



hā habitat architecture

Post-Planning Technical Design Packages
Definitions, Deliverables & Exclusions

Table of Contents

.....	1
1. Status of this Document	3
2. General Scope & Liability Principles (Applies to All Packages).....	3
3. Package Definitions	4
Option A.....	4
Building regulations Pack (Compliance-Only Information)	4
Option B.....	6
Building Regulations + Construction Pack (Build-Ready Drawings)	6
Option C.....	7
Building Regulations + Construction Document Set (Enhanced Coordination & Detail)	7
Option D.....	8
Building Regulations + Tender Pack (Pricing & Contractor Comparison)	8
4. Clarification on Changes & Revisions.....	9
5. Governing Use.....	9
Appendix A – Example Fee Comparison Table (Indicative Only)	10

1. Status of this Document

This document forms part of Habitat Architecture Ltd's standard terms of appointment and defines the scope, limitations, and deliverables of post-planning technical design services.

No services shall be deemed included unless expressly stated within the agreed fee proposal **and** referenced package below.

This document is intended to remove ambiguity, manage risk, and clearly allocate responsibility between Client, Consultant, and Contractor.

2. General Scope & Liability Principles (Applies to All Packages)

Unless expressly agreed otherwise in writing:

- Habitat Architecture Ltd is **not responsible** for construction means, methods, sequencing, workmanship, or site safety.
- The Contractor retains full responsibility for buildability, temporary works, setting-out, and compliance with statutory obligations during construction.
- Drawings are produced using reasonable skill and care for the stated purpose of the selected package only.
- Any deviation from the issued drawings or specifications without written approval transfers responsibility to the party implementing the change.
- No site inspection, clerk of works, or contract administration role is included unless separately appointed.

3. Package Definitions

Option A

Building regulations Pack (Compliance-Only Information)

Purpose

To demonstrate compliance with applicable UK Building Regulations for approval by a Building Control Body.

This package is **not suitable for tendering, pricing, or direct construction.**

Included Deliverables

- General Arrangement drawings (plans, sections, elevations)
- Diagrammatic construction information sufficient to demonstrate regulatory compliance
- Typical wall, floor, and roof build-ups
- Regulatory notes and annotations
- Coordination information required for Building Control approval
- Third-party consultant outputs where specifically agreed (e.g. SAP, U-values)

Exclusions

- Construction-level detailing
- Setting-out information
- Schedules (windows, doors, finishes, fittings)
- Specification documents (including NBS or equivalent)
- Pricing or tender suitability
- Construction coordination

Liability Limitation

The Contractor is expected to develop all construction details and methodologies. Habitat Architecture Ltd accepts no responsibility for construction outcomes where this pack is used for purposes beyond regulatory approval.

Option B

Building Regulations + Construction Pack (Build-Ready Drawings)

Purpose

To provide drawings suitable for construction by a competent and experienced contractor, without formal tender documentation.

Included Deliverables

- All items included within the Building Regulations Pack
- Fully dimensioned General Arrangement drawings
- Construction details at key junctions
- Typical window and door details
- Drainage layouts (diagrammatic)
- Structural information shown for coordination purposes only

Exclusions

- Written specification or bill of quantities
- Contractor pricing documentation
- Tender administration or evaluation
- Full design responsibility for specialist elements

Liability Limitation

The Contractor retains responsibility for verifying dimensions, tolerances, buildability, and sequencing. Proposed substitutions or construction changes are the Contractor's responsibility unless formally reviewed and approved.

Option C

Building Regulations + Construction Document Set (Enhanced Coordination & Detail)

Purpose

To provide a higher level of construction clarity and coordination, reducing on-site ambiguity and risk.

Included Deliverables

- All items included within the Construction Pack
- Expanded construction detail set
- Coordinated schedules including:
 - Windows and doors
 - Key internal and external finishes
 - Selected fixtures and fittings
- Clear interface responsibility notes

Exclusions

- Competitive tender process
- Measured bills of quantities
- Cost control during construction
- Contract administration or site supervision

Liability Limitation

This package improves construction clarity but does not remove the Contractor's responsibility for workmanship, sequencing, or compliance with statutory obligations.

Option D

Building Regulations + Tender Pack (Pricing & Contractor Comparison)

Purpose

To enable multiple contractors to price the works on a consistent and comparable basis.

Included Deliverables

- All items included within the Construction Document Set
- Tender-ready drawing issue
- Written specification (extent defined at appointment)
- Tender scope clarification notes
- Tender return requirements

Exclusions

- Contractor appointment
- Contract administration
- Site inspections or quality control
- Post-tender construction coordination unless separately appointed

Liability Limitation

Tender documentation is prepared for pricing purposes only. Final construction responsibility remains with the appointed Contractor.

4. Clarification on Changes & Revisions

- Revisions requested by the Client or Contractor beyond the agreed package scope constitute a variation.
- Additional detailing required due to contractor preference, build method, or commercial convenience is not included unless agreed in writing.
- Habitat Architecture Ltd shall not be obliged to continually redraw information to suit contractor preferences.

5. Governing Use

This framework shall apply to all Habitat Architecture Ltd projects from **1 January 2026** unless superseded by a project-specific written agreement.

Habitat Architecture Ltd Chartered Architectural Technologists



Appendix

Appendix A – Example Fee Comparison Table (Indicative Only)

Purpose of this Appendix

This table is provided for **illustrative guidance only** to demonstrate the relative scope and cost difference between post-planning technical design packages.

Actual fees will vary depending on site constraints, planning conditions, complexity, procurement route, and programme.

Example Project Assumptions

- A standard form/shape two-storey detached dwelling
- Approx. 4-bedroom family house
- Timber frame construction
- Natural stone external finish
- Natural slate pitched roof
- Conventional foundations
- Standard domestic servicing strategy
- No basement or abnormal ground conditions

Indicative Fee Comparison (Excluding VAT)

Package	Description	Typical Fee Range	What the Client Is Paying For
Option A	Building Regulations Pack	£3,000 – £4,000	Regulatory compliance only. Drawings sufficient for Building Control approval, not construction.
Option B	Building Regulations + Construction Pack	£5,000 – £7,500	Build-ready drawings suitable for an experienced contractor. Limited schedules, no formal specification.
Option C	Building Regulations + Construction Document Set	£8,000 – £10,000	Enhanced construction detail, coordination, and clarity to reduce site risk and variations.
Option D	Building Regulations + Tender Pack	£9,000 – £12,500	Tender-ready information enabling accurate contractor pricing and comparison.

Important Notes

- Fees are indicative and based on Habitat Architecture Ltd's 2026 operating model.
- Timber frame engineering, structural calculations, SAP, drainage design, and other specialist inputs are typically **additional consultant fees** unless expressly included.
- Tender packs are not automatically construction packs unless stated in the appointment.
- Construction-stage services, inspections, and contract administration are excluded unless separately agreed.

Client Decision Guidance

- **Lowest fee** = highest contractor interpretation and risk
- **Highest fee** = reduced uncertainty, improved pricing accuracy, and smoother delivery

Selecting the appropriate package is a balance between upfront professional fees and downstream construction risk.

Appendix B – Client-Facing Summary (Plain-English)

Choosing the Right Technical Design Package

If you want...	You should choose...
Building Control approval only	Option A – Building Regulations Pack
To build with a trusted, experienced builder	Option B – Construction Pack
Fewer site queries and clearer pricing	Option C – Construction Document Set
To compare builders accurately before appointing	Option D – Tender Pack

Key message: Paying more upfront for technical detail typically reduces build risk, variations, and delays on site.

Appendix C – Builder-Facing Disclaimer (Issued with Construction Drawings)

Important Information for Contractors

- Drawings are issued for the specific purpose defined in the Client's appointment.
- Habitat Architecture Ltd does **not** design or control construction means, methods, sequencing, or temporary works.
- All dimensions must be checked on site prior to construction.
- Any proposed substitutions, material changes, or construction methodology changes are the responsibility of the Contractor unless reviewed and approved in writing.
- Requests for redraws or additional detail to suit contractor preference may constitute a variation.

Use of the drawings constitutes acceptance of these terms.

Appendix D – Variations & Additional Services

Standard Variation Triggers

Additional fees may apply where:

- Additional detailing is requested beyond the agreed package
- Drawings are amended to suit contractor convenience or preferred build methods
- Information is reworked following contractor appointment
- Design changes are instructed after issue
- Additional coordination is required due to late consultant input

Charging Basis (Indicative)

Service Type	Fee Basis
Minor amendments	Fixed fee (agreed in advance)
Redesign / re-coordination	Hourly rate
Additional detailing packages	Quoted separately

2026 Hourly Rate

Unless otherwise agreed, additional services will be charged at:

£100 per hour (excluding VAT)

Appendix E – Governing Use & Issue Status

- This document shall be read in conjunction with Habitat Architecture Ltd's appointment terms.
- Where conflict arises, the signed appointment agreement shall take precedence.
- This framework applies to all projects commenced or continued from **1 January 2026**.