

Base Level Design Fees

No VAT

CONCEPT From £220	PLANNING From £700	BUILDING REGS From £790
<p>Expert advice is provided through a professional phone/email consultation, whereby the initial design idea can be developed; a feasibility study.</p> <p>This is useful for those who wish to explore the possibilities and potential of extending or improving their home.</p> <ul style="list-style-type: none"> ▶ Professional consultation ▶ Develop the concept ▶ 2D floor plans ▶ 2D elevations ▶ Estimate of build cost 	<p>Where the initial project has been decided, then this stage develops that idea and submits it to the local planning authority.</p> <p>This stage is also useful if you wish to carry out 'Permitted Development' and thereby require a 'Lawful Development Certificate'.</p> <ul style="list-style-type: none"> ▶ Professional consultation ▶ Implement the concept ▶ 2D floor plans ▶ 2D elevations ▶ Basic 3D image ▶ A planning statement ▶ A revision (if required) ▶ Planning submission 	<p>The later stages involve the development of the detailed structural design of your project. The design detailed drawings and structural specifications will be sent to the local authority building control department (LABC) for approval. This also provides guidance and instructions for your builder.</p> <p>This will include written materials specifications, structural detailing and basic structural engineer's calculations.</p> <ul style="list-style-type: none"> ▶ Building control compliance ▶ 2D floor plans ▶ 2D elevations ▶ Sections & 3D image ▶ Technical details ▶ Structural specifications ▶ Structural engineer calc's ▶ Submission to LABC ▶ Revisions to LABC
SURVEY From £150	3D RENDERING From £250	STRUCTURAL ENGINEER
<p>Where there is no existing architectural drawings (plans), and the client does not feel confident in carrying out a measured survey of their own property, then a site survey can be arranged.</p> <p>This will entail a site visit and a thorough measured site survey and assessment of the existing building structure.</p> <ul style="list-style-type: none"> ▶ Professional consultation ▶ (face-to-face) ▶ Measured site survey ▶ Building assessment ▶ Photo's of site ▶ 2D floor plans ▶ 2D elevations 	<p>If the client should require more intensive representation of their project, then more realistic 3D visualisation can be created.</p> <p>This can be internal and external 3D rendered/'Photoshopped' images, or, a 3D walk-through video of the property.</p> <ul style="list-style-type: none"> ▶ 3D modelling ▶ Creation of 3D rendered images ▶ 3D walk-through images 	<p>If the project entails complex structural specifications, such as a multiple steel frame structure, then more involved structural engineer's calculations will be required.</p> <p>Applied Design use the services of a local small business structural engineer, thereby keeping the design costs low. Costs: P.O.A.</p> <p>Actual structural engineer's fee will depend upon the complexity of the project. Most small domestic extensions don't attract an additional fee.</p> <ul style="list-style-type: none"> ▶ Building control compliance ▶ 2D floor plans ▶ 2D elevations ▶ Sections & 3D image ▶ Technical details ▶ Written structural specifications ▶ Structural engineer calc's ▶ Submission to LABC

The above indicated fees are for typical residential projects where the client requires a straightforward extension to the rear/side of their dwelling. Some such residential projects can be carried out without Planning Permission using the residents 'Permitted Development Rights', **but**, note that you are still required to inform your local council **before** carrying out such a project. And, like Planning Permission, you will need to provide scaled drawings/dimensions/OS maps, etc. so as to inform the local council as to your intentions, and then you will be provided with a 'Lawful Development Certificate' (LDC).

The advantage of using 'Permitted Development Rights' is that the council's fee is cheaper than the Planning Permission fee, and it may take a little less time to process. You can read more about this subject here https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/3 on the Planning Portal. Applied Design can provide you with all the necessary drawings/plans/form filling services and negotiating the complexities of either the Planning Permission or LDC route.

If you require planning advice, then your first port of call should be your local councils planning department; for the Coventry area, here: <http://www.coventry.gov.uk/planning>
For Warwickshire, here: <https://www.warwickdc.gov.uk/info/20004/planning>
For North Warwickshire, here: <https://www.northwarks.gov.uk/info/20002/planning>

If your project happens to be a more complex or up-market residential project, a change-of-use project, or, if you have a commercial project, then please contact Applied Design with details of your project and we will provide you with a written estimate for the expected design costs. When sending an email, please include your name and site address details of the property where the project is to take place.