



Domestic Extensions

Thinking of extending or altering your existing property?
What can **Architect** Solutions offer as a professional service?

Basic Service – *the minimum required*

Stage 1 - Feasibility:

Architect Solutions would visit the property and walk through and discuss with you what you wish to do. Offering advice and suggestions as to whether your ideas are feasible or within your budget. Give advice on the various approvals and consents that may be required. We would also detail the services we could offer and our charges.

Architect Solutions offers the first hour free.

If you decide that **Architect** Solutions are the professional practice that you would like to appoint we will write to you to confirm the scope of works envisaged in the form of a letter of appointment.

Stage 2 - Outline Proposals:

Once our appointment has been confirmed **Architect** Solutions would visit the property and undertake a measured building survey so that a set of 'as existing' plans and elevations of the building and if appropriate the site can be produced.

Depending on the size of the property this will cost you between £200 - £400.

From this 'as existing' information **Architect** Solutions will then prepare a sketch design based on your given requirements and visit you to discuss our ideas.

Further sketch designs and discussions with you will continue until you are happy with the design proposals.

Depending on the size and type of work this will cost you between £300 - £600.

Stage 3 - Planning Permission Submission:

Once the sketch scheme has been agreed with you, detailed drawings would be prepared to enable a planning application to be submitted to the Local Authority if required.

Our cost for preparing these detailed drawings and the appropriate paperwork to submit to the Local Authority and dealing with them during the planning application timeframe will be between £300 - £600.

Local Authority:

Once the planning application is submitted we would normally anticipate the Local Authority to decide on the application within an 8-12 week period.

A fee is payable to the Local Authority which is dependant on the size and type of project but is likely to be between £150 - £335.

The granting of Planning Permission is not something that can be guaranteed.

Stage 4 - Building Regulation Submission:

The second approval required prior to actually starting your project on site is Building Regulation Approval. This is a set of more technical drawings which shows the Local Authority how the project is to be constructed and how the various technical rules and requirements are to be met.

Depending on the nature of the project this will cost you between £600 - £900.

Structural Engineer:

There may also be requirement to appoint and pay for the services of a Structural Engineer to provide necessary supporting calculations to the Local Authority.

Local Authority:

A fee is payable to the Local Authority upon submission and is dependant on the size and nature of the project but is likely to be between £130 - £250.

There is also a further fee payable to the Local Authority of between £200 - £500 which is due after the work has commenced on site.

In addition there will be expenses for things like printing costs and an OS Location Map which on a typical project would be in the order of £45 - £85

Additional Services – *if you want to*

Stage 5 - Schedule of Works / Specification:

In order to start work on site you will require a competent building company who will be contracted to complete the works for an agreed sum of money in an agreed period of time. For any building company to give a proper price for the building works they have to know exactly what they are required to do. **Architect** Solutions can provide the building companies with this information by preparing detailed design drawings and a written specification and schedule of works. The detailed design drawings show in greater detail the construction, materials and finishes required. The specification and schedule of works enhances the detailed drawings and acts as a reference to the quality of build required.

Depending on the size and complexity of the project this will cost you between £400 - £800

Stage 6 - Tender:

With regard to the appointment of a building contractor this would normally be done following several building companies tendering for the work using the detailed design drawings and the specification and schedule of works. Once the building companies' prices are received, all at the same time, a decision would be made as to which building contractor was going to be given the work. This could be on the basis of cost or anticipated length on building period or a combination of both price and anticipated time on site. The successful contractor would then be informed of his successful tender and paperwork would be issued to confirm his price, anticipated start and finishing date.

Our charges for obtaining between 3 and 6 tenders from suitable contractors would be £300.

Stage 7 - Operations on Site:

Once the building contractor starts on site **Architect** Solutions involvement changes to making sure that the builder has all the information he requires and making sure that the project is built using the correct materials in a workmanlike manner. This is usually done by visiting the site at irregular intervals and inspecting the work completed and answering any queries the builder may have. In addition we would also ensure that the stage payments to the builder are correct. At the end of the building process we would ensure that you were happy with the finished product and the builder was paid.

On site inspections and dealing with the contract administration would be charged at an estimated involvement of half a day per week and charged at between £50 - £100 per half day involvement.

The information and costs shown on this leaflet are indicative and will vary according to the nature of the project and its location. Exact costs associated with your particular project will be detailed to you in our letter of appointment.

There will be additional charges, for instance, if the project is in a conservation area or is a listed building.

Thank you for considering **Architect** Solutions.