habitat architecture

DESIGN AND PLANNING PATHWAY

Signature

For countryside homes and larger projects

For homes where the setting matters as much as the rooms. We spend a full day understanding you and the site, explore options for the house, garage and garden, and show you how it will look before it goes to planning.



FIXED FEE FROM

£12,500 + VAT

Confirmed in writing after a first conversation

IS IT RIGHT FOR YOU?

- A countryside home, barn or larger project
- The garden, views and approach matter to you
- You'd like to compare options before deciding

HOW IT WORKS

1. **Discovery Day**
   A full day with you and the site: how you live, what you love, what the land offers.
2. **Survey**
   The site and any existing buildings measured and drawn.
3. **Design options**
   Options for the house, garage and garden, side by side.
4. **Landscape and 3D**
   A landscape concept designed with the house, and a 3D visual.
5. **Two rounds of refinement**
   The chosen option refined with you, twice.
6. **Planning**
   Drawings, design statement and application, managed through to the decision.

Typical timeline. Design typically 10–14 weeks, then around 8 weeks for the council's decision.

WHAT YOU'LL HAVE

- Plans, elevations and site plans
- Landscape concept plan
- 3D visual of the design
- 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 Signature pathway, through to the planning decision.
From £12,500 + 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.