

Contour Architecture Ltd

89 High Street, Berkhamsted, HP4 2DF

Tel: 01442 910630. www.contour-architecture.com

House Extensions

Do you need more space for your growing family? We can help. It could be more cost effective than moving house to extend, or convert part of your home such as your loft space.

Contour Architecture has successfully delivered numerous house extensions and can advise you how best to achieve your ambitions.

Depending on what you ask us to do, the RIBA suggests that an average fee for this type of project would be between 9-12% of the overall construction cost.

However, we think that it is in our clients' interests to know in advance how much the professional fees will cost. Therefore, rather than base our fees on a percentage of construction cost, we work to a fixed (lump sum) fee. In that way our fee is totally independent of how expensive the construction cost is.

If you invite us to submit a Fee Proposal for a house extension, we will split the required services up into logical stages. These have a fixed cost and we will indicate the likely timescale for each stage.

Our Service –

Stage 1 – Survey & Existing Drawings

- We will complete a measured survey of your existing home
- We will prepare drawings of your existing home in plan, section and elevation.

Indicative time – 1-2 weeks to complete drawings from date of survey

Stage 2 – Initial Designs

- We will meet with you to prepare a Project Brief (this will be part of our first meeting with you)
- We will set out a rough timeline for the different stages of our work
- We will prepare up to 2 or 3 design options for your consideration
- We will complete a final option for your approval

Indicative time – 3-4 weeks to complete this stage

Stage 3 – Planning Application or Certificate Of Lawful Development Application (Permitted Development)

- If appropriate, we will prepare a pre application consultation submission to seek Planners' informal views about the proposals

- We will add relevant Planning information to the drawings
- We will complete the online planning application submission
- We will deal with any planning queries during the process

Indicative time – 2-3 weeks to complete drawings

A Pre Application Consultation will normally take about 4 weeks from date of submission. A planning decision will normally take a minimum of 8 weeks from date of submission; a Certificate of Lawful Development application (under permitted development) will take a minimum of 4 weeks.

Stage 4 – Building Regulations Application

- We will obtain Structural Engineer fee proposals for the design service (we can deliver this for you as an additional service)
- We will develop the Planning drawings and add required technical information
- We will prepare basic construction details
- We will prepare a building specification
- We will liaise with the Structural Engineer and add their design information onto the architectural drawings
- We will submit the Building Regulations application (4-6 week review period)
- We will deal with any Building Control queries

Indicative time – 3/4 weeks to complete drawings

Stage 5 – On Site Duties

If required we can also assist with on-site works. We will monitor progress and check compliance of the local contractor's work with the drawings and specification. We will also advise you on payments due to the contractor.

- Regular (weekly or fortnightly) site visits to monitor progress of work and provide any assistance to the contractor
- Provide advice for payments to the contractor
- Assist with completion of the work by confirming when the contractor has finished his work

Indicative time – 1 visit weekly or fortnightly (dependant on requirements).

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January 2018