Submitted: Detailed drawings, technical reports, planning statements, forms, and fees.

Process: Application validated, public consultation, statutory consultee input, officer assessment.

Outcome: Binding decision: approval, conditional approval, or refusal.

Value to Clients: Secures consent needed to progress development, protect investment, and unlock site value.

Planning fee for householder application
£613 (through Planning portal)

Together: The pre-app process reduces risk and strengthens your case, while the planning application delivers the formal approval you need to move forward.



Stage 4: Detailed Design

After planning approval, the focus is on how your project will be built and ensure it meets UK Building Regulations. We submit technical drawings to Building Control covering fire safety, access, drainage, and thermal performance. Builders may work from these drawings, or we can create more detailed construction drawings if you want multiple quotes. At this stage, a structural engineer is required to design foundations, beams, and other structural elements. Depending on your project, specialist M&E engineers and a SAP assessor may also be needed to complete the technical information.

What's included:

Technical drawing package to include:

- **Site plan demonstrating surface and foul water disposal systems.**
- **Proposed floor plans illustrating wall construction, escape routes, surface and foul water disposal, access requirements, and structural information.**
- **Proposed elevations indicating datum levels.**
- **Cross section A-A & Long section B:B showcasing construction methodology, thermal performance, and structural design.**
- **Coordination with the structural engineer and other consultants.**
- **Building Control specification document.**
- **Any additional drawings as requested by Building Control.**