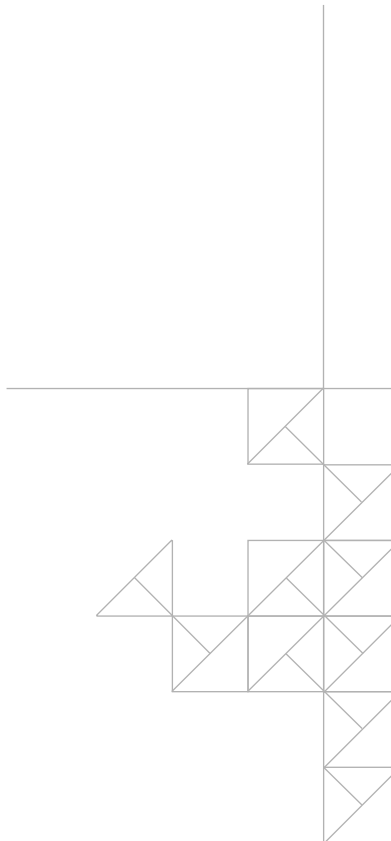


SERVICE OPTION 1

The essentials required for statutory consents. A no frills service which provides you with just what you need to get the job done. Ideal for basic projects and those on a tight budget.

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FEASIBILITY STAGE

Site visit and design meeting with clients to discuss requirements, design styles, statutory consents, budgets and finding a builder. Explain design options with hand drawn sketches

SURVEY STAGE

Measured Site Survey
Existing Plan Drawings
Existing Elevations Drawings

DESIGN STAGE

Proposed Plan Drawings
Proposed Elevation Drawings

PLANNING STAGE

Planning drawing package required for householder application which usually include:
Existing and proposed plans and elevations
Site Layout Plan 1:1250
Block Plan 1:500
Submission of planning / lawful development certificate application

TECHNICAL STAGE

Proposed general arrangement plans 1:100
Detailed setting out plans 1:50
Technical typical section through new building 1:50
Detailed Elevations 1:100
Performance specification
Submit building control application, fill in forms, discuss application with officer and make alterations as required.

All drawings provided in PDF format via email

Bastion

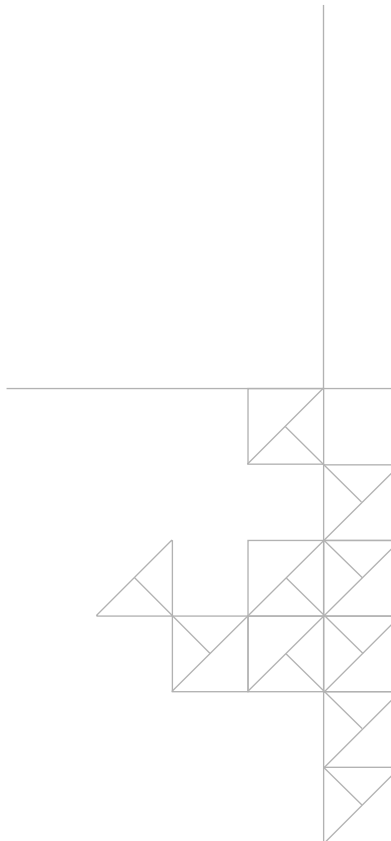
TYPICAL FEE 1-3% OF BUILD COST

Services can be added or removed from each option as desired.
Please contact us for a tailored quote.
All prices shown are exclusive of VAT,
application fees and third-party consultant fees.

SERVICE OPTION 2

Everything you need and more, without breaking the bank. A well-rounded package which aims to provide a high quality service at a competitive price.

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FEASIBILITY STAGE

Site visit and design meeting with clients to discuss requirements, design styles, statutory consents, budgets and finding a builder.
Explain design options with hand drawn sketches
Mood board
Produce concept sketches for comment
Produce document suitable for pre-app advice where required.

SURVEY STAGE

Measured Site Survey
Existing Plan Drawings
Existing Elevations Drawings

DESIGN STAGE

Client phone call/ meeting to discuss the design
Design development
Proposed Plan Drawings
Proposed Elevation Drawings
Proposed Section Drawing
Minor design amendments
1no. 3D visualisation (internal or external)

PLANNING STAGE

Planning drawing package required for householder application which usually include:
Existing and proposed plans and elevations
Site Layout Plan 1:1250
Block Plan 1:500
Submission of planning / lawful development certificate application
Completion of all necessary documentation to support application
Liaison with case officer as appropriate (max 2 hours)

TECHNICAL STAGE

Demolition Plan 1:100
Proposed general arrangement plans 1:100
Detailed setting out plans 1:50
Technical sections through new building at key positions 1:50
Detailed Elevations 1:100
Technical details at key junctions 1:10
Performance specification
Liaison with specialist consultants and structural engineer.
Assistance with the selection and appointment of engineer and other consultants' coordination of their design with ours.
Submit building control application, fill in forms, discuss application with officer and make alterations as required.
Submit build-over application with water authority, if required

CONSTRUCTION STAGE

We're on the end of the phone to answer any general queries you or your builder may have, and to assist with problem solving for issues that may arise during the construction phase.

All drawings provided in PDF format via email.
Final planning and technical drawings as hard copy.

Bastion

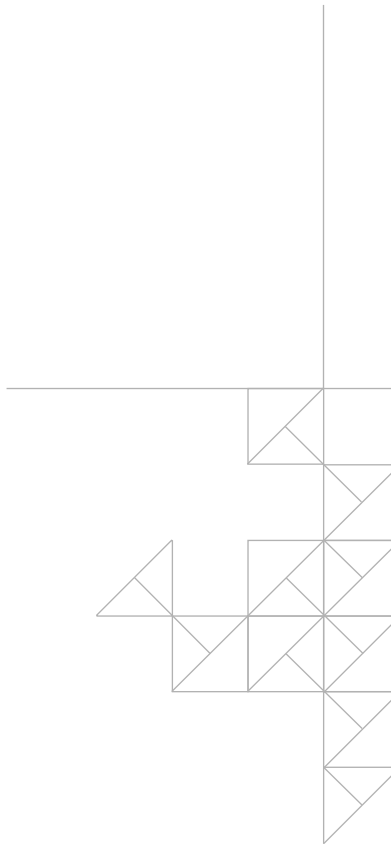
TYPICAL FEE 2-4% OF BUILD COST

Services can be added or removed from each option as desired.
Please contact us for a tailored quote.
All prices shown are exclusive of VAT, application fees and third-party consultant fees.

SERVICE OPTION 3

All the bells and whistles.
A package which covers all aspects. Ideal for complex projects and those who wish for a comprehensive service and an exceptional finished article.

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Bastion

FEASIBILITY STAGE

Site visit and design meeting with clients to discuss requirements, design styles, statutory consents, budgets and finding a builder.
Explain design options with hand drawn sketches
Mood board
Produce concept sketches for comment
Produce document suitable for pre-app advice where required.

SURVEY STAGE

Measured Site Survey
Existing Plan Drawings
Existing Elevations Drawings
Existing Section Drawing

DESIGN STAGE

Client phone call/ meeting to discuss the design
Extensive design research and development
Proposed Plan Drawings
Proposed Elevation Drawings
Proposed Section Drawing
2no. 3D Visualisations (internal or external)
Client presentation of initial design options
Design options as necessary
Design amendments
Meeting with Interior designer and production of sketch designs, incorporated into the 3D interior visuals

PLANNING STAGE

Planning drawing package required for householder application which usually include:
Existing and proposed plans and elevations
Site Layout Plan 1:1250
Block Plan 1:500
Submission of planning / lawful development certificate application
Liaison with case officer as appropriate
Design and access statement to support application
Assistance with discharge of architectural planning conditions as appropriate.

TECHNICAL STAGE

Demolition Plan 1:100
Proposed general arrangement plans 1:100
Detailed setting out plans 1:50
Technical sections through new building at all variable positions 1:50
Detailed Elevations 1:100
Technical Details at key junctions and features 1:10
Performance/ prescriptive specification as required
Window and Door schedules
Services layouts
Liaison with specialist consultants and structural engineer.
Assistance with the selection and appointment of engineer and other consultants' coordination of their design with ours.
Submit building control application, fill in forms, discuss application with officer and make alterations as required.
Submit build-over application with water authority, if required

CONSTRUCTION STAGE

Site meeting with chosen Builder prior to commencement.
Site visit at crucial stages to verify construction against design proposals
Liaison with builder during the construction phase.
Review and coordination of specialist subcontractor/ supplier design elements.

All drawings provided in PDF format via email.
Final planning and technical drawings as hard copy.

TYPICAL FEE 4-7% OF BUILD COST

Services can be added or removed from each option as desired.
Please contact us for a tailored quote.
All prices shown are exclusive of VAT, application fees and third-party consultant fees.