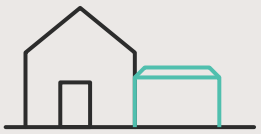
habitat architecture

DESIGN AND PLANNING PATHWAY

Essentials

For extensions and alterations

A clear, efficient route to planning permission for an extension or a rework of your home. One well-considered design, developed with you and taken through to a planning decision.



FIXED FEE FROM

£4,500 + VAT

Confirmed in writing after a first conversation

IS IT RIGHT FOR YOU?

- You're extending or reworking an existing home
- You have a clear idea of what you need
- You want a straightforward route to planning

HOW IT WORKS

1. **Design meeting**
   Two hours at your home: what you need, your budget and what's possible.
2. **Survey**
   The existing house measured and drawn accurately.
3. **Design**
   One layout, developed with you. Drive and parking included where needed.
4. **One round of changes**
   Your feedback built into the final design.
5. **Planning**
   Drawings and application prepared, submitted and managed through to the decision.

Typical timeline. Design typically 6–10 weeks, then around 8 weeks for the council's decision.

WHAT YOU'LL HAVE

- Existing and proposed plans and elevations
- Site and location plans
- Planning application, managed for you

NOT INCLUDED

- The council's planning application fee
- Specialist reports the council asks for, such as ecology, trees, heritage or highways
- Structural engineer and other consultants, appointed by you
- The construction pack and site visits, which come next if you want them

WHERE IT LEADS

STAGE 1
Design and planning
Your Essentials pathway, through to the planning decision.
From £4,500 + VAT

→

STAGE 2
Construction pack
Technical drawings, specification and Building Regulations approval, ready for builders to price.
Fixed fee, quoted per project

→

STAGE 3
On site
Visits at key stages, a written report after each, answers for your builder.
£450 + VAT per visit

You can stop after any stage. Most clients take at least the first two.

BOOK A FIRST CONVERSATION

07950 754 564 · habitat-architecture.co.uk

All fees plus VAT. Timelines are typical, not a promise.
Fees as of October 2026.