

1 Planning and Design Service

What's Included?

Site Visit & Consultation

- Existing property to be surveyed to enable drawing of existing floor plans & elevations

Planning Application Drawings

- Existing – Site Plan, Floor Plans, Elevations
- Proposed – Location Plan, Site Plan, Floor Plans, Elevations
- Amendments – Three revisions are included in our packaged price (revisions include each request for an overall change of the scheme, which may include many minor amendments). Further amendments will be charged at an hourly design rate of £50 + VAT Per Hour
- Drawing review with an experienced head designer

Planning Application Submittal

- Submittal of plans and application form to the Local Authority (Please Note Local Authority application fees are not included)
- Liaising with the assigned planning officer
- Amendments during the planning application process, if required, to provide the best chance of a positive outcome
- External reports and appeals are not included within the price quoted.
- If your application is refused, we will amend the design and re submit to the LA free of charge.

What's next?

If you would like to proceed please complete the quote acceptance form following the link in the email sent. Please ensure that the information provided is in full as this will be used during your project and planning application. Once accepted, a member of the team will contact you to arrange a convenient time to complete survey and first draft plans will be released within two weeks of this date. Our designers will work with you to refine these plans and finalise prior to submittal.

When is payment due?

50% of the Planning Service fee is payable once the Survey has been completed, first draft plans will not be released until payment has been received.

The remaining balance plus Local Authority fee are payable once the final plans have been approved by the client. The planning application will be submitted to the Local Authority by our in house planning consultant upon receipt of the final payment.

Local Authority Planning Fees

Local Authority fees are payable in addition to the quote provided, the cost of which will be dependent on your final design and the type of application required. Your plans will be submitted under one of the following planning application types:

Permitted development - £103

Householder planning - £206

Full Planning - £462

Planning Portal Service Charge - £20

2

Building Regulations Plans

What are Building Regulation plans?

Building regulations plans are a set of standards for design and construction that apply to alterations of existing buildings and most new builds. The plans include consideration of materials and workmanship requirements, fire safety, sound insulation and energy conservation.

Although there is no obligation to proceed with this service we strongly recommended that building regulation plans are completed.

Why proceed with Building Regulation plans?

- Quick turnaround time, plans are completed within two weeks of instruction and there is no need to complete further surveyors of the property
- Enables your selected building companies to provide an accurate quote for your project, reducing the chance of unexpected expenses during construction
- Your selected builder will use the drawings as a guideline to undertake the proposed construction works.

At what stage do we proceed with building regulation plans?

We suggest completing this stage after your planning approval has been granted.

When is payment due?

The fee is payable upon instruction, first draft plans will not be released until payment has been received.

Building Control

The price quoted does not include Building Control Approval/Inspections

Prior to the scheduled start of work you will need to instruct a building control inspector who will complete scheduled visits throughout your build to ensure it meets with regulation.

You have three options:

- 1) Private Building Control company**, we can coordinate this on your behalf with our trusted building control company who will assess the plans and complete site inspections throughout the project, alternatively your selected builder may recommend their own private Building Control officer. Typically builds can then start 5 working days from instruction
- 2) Local Authorities Building control, Full Approval** - For an additional fee of £75 + VAT (not including LA fees) we will submit your plans to the Local Authorities Building Control team who will assess your plans and once approval has been granted your build can commence, inspections will then take place throughout the project to ensure it meets regulations. Please note this process can take 5 -8 weeks.
- 3) Local Authorities Building control, Building Notice.** A minimum of 48 hours prior to commencing building work you will need to serve a building notice to the local authority, a building inspector will make routine inspections throughout the build

3 Structural Calculations

The Structural calculations are completed by a trusted Structural engineer and not Fluent ADS.

The final cost must be agreed and made payable to the structural engineer directly. The price provide is indicative only.

The structural engineer's fees are based on the number of calculations (structural openings) required. Once the proposed plans have been agreed upon, the structural engineer will use these to provide a quote and concept layout.

To give you an idea of costs the fees are between £100 - £150 per calculation. As the engineers fees are based on a per calculation basis the final design is going to have an impact on the price paid.

4 Thames Water Build Over (close to) Agreement

If you are planning to build over or within 3m of a sewer you will need to obtain a Thames Water Agreement. We will happily manage this process on your behalf, the cost of which is detailed below:

Produce plans and submit application - £125 + VAT

Thames Water application fee - £299

Why proceed with 3D Plans?

- It is sometimes difficult to imagine the end design and how a space will look and feel, 3D plans are a great way to help visualize the completed project and will allow you to make an informed decision on your final layout.
- It is less likely that you will require changes to the design throughout the build avoiding an additional expense.
- Neighbors and planners generally respond positively to 3D plans as this allows them to also visualize your scheme.

We are happy to complete this for you for fee of:

External views (2 x 3D visualizations) - £POA + VAT

Internal views (multiple visualizations) - £POA + VAT per room

Party Wall Agreement

A party wall is the structure that you and your neighbour share, if there is a possibility that this will be effected by your proposed work you are legally required to enter into a Party Wall Agreement. It is therefore possible that a party wall surveyor fee may need to be factored into your project budget.