



PROJECT PLANNING GUIDE 2025



*Hi, I'm Jonathan, Architect and Director of Turner Wall Architects. I've put this guide together to help answer some of the questions you might have about embarking on a residential design project. If you have any further questions or would like to discuss your project please don't hesitate to get in touch*

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We know finding **the right architect** is a big deal. A lot of it's about instinct. But for the stuff that's not, these helpful answers are a good place to start.

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Is the chemistry right?

We know, this sounds a little full-on! But great design can only be achieved if we're able to be open and honest about our ideas and ambitions. We don't like to enter into projects lightly because it's a relationship that, we hope, will last for years.

This is why we start with a meeting to prepare the design brief and fee proposal.

Why do we focus on residential design?

Because we believe passionately that everyone deserves to enjoy, live and grow in a high quality home. They're places where we feel we can be ourselves as well as imagine who we might want to be. The diversity of design challenges this presents us as your architects is constantly exciting and rewarding.

What kind of client do we work with?

We tend to work with couples and families looking to personalise and grow into their homes. We also partner with developers that are like-minded in their pursuit of high-quality, thoughtful design.

Is there a minimum construction budget?

Great architecture comes in all shapes and sizes, but generally our clients have a minimum budget of £120,000. However, we also know that a lot of our clients don't know what their budget is or how to define it. That's why the initial meeting and agreeing on the design brief is so important. We ask the right questions from the start to plan the journey and make it all as transparent as possible.

How do we charge for work?

We offer a combined hourly rate and fixed fee approach. An example fee guide for home extensions is provided on page 8. However, each fee structure is different for every project and tailored to your needs. Our fee structure is based upon the construction budget and benchmarked against the RIBA fee scales.

Where do we start?

Give us a call to book in a meeting. From there we will start to define the design brief and timeframe for realising your new home.





The Cedars, Nottinghamshire

A new family home and outbuildings set in  
the Nottinghamshire Green Belt.



We tailor **our process** to each of our client's requirements and the location. We can also draw upon a wealth of local expertise to deliver your project.

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### Our Fees

Fees depend on how many of the following stages our clients need us for and the range of skills required within each Stage. We are happy to provide a fixed fee quote for every project following an initial consultation. A fee guide example for home extensions is provided on page 8.

### Initial Consultation

It all starts with an initial discussion. We visit the site with the clients to get an initial impression. We will provide advice on the potential routes to achieve the best outcome and begin to prepare the design brief.

### Measured Survey

One of the first steps is to take measurements of the building, site boundaries and immediate context. This will enable us to draw up a set of scaled drawings to work from.

### Feasibility & Design Development

This is where the designs start to be committed to paper. We will meet up with you to help you to refine the brief into a set of bespoke design options that are tailored to you and your site. We also obtain cost estimates to help maintain the budget from the start. Once you're 100% happy with the design we move onto the planning stage.

### Planning Application Management

We have extensive planning experience working with Planning Authorities throughout the East Midlands. We prepare and submit all of the drawings, documents and forms to register the application. From there we will manage it through to conclusion, negotiating with the numerous parties involved in the process.

### Technical Specification (Building Regulations)

Once the planning approvals are in place we engage with our team of expert consultants to inform the technical design. This technical information forms the submission to satisfy Planning Conditions, Building Control approval and tendering.

### Tendering & Construction Contract

Over the years we have gathered together a group of like minded consultants and contractors to deliver projects on time and on budget. We handle the tendering process and guide clients through the pre-contract discussions.

We want to ensure the project is delivered to our specification, that's why we offer on-site services during construction, snagging and gather feedback post-construction completion.





The Hall Stables, Nottinghamshire

Distinctive contemporary extensions and renovation to a Grade II listed building.



# Understanding the **project costs** is an essential part of developing a design brief together. Here is a quick guide of New Home and Renovation costs per m2.

The following provides a simple cost range for various project types. These are only intended to be used at the start of a project before the design is developed and contractors are involved in accurate price calculation.

Construction Cost of New Build Estimates (VAT exempt)

Cost range (£) per m2 = 1750 - 2800

Cost for each additional floor

Cost range (£) per m2 = 1500 - 2200

Construction Cost of New Extension Estimates (VAT added at 20%)

Cost range (£) per m2 = 2000 - 3000 (VAT added at 20%)

Cost for each additional floor

Cost range (£) per m2 = 1500 - 2300 (VAT added at 20%)

Construction Cost of Renovation Estimates (VAT added at 20%)

Cost range (£) per m2 = 500 - 1500 (VAT added at 20%)

Supply & Fitting of Finishes estimates (ie. decoration, fitted furnishings, etc)

Cost range (£) per m2 = 500 - 1500 (VAT added at 20%)

Landscaping Cost

Cost range (£) per m2 = 500 - 1600 (VAT added at 20%)

See where you might be within the cost ranges above. They will be specific to the project and your needs, but also the intended space. For example a kitchen cost per m2 will be higher than a simple garden room because it will likely involve more internal details and fittings.

Remember, every project is different and unique to the client and site so it's best to just use these as initial rough guide then talk to us about how we can refine the budget as we move forward.



Our fees are specifically calculated to the project and your requirements. However, here is a **full service fee scale** for home extensions to give you an idea.

The fees are based on a % of the construction budget and benchmarked against the RIBA fee guidance. This is for home extensions, which incorporate elements of new extension building and renovation of the existing house.

Construction Budget	Design Stages					Construction Stages	
	Measured Survey	Feasibility Study	Planning Application Management	Building Regulations	Tendering	Construction Contract	Post-Construction (Snagging)
£120,000 - £200,000	£450	18 - 24 hours @ £100 per hour	£2,500	£4,000	£1,850	16-18 weeks @ £250 per week	£950
£200,000 - £300,000	£550	20 - 35 hours @ £100 per hour	£2,800	£4,900	£2,300	18-24 weeks @ £250 per week	£1,100
£300,000 - £400,000	£650	25 - 40 hours @ £100 per hour	£3,000	£5,300	£2,700	24-32 weeks @ £250 per week	£1,250



The Elms, Leicestershire

Sensitive extension and renovation of a  
characterful 1920s family home



# Need help with **your design brief?** Well, here are a few questions that will get the ball rolling.

What initially pushed you to start the project?

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Have you ever appointed an architect to work with you before?

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What is the most important thing for you to ensure a successful project?

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Who are the main users the project will be designed for?

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What is your budget for the project?

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What sustainable systems, if any, would you like to incorporate?

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Who are the main users the project will be designed for?

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Are there any particular architectural styles that you prefer?

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How do you want the new space(s) to feel?

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## Are you ready to get started?



Scan QR for Our Services

Please get in touch to discuss your project and book in a meeting. We'd love to hear how we can help with the design of your new home

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## GET IN TOUCH

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