



**AFFORDABLE
ARCHITECTURAL**
DESIGN SERVICES

JUNE 2026

INFORMATION GUIDE



**Your project journey,
made simple.**

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About Us

Affordable Architectural is a well-established architectural design service located in Wolverhampton, providing affordable, high-quality architectural drawings. Since its establishment in 2023 by Ryan Skitt, the business has built a strong reputation, achieving a one hundred percent planning approval rate on residential projects, along with consistent five-star client feedback.

Why Affordable Architectural?

Transparent Fixed Pricing

You receive a clear quotation before work begins, with the agreed scope and any optional extras explained upfront. No confusing fee structure and no unexpected additions.



Fast Turnaround Times

Most drawing packages are prepared within 1–2 weeks once we have the information required. Our streamlined remote process keeps projects moving without unnecessary delays.



Direct Communication

You can communicate directly with us throughout the project by WhatsApp, phone or email. We aim to respond promptly and keep you updated at each stage.



Nationwide Remote Service

Although based in Wolverhampton, we work remotely with clients across England. Our self-survey guidance and flexible service model allow us to support projects efficiently in different locations.



Proven Planning Results

*We have achieved a 100% approval rate on residential planning applications submitted to date, alongside five-star client feedback. Every project is reviewed carefully before submission.**

**Based on residential planning applications submitted by Affordable Architectural to date. Planning decisions remain subject to the relevant Local Planning Authority.*

From your first idea to a build-ready project.

Most clients do not need to understand every regulation before contacting us. We review your project and guide you through the relevant stages.

1**Tell us about the project**

Send the address, photographs, and a short description of the work you are considering.

2**Measure the existing property**

Use our self-survey guide remotely, or arrange a local survey where available. Site Visits & Consultations can be conducted by us 10 miles within Wolverhampton or by a 'Trusted Partner' nationwide

3**Review your drawings**

We prepare the plans, share drafts and make reasonable amendments before submission.

4**Secure the relevant approvals**

Planning, permitted development confirmation and building-control applications can be coordinated by us.

5**Prepare for construction**

Where needed, building-regulations drawings and third-party structural calculations give your builder the information required.

Why Us?

One Main Point of contact

You do not need to coordinate several separate services yourself. We help bring the drawings, applications and structural engineering together under one business.

The approvals your project may need

Most clients only know they “need drawings”. This section explains what those drawings are for and why different approvals exist.

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Overview

Which permissions might your project need?

Every project is different, but most follow a similar journey. We review your property, explain which stages apply and help coordinate the drawings and approvals required to move your project forward.

1

Initial Advice & Pre-Application Guidance

We review your ideas and advise on the most suitable route forward. Pre-application advice may be helpful for more complex proposals.

Required for larger or complex/unique projects

2

Planning Drawings

We prepare the drawings needed to clearly show the existing property and the proposed changes.

Required for many projects

3

Planning Route & Approval

Depending on the project, you may need planning permission, permitted development confirmation or a lawful development certificate.

Sometimes required

4

Technical Drawings & Structural Calculations

Where needed, we prepare more detailed drawings and coordinate structural calculations for your builder and building control.

Required where relevant

5

Building Regulations Approval

The relevant information is submitted to building control to demonstrate that the proposed construction meets the required standards.

Required for most construction projects

Some projects can skip certain stages. We review your proposal and explain the simplest route forward before work begins.

Planning Permission explained

Is the proposed development acceptable in its location?

Planning permission is the process used by the Local Planning Authority (LPA) to determine whether a proposed development is appropriate for its location and surrounding area. It may be required when building something new, making significant alterations to an existing property or changing the use of a building. Some projects can instead be completed under permitted development rights.

Planning permission focuses on how a development affects its surroundings rather than how it is constructed.



Planning approval is never guaranteed, as the final decision rests with the Local Planning Authority.

Our role is to assess your proposal, advise on the most appropriate planning route and prepare clear, accurate drawings to support your application.

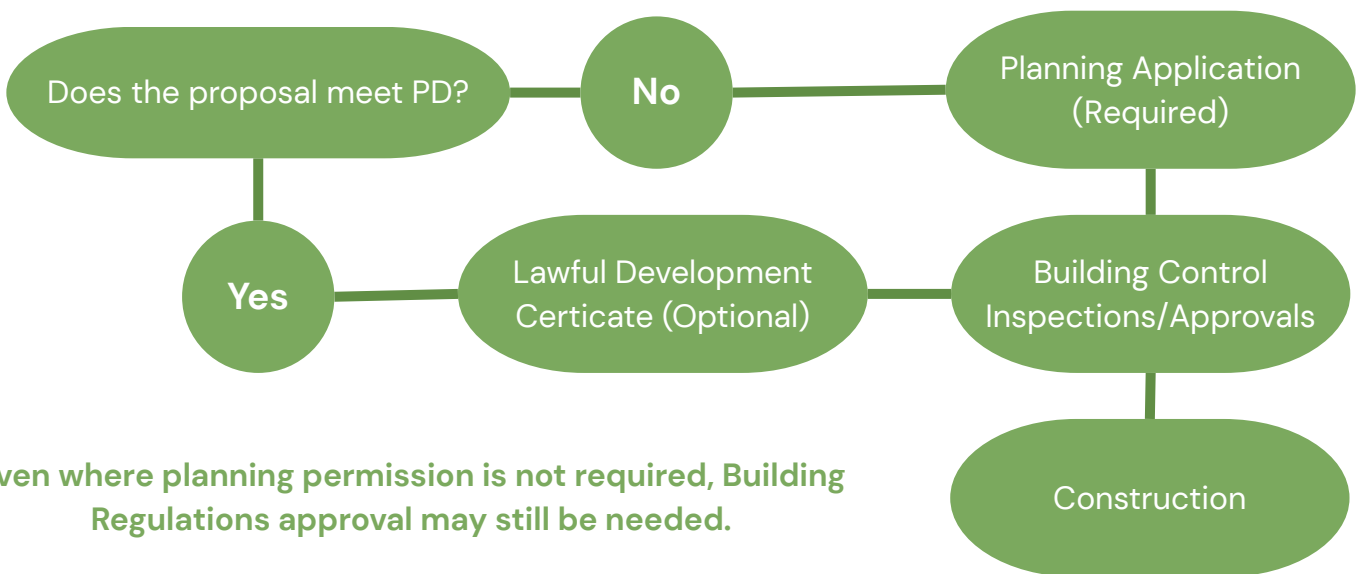
Permitted Development explained

What is Permitted Development?

Permitted Development (PD) rights allow certain types of work to be carried out without a full planning application, provided the proposal meets specific rules and limitations.

These rights may apply to some extensions, loft conversions, outbuildings, garage conversions and internal alterations.

Permitted Development is not a different type of approval. It is a set of rights that may remove the need for a full planning application.



Could be PD

- Single-storey extensions
- Garden rooms & outbuildings
- Loft conversions
- Garage conversions
- Internal alterations
- Some change-of-use projects

May not be PD

- Flats & maisonettes
- Listed buildings
- Conservation areas
- Article 4 Directions
- Some previous extensions
- Properties with removed PD rights

Why obtain a Lawful Development Certificate?

An LDC provides formal confirmation from the Local Planning Authority that the proposed or completed work is lawful.

Although not always required, it can provide valuable evidence when selling, remortgaging, or demonstrating future compliance.

Choosing the Correct Planning Route

Not every project follows the same planning route. Depending on the property, location and proposed works, your project may require one of the following:

Full Planning Application

The proposal requires planning permission and falls outside permitted development rights.

This includes:

- Larger extensions
- Two-storey extensions
- Developments affecting neighbouring properties
- Projects in restricted locations

Typical decision period: 8 weeks

Application fee: £528*

Prior Approval

Certain projects benefit from specific permitted development rights but still require approval from the Local Planning Authority.

This includes:

- Larger rear extensions
- Some change-of-use projects

Typical decision period: Up to 42 days

Application fee: £120*

Lawful Development Certificate (LDC)

The proposal falls within permitted development rights, and formal confirmation is required.

This includes:

- Garden rooms
- Loft conversions
- Single-storey extensions
- Garage conversions

Typical decision period: 8 weeks

Application fee: £129*

The most appropriate route depends on the property, planning history, location and scope of the proposed works.

We review every project individually and advise on the most suitable route before any application is submitted.

*Fees are England-only indicative council/application fees from April 2026 and should be rechecked before publishing. Planning Portal submission charges may also apply

Building regulations explained

What are Building Regulations?

Building Regulations are national standards that ensure construction work is safe, structurally sound and energy-efficient.

Unlike Planning Permission, which considers how a development affects its surroundings, Building Regulations focus on how the work is designed and constructed.



Structure
(Part A)



Fire Safety
(Part B)



Insulation
(Part L)



Drainage
(Part H)



Ventilation
(Part F)



Stairs
(Part M)



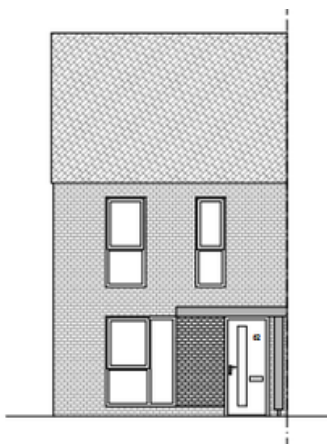
Sound
(Part E)



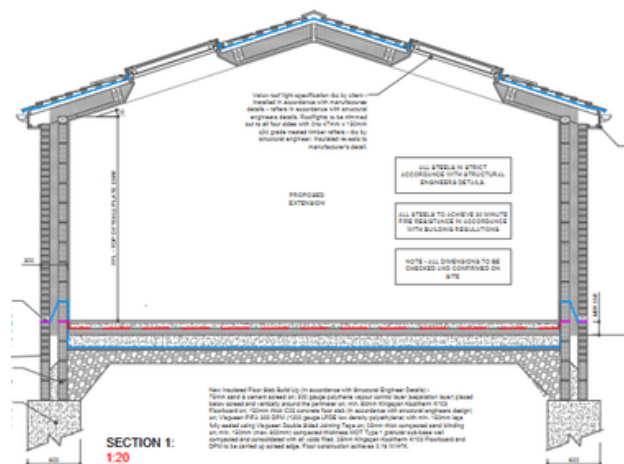
Energy Efficiency
(Part L)

Planning drawings vs building-regulations drawings. Planning drawings show the proposal for approval. Building-regulations drawings are more technical and help the builder understand construction requirements

Planning Drawing



Building Regulations Drawing



Building Control: Full Plans or Building Notice

Two different routes to Building Regulations approval

When Building Regulations approval is required, there are typically two routes available. The most suitable option depends on the complexity of the project and the level of certainty you would like before construction begins.

Full Plans Application

Detailed drawings and information are checked before work progresses. Often better for extensions, lofts and structural projects.

Often suitable for:

- Extensions
- Loft conversions
- Structural alterations

More complex projects

- ✓ Greater certainty before work starts
- ✓ Detailed technical review
- ✓ Reduced risk of unexpected issues during construction

Decision normally 5 weeks

Can be extended to 2 months with consent. Gives clearer pre-site review.

Building Notice

A simpler route for some domestic works. Detailed plan approval is not usually given before construction.

Often suitable for:

- Smaller projects
- Straightforward domestic works
- Experienced builders familiar with Building Regulations

- ✓ Faster to start construction
- ✓ Less information required upfront
- ⚠ **Greater risk of issues being identified during construction**

Work can usually start after 2 days

More risk if technical issues are found after work begins.

Our Recommendation

For most extensions, loft conversions and structural projects, we generally recommend a Full Plans Application as it provides greater certainty before construction begins. A Building Notice may be suitable for smaller projects, and we will advise on the most appropriate route for your proposal.


Structural engineering: When Calculations are needed

Some projects require specialist structural calculations to demonstrate that load-bearing elements can safely support the proposed construction.

Where required, we can coordinate this service through a third-party structural engineer. We can include this in a package saving you cost overall.

Structural calculations help demonstrate that proposed structural alterations can safely support the loads placed upon them and satisfy Building Regulations requirements.

- ✓ Steel beams (RSJs)
- ✓ Removing load-bearing walls
- ✓ New openings
- ✓ Loft floor strengthening
- ✓ Roof alterations
- ✓ Foundation design
- ✓ Retaining walls
- ✓ Complex structural changes



Structural calculations help determine the correct size and specification of beams, lintels, foundations and other load-bearing elements. Architectural drawings and structural calculations are often required together but are prepared by different professionals.

Structural engineering is a specialist third-party service. Where calculations are required, we can coordinate the process on your behalf, helping ensure the architectural drawings and structural design work together effectively.

All permissions & approvals handled by us

Most projects require more than just drawings. We help coordinate the approvals, applications and specialist services needed to move your project forward.



Our Simple Promise: We explain the process, prepare the drawings and help coordinate the approvals—giving you one clear route from your first idea to a build-ready project.

Typical Project Requirements

Every project is unique, but the table below provides a general indication of the approvals and services commonly associated with different residential project types.

Project Type	Planning	Building Regulations	Structural Calculations
Single-Storey Extension	Depends on Proposal	Typically Advised	May Be Required
Two-Storey Extension	Typically Required	Typically Advised	Commonly Required
Loft Conversion	Depends on Proposal	Typically Advised	Commonly Required
Garden Room	Depends on Proposal	Optionally Advised	Rarely Required
Internal Structural Alterations	Rarely Required	Typically Advised	Typically Required

Important

The exact requirements for any project depend on the property's location, planning history and the scope of the proposed works. We review every project individually and advise on the approvals, drawings and specialist services likely to be required before work begins.

Not sure what your project needs? Get in touch and we'll explain the most suitable route before any commitment is made.



Ready to Discuss Your Project?



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June 2026

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