habitat architecture

DESIGN AND PLANNING PATHWAY

Bespoke

For exceptional and complex homes

For one-off homes, difficult sites, listed buildings and big ambitions. A longer discovery, extensive exploration, a full landscape design and advanced visuals, with the process shaped around you.



FIXED FEE FROM

£18,500 + VAT

Confirmed in writing after a first conversation

IS IT RIGHT FOR YOU?

- A new one-off home or major transformation
- A sensitive site, listed building or conservation area
- You want time to explore before deciding

HOW IT WORKS

1. **Extended Discovery Day**
   Time with you and the site: views, sun, access, history and character.
2. **Survey and specialists**
   Surveys arranged and specialist input coordinated early.
3. **Extensive exploration**
   Concepts tested and compared until the right idea emerges.
4. **Full landscape design**
   House and land designed as one.
5. **Advanced 3D visuals**
   See the design in its setting before anything is fixed.
6. **Refinement, shaped around you**
   As many conversations as the design needs.
7. **Planning**
   Drawings, statements and applications managed through to the decision.

Typical timeline. Shaped around the project. We'll set out a programme after the first conversation.

WHAT YOU'LL HAVE

- Full plans, elevations and site plans
- Full landscape design
- Advanced 3D visuals
- Planning and any listed building applications, 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 Bespoke pathway, through to the planning decision.
From £18,500 + VAT

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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.