TURNER
WALL
ARCHITECTS

Project Guide 2026

Navigating your project with Turner Wall Architects

Designing and building a new home, extending or renovating is a major commitment — not just financially, but emotionally too.

Like any great partnership, re-imagining a home takes time, trust and clear communication.

This guide is your introduction to how we work, what drives our approach, and what makes us different from other architectural practices.

If anything isn't covered or you'd like to know more, please do get in touch — we're always happy to chat.

I look forward to hearing from you shortly.

Jonathan Wall

Architect and Director
Turner Wall Architects Ltd

Hello...

We specialise in one-of-a-kind residential architecture — designed around you and your site.

From feasibility through to final handover, we handle every detail to ensure your home is delivered to the highest standard — on time and on budget.

Like you, we see beauty in the unconventional. Our aim is always to create homes with character, rooted in place and full of personality.

Why us?

Where we believe we differ from other architects is in three key areas: - **collaboration, investment** and **assembly.**

Collaboration: We believe that design should be a collaborative process, working closely with our clients at every step. We listen carefully to your needs and bring fresh ideas you might not have considered.

Your Investment: for many clients, this is a once-in-a-lifetime project. We take the stress out of it so you can enjoy seeing your new home come to life.

Assembly: We have fostered a tight network of trusted local project managers, contractors and consultants, which help to turn the vision into a finished home.

Jonathan Wall

Architect : Director

Jonathan founded Turner Wall Architects in 2018 to realise a lifelong ambition: to create a studio dedicated to thoughtful, bespoke residential architecture. His goal now is to grow the practice into a multi-disciplinary team delivering exceptional homes and a truly personal service.

Design, Planning & Build

The scope of each stage is dependent on your specific requirements and we'd tailor a fixed fee quote for you. When you appoint us, you're investing in a proven process — one that ensures clarity, creativity and confidence from start to finish.

01 Feasibility

Design Brief
Budget Review
Procurement Review

02 Survey & Pre-Design

Design Brief Refinement
Measured Survey
Site Analysis
Planning Review

03 Concepts & Design Development

Concepts & Sketches
Refining Designs
Interior Design
Landscaping Layouts
CGI Key Spaces & Walkthrough
Material Options
Build Cost Estimation

04 Planning Application

Planning Statements
Planning Drawings
Submission & Management
Planning Negotiation
Planning Condition Discharge

05 Detailed Technical Design

Detailed Design Drawings
Full Technical Specification
Building Control Submission & Compliance
Confirm Final Contract Sum
Finalise Building Contract

06 Construction

Pre-Contract Meeting
Contract Administration
On-Site Surveys
Snagging
Handover

Our Fees & Process

On the following pages we have set out our process from start to finish alongside an indication of our fees for small, medium and large size projects.

The best results are achieved as a result of undertaking each stage until completion. In our experience, skipping any of these steps adds cost and delay.

The fee quotes are tailored to your project and fixed from the outset, so you can explore design options with confidence — without worrying about unexpected extras.

We base our quotes on RIBA benchmarks and our own experience delivering projects across the East Midlands. For a full turn-key service, fees typically sit between 6-10% of the total construction cost.

01 Feasibility

Client Requirements

Design Brief
Budget Review
Procurement Review

Indicative Stage 01 Fees:
Small Project - 550
Medium Project - 650
Large Project - 750

During this initial stage we gather crucial information from you and the site to begin to inform the designs.

In essence, the **design brief** is a list of requirements, must-haves and nice-to-haves for the design. We also look at the **budget** and whether it is realistic to achieve your desired outcome.

At the first meeting we will also consider what other experts are likely to be required to deliver the project, for example, the structural engineer, ecologists and project managers.

02 Survey & Pre-Design

Client Requirements

Design Brief Refinement
Measured Survey
Site Analysis
Planning Review

Indicative Stage 02 Fees:
Small Project - 800
Medium Project - 1300
Large Project - 1600

We undertake a **measured survey** of the house and grounds to prepare scaled drawings to work from. This is also a good time to have a more detailed look at the design brief and refine it with you.

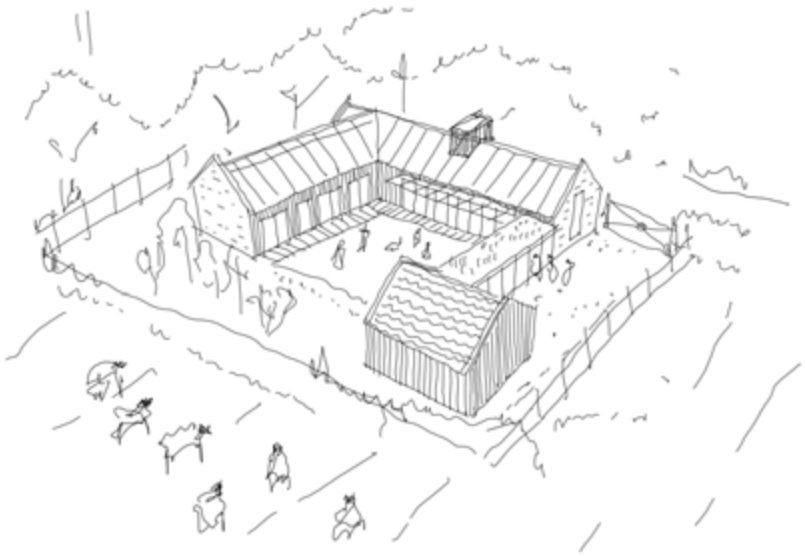
We analyse the site - environmental characteristics, views, built context - and conduct a review of the planning policies that are likely to apply to the project.

03 Concepts & Design Development

Client Requirements

Concepts & Sketches
Refining Designs
Interior Design
Landscaping Layouts
CGI Key Spaces & Walkthrough
Material Options
Build Cost Estimation

Indicative Stage 03 Fees:
Small Project - 4500
Medium Project - 6500
Large Project - 8500



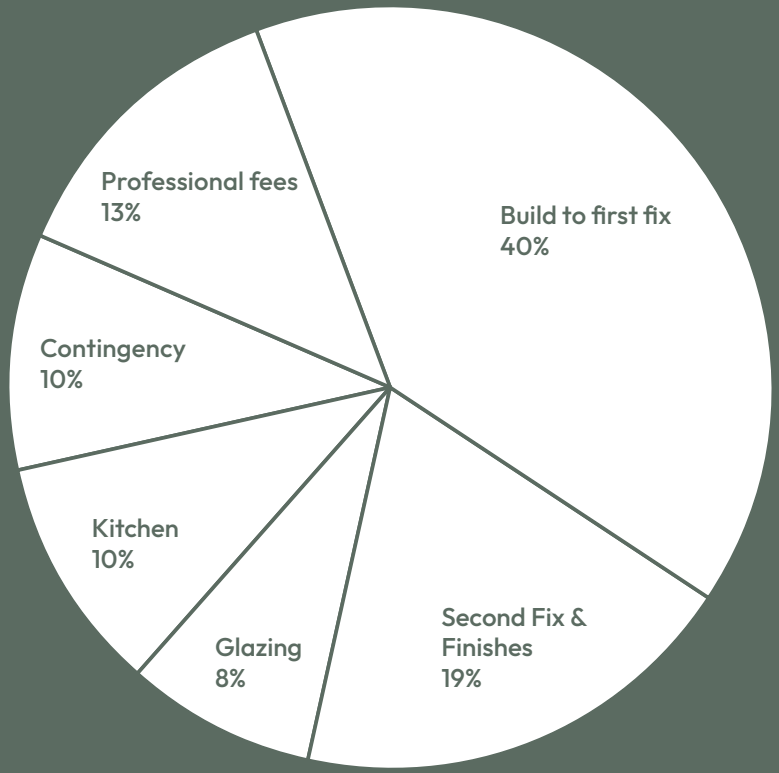
We develop the **concepts** and initial **sketch designs** that respond to your needs and the conditions of the site. We also collate some early **build cost estimates.**

We layout the **interior** with you and plan its integration with the **landscape**. You can expect to be presented with **CGI** images and virtual walkthroughs. Allied to this will be **material** selection considering both internal and external finishes.

Depending on the site and proposed works, we might also need to involve other **consultants** at this stage. For example an ecologist may be required to assess the site and buildings for the presence of protected species. It may also be wise to have the structural engineer check our assumptions regarding the design.

Only when you are 100% happy with the proposals will we move onto the next stage; **the planning application**.

Build Budget



Refining the construction budget is a constant process that goes hand in hand with the evolution of the design. Here we've presented the percentage costs for a typical residential project.

Ideally we like to get the contingency down to nearer 5% through the detailed technical design and investigation pre-construction, thereby minimising surprises.

Of course, these are only guide figures and we would work closely with you to tailor your design to the budget. For instance, there may be the need for ecological or archaeological assessments, thereby pushing up the cost for professional fees. Kitchens can cost anywhere from £10,000 up to £100,000 or more. Glazing can also be made-to-measure or off-the-shelf.

04 Planning Application

Client Requirements

Planning Statements
Planning Drawings
Submission & Management
Planning Negotiation
Planning Condition Discharge

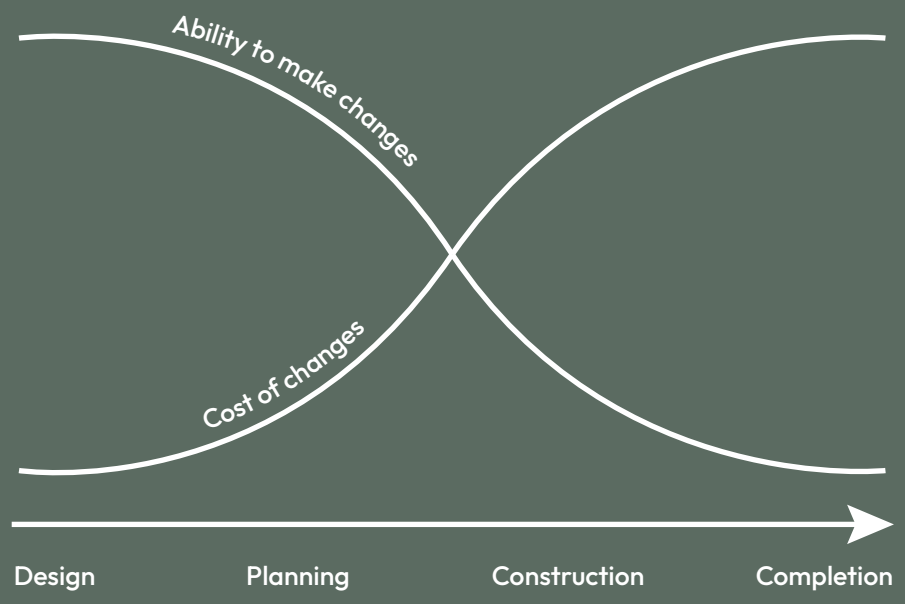
Indicative Stage 04 Fees:
Small Project - 2500
Medium Project - 3500
Large Project - 4800

The planning stage can be one of the most complex parts of your project. Fortunately, our experience means we can navigate it calmly and effectively — managing **submissions** and **negotiation** on your behalf.

We adopt a clear and non-adversarial approach to the planning information we present wherever possible because the documents will need to be understood by a wide range of stakeholders.

Once planning permission is granted we will ensure compliance and discharge **planning conditions**.

Informed Decisions



The implications of design changes and indecision all depends on timing. This is why we like to ensure that our clients have an in-depth understanding of the design they are commissioning before we start construction.

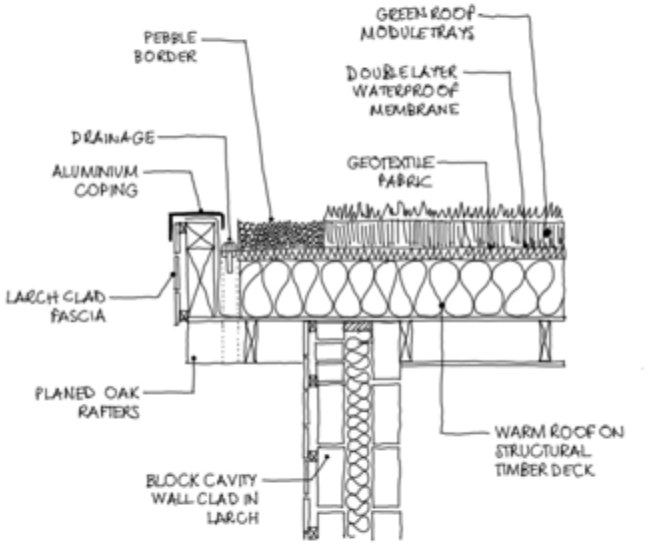
We know that not everyone can read 2D plans easily for the first time. Therefore we use a range of visual communication tools to help you fully understand and appreciate the design we are about to build for you. This way we can minimise the surprises and costly design changes on-site during construction.

05 Detailed Technical Design

Client Requirements

Detailed Design Drawings
Full Technical Specification
Building Control Submission & Compliance
Confirm Final Contract Sum
Finalise Building Contract

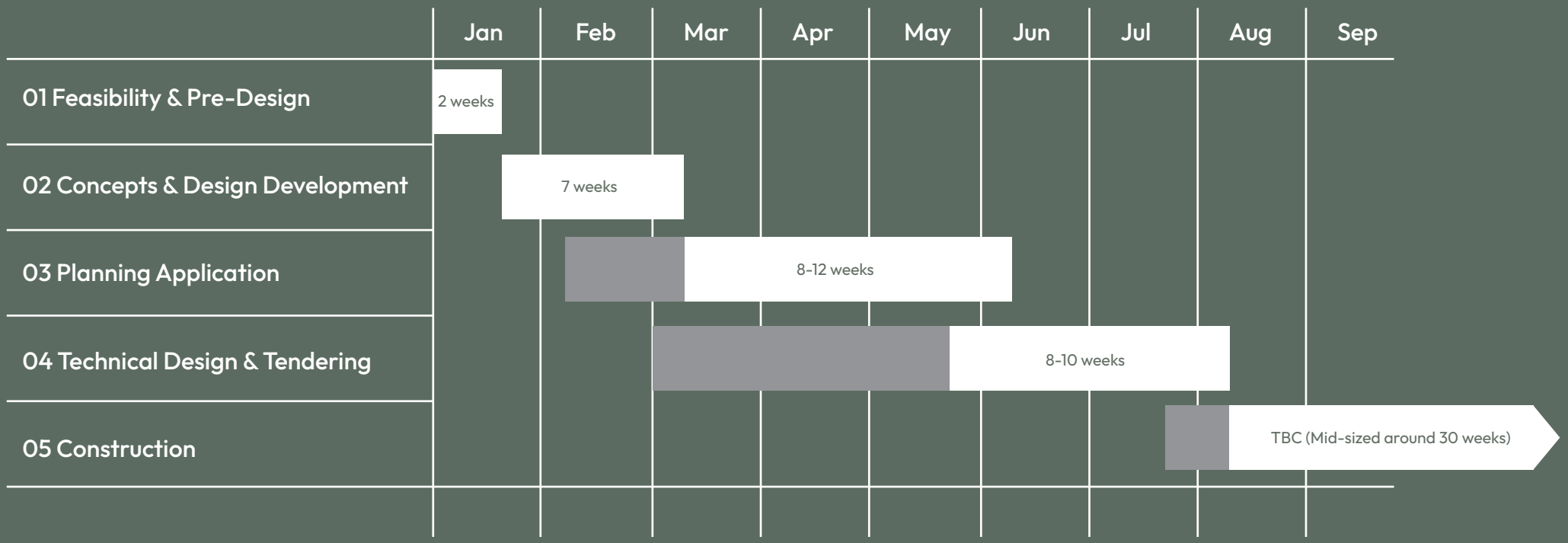
Indicative Stage 05 Fees:
Small Project - 4500
Medium Project - 6000
Large Project - 8000



With the planning permission secured, we can gather the team to assist with the technical design and construction. The **detailed design drawings** and **technical specification** will be prepared by us in consultation with other experts. In all cases we will refer to a Structural Engineer to specify all structural elements. Sometimes other expertise are needed, but we will confirm that at the design development stage and agree their scope with you.

Once we have all the technical information prepared, we confirm the **final contract sum** with your project manager. We take you through the **building contract** and phasing so you can plan and look forward to breaking ground.

Typical Mid-Sized Project Timeline



06 Construction

Client Requirements

Contract Administration
On-Site Surveys
Real-time Schedule Updates
Snagging List
Practical Completion Certification
Handover & In-Use Feedback

Indicative Stage 06 Fees:
Small Project - 3500
Medium Project - 4500
Large Project - 7000

We act as **contract administrator**, keeping you up to date with regular **on-site surveys**.

If any changes are proposed or necessary during construction, we revise the designs, track changes and update the contract accordingly.

Prior to practical completion of construction and **handover**, we will undertake the **snagging**; listing issues to rectify before we issue a **certificate of practical completion** and release of the final payment, concluding the project with a beautifully realised home.

“

Jonathan listened to what we wanted and gave us some great options including a great use of space, which we hadn't considered. He was very responsive to our questions, our amendments, and offered practical advice throughout. We've already recommended him to others planning projects.

Tom & Lucie

CASE STUDY 01

The Cedars

A bespoke country home in the Green Belt

Our clients, Richard and Jo, picked a beautiful plot on a tree-lined plateau overlooking Nottinghamshire. The challenge was to create a substantial, luxury home to replace the tired 1970s bungalow on land that is designated Green Belt; meaning that any new development is closely controlled.

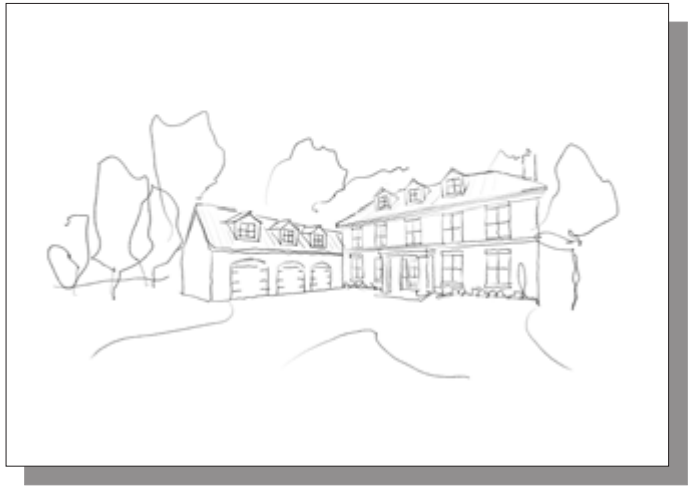
The final result is a home which blends traditional farmhouse style with generous modern open-plan living. A wonderful project to be a part of.

Scope of Work

Feasibility
Survey & Pre-Design
Concept & Design Development
Planning Application
Detailed Technical Design

Floor Plan

1	Kitchen & Dining Room
2	Reception Room
3	Main Hall
4	Living Room
5	Utility & Plant Room
6	WC
7	Office
8	Garage
9	Pool & Cinema Room
10	Guest Bedroom 1
11	Guest Bathroom
12	Guest Bedroom 2
13	Lawn & Deck
14	Pool



Option 1

Option 2

Option 3

Early Process Sketches

As with all projects, The Cedars process started with the site - sun path, skylight, prevailing wind, views, topography, nearby residences, built context. From there we can produce a series of zoning diagrams and sketches showing form and key ideas. This opens the discussion and collaborative design process.

CASE STUDY 02

Lodge Farm

Forgotten Farmhouse to Revitalised Family Home

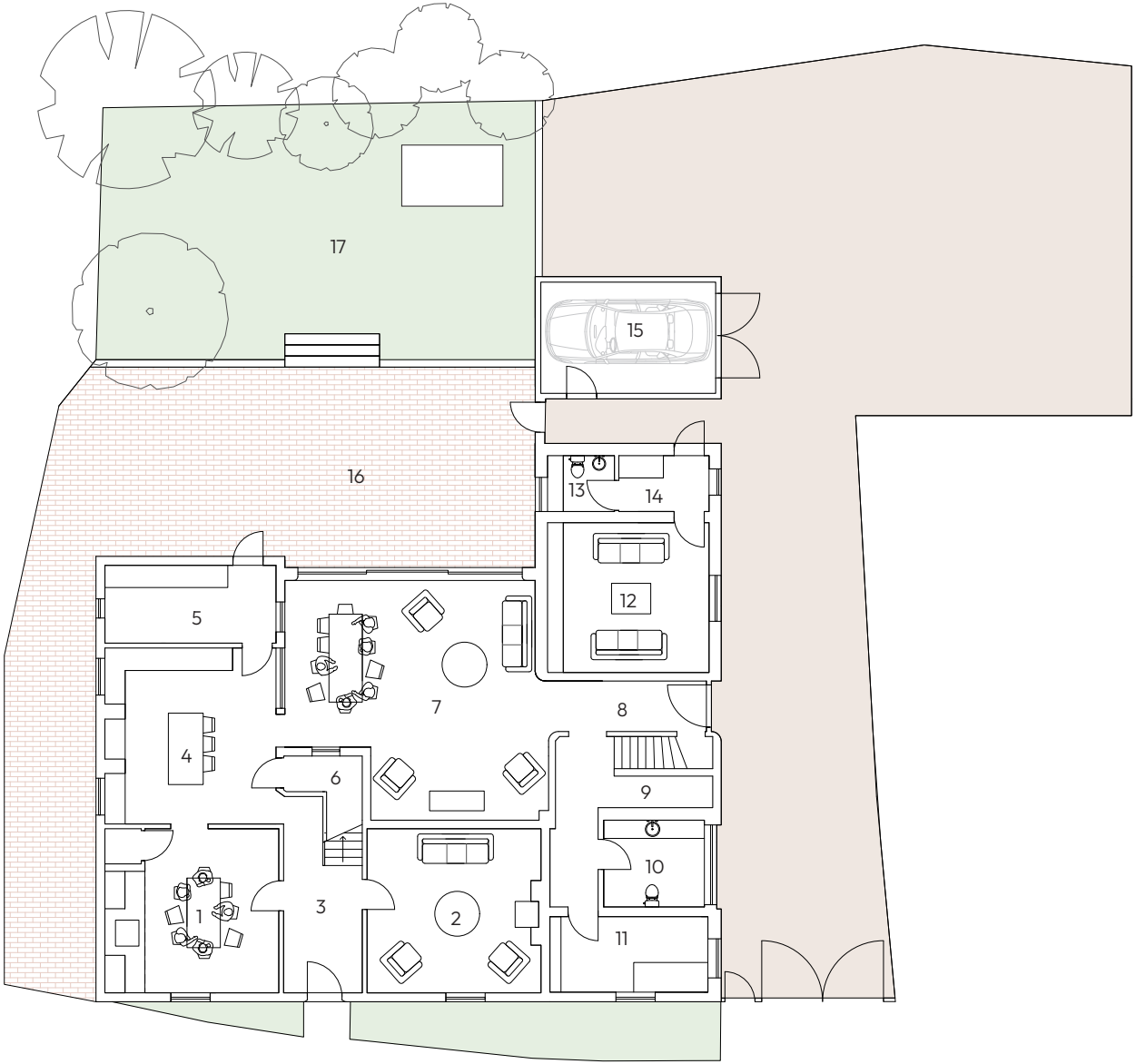
Our clients, Matt & Carolyn, certainly picked a challenge with this project, but it was one we were very glad to be able to help with. A Grade II listed Georgian Farmhouse in Leicestershire, left to the mercy of the elements and neglected for many years.

We were appointed to restore, renovate and extend the farmhouse, stables and outbuildings to realise a beautiful family home fit for modern living. However great care was taken to maintain the character of the existing elements and let the history show throughout the interior design.

Scope of Work

Feasibility
Survey & Pre-Design
Concept & Design Development
Planning Application
Detailed Technical Design
Construction

Floor Plan



1	Formal Dining Room
2	Reception Room
3	Entrance Hall
4	Kitchen
5	Utility & Plant Room
6	Pantry & Cellar
7	Family Garden Room
8	Anteroom
9	Cloak Room
10	WC
11	Office
12	Therapy Room
13	WC
14	Kitchentte
15	Garage & Store
16	Courtyard
17	Lawn & chicken coup

Click the video above or find us on YouTube - @turnerwallarchitects

Lodge Farm Design Process Video

We've put together a video taking you through our design process for this project if you would like to grab a cup of tea and watch along for 5 minutes or so. You can also follow us on YouTube or Instagram for regular updates and insights.

CASE STUDY 03

Old Hall Stables

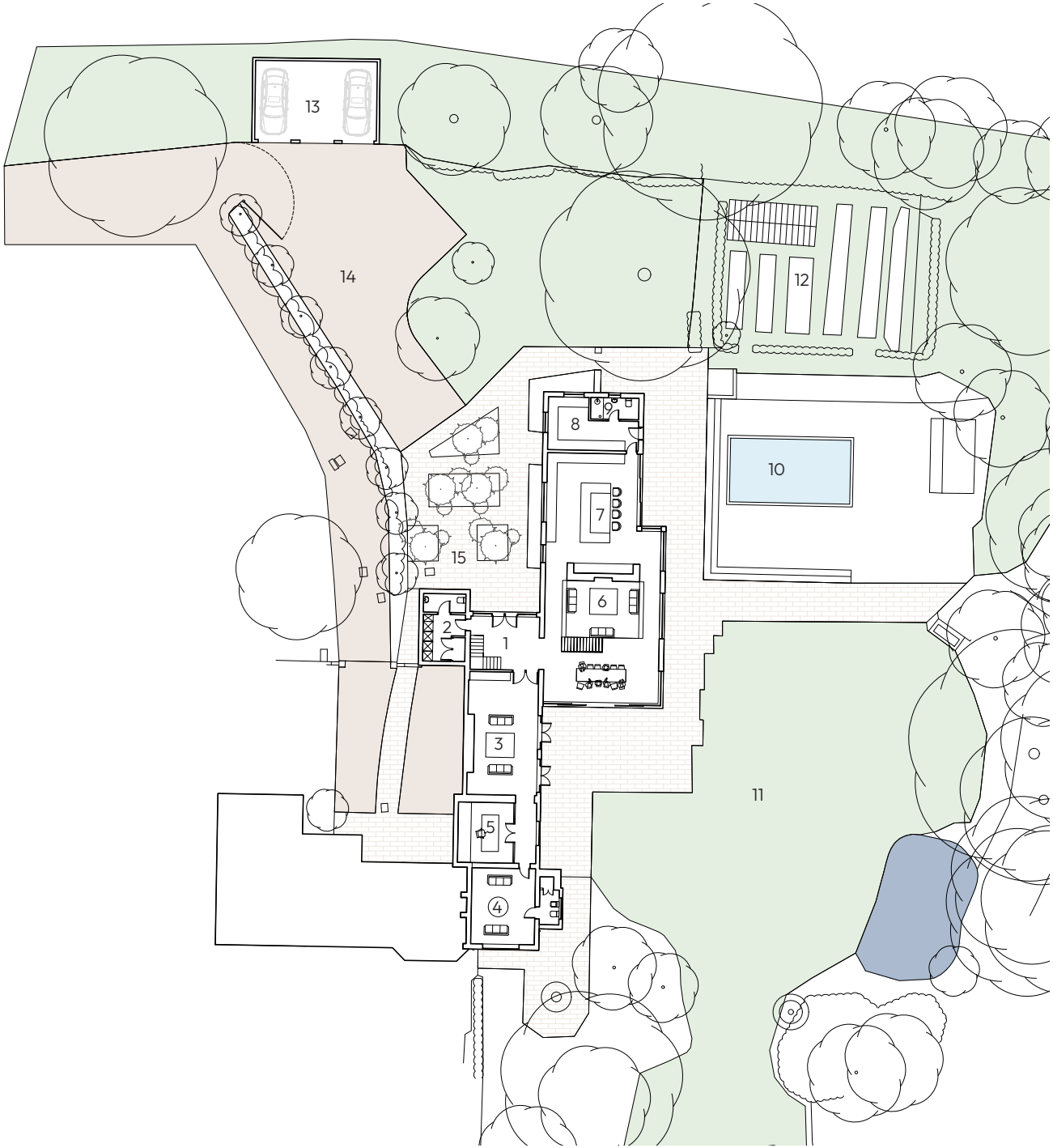
Contemporary extension to Grade II listed stables

Additions and alterations to listed buildings take time and careful consideration; this project in Nottinghamshire is no different. As of November 2025 we are in the final stages of pre-planning design and negotiation with the conservation officers. This will be the final phase of the project to provide our clients, Simon and Amy, with a striking modern addition which opens up to the beautiful, established rear gardens. The extension will provide an open dining, living and kitchen area for the family and guests, two bedrooms, a new vaulted hallway, a wine cellar, gym and a cinema room.

Scope of Work

Feasibility
Survey & Pre-Design
Concept & Design Development
Planning Application
Detailed Technical Design
Construction

Floor Plan



1	Entrance Hall
2	Coats & WC
3	Living Room
4	Play room
5	Office
6	Hearth & Dining Room
7	Kitchen
8	Utility & Pool Room
9	Shower Room
10	Swimming Pool
11	Formal Gardens
12	Kitchen Garden
13	Garage & Store
14	Drive & Parking
15	Front Terrace Garden

“

Turner Wall Architects have been exceptional throughout all stages of our project. They have understood everything that we wanted and the final design is everything we hoped to achieve. They have been invaluable in advising and supporting us through an incredibly challenging planning application. We have only the highest praise for the way they have supported us. We would not hesitate to recommend them.

Amanda & Dean

Start Your Design Brief

Preparing a clear design brief is an essential first step. The following questions are here to help you make a start. We can follow up when we meet you.

What initially pushed you to start the project?

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

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

What new space(s) would you like to realise?

What is your budget for the project?

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

Who will use the new space(s) day-to-day?

Are there any particular architectural styles that you prefer?

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

What’s next? Your call...

We hope that this guide has given you a good sense of our work and process, but if you have any questions at all then please don’t hesitate to pick up the phone or send us a message. We’d love to hear about your plans — whether you’re just exploring ideas or ready to start designing.

Talk to an expert:	07766 106 307 or 0115 727 7060
Email:	hello@turnerwall.co.uk
Fill out our contact form:	https://www.turnerwall.co.uk/contact/
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Let’s build something beautiful