



Services and Fees



Thank you for your interest in my service, please see my website for more about my qualifications and experience and for photos of finished projects and customer recommendations. Please read on for more information about how my service works, my fees and examples of my design sketches.

I can help you get the most from your project with a no-commitment design and budget consultation. This includes a detailed information pack with guidance on budget, planning and reputable local contacts. We can explore options and develop solutions within any constraints such as planning, building regulations, budget, drainage and party wall issues. I am often called in to resolve poorly planned extensions where the rooms don't flow, connection is lost with the garden, or the external appearance needs improving. I can usually resolve the issues cost-effectively and sometimes without the need to extend.

This is a great way to get cost-effective pay-as-you-go advice and design from an experienced ARB and RIBA Chartered Architect (Architects Registration Board and Royal Institute of British Architects).

My services and fees are explained on the next pages. In booking an appointment, you are only signing up to Stage 1, which is an initial design and budget consultation. You can decide on the day whether you wish to proceed further after discussing design ideas, feasibility and budget. Please get in touch if you have any queries and I look forward to hearing from you.

Kind regards

Carrie Lowe

Carolyn Lowe BA(Hons) DipArch ARB RIBA, Hampshire Architect

Example Mood-board including two Artist's Impressions:

Glass and timber stairs
by KieppingTSS.co.uk

Steel and glass balustrading
by Balconette.co.uk

Large rooflight by Roofmaker.co.uk

Slimline Aluminium glazing
by EDSystems.co.uk

Factory painted fibre-cement cladding by Marley@termit.co.uk

Fibre-cement cladding by JamesHardie.co.uk

Aluminium box-gutter, rainwater pipes and single-ply roofing membrane by Bailey-uk.com. **Bi-folding timber doors** by Kloeber.co.uk. Design by HampshireArchitect.com.

Frameless glass balustrading by Sunrock@balconies.co.uk

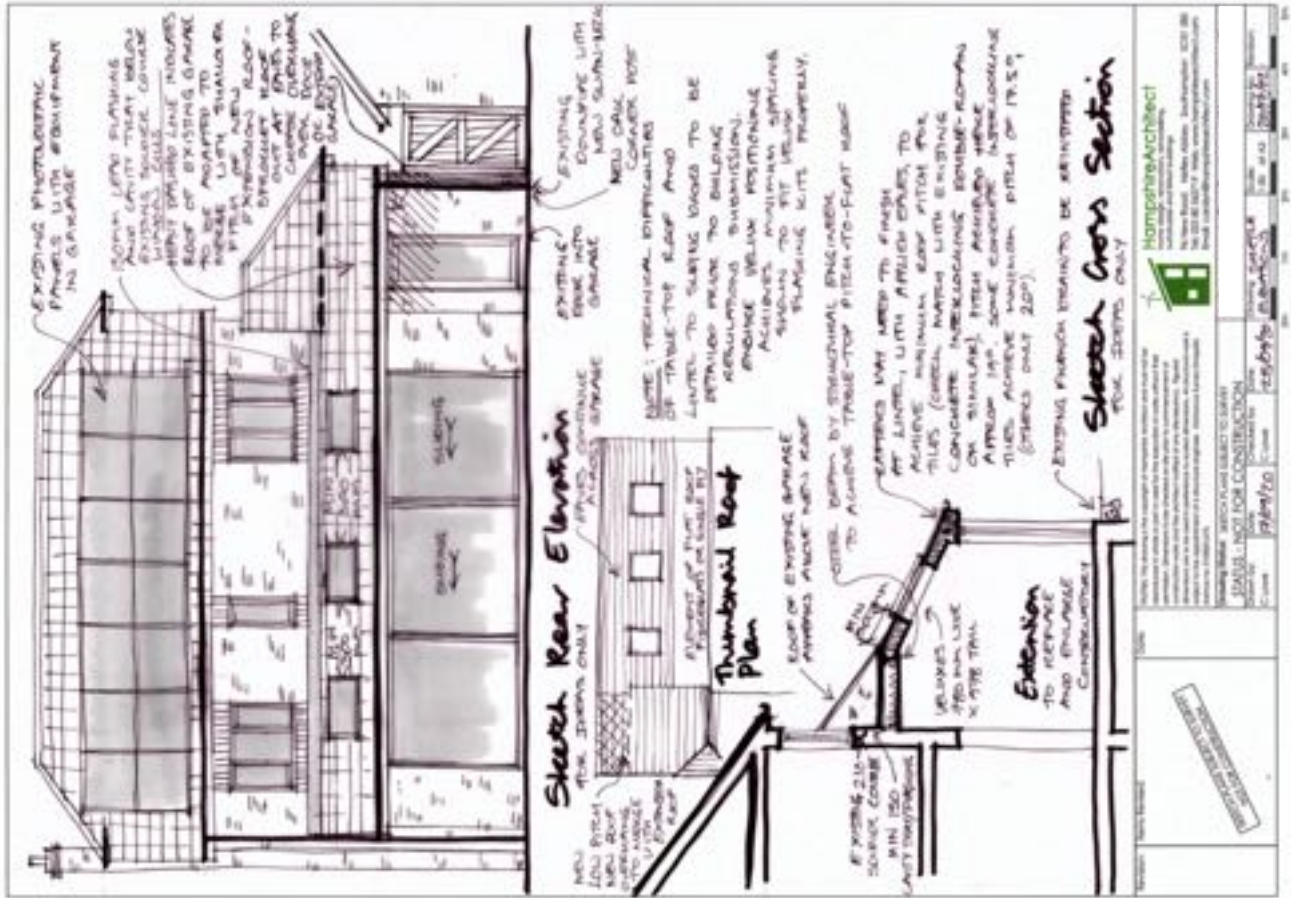
Approved for use in residential buildings

HampshireArchitect
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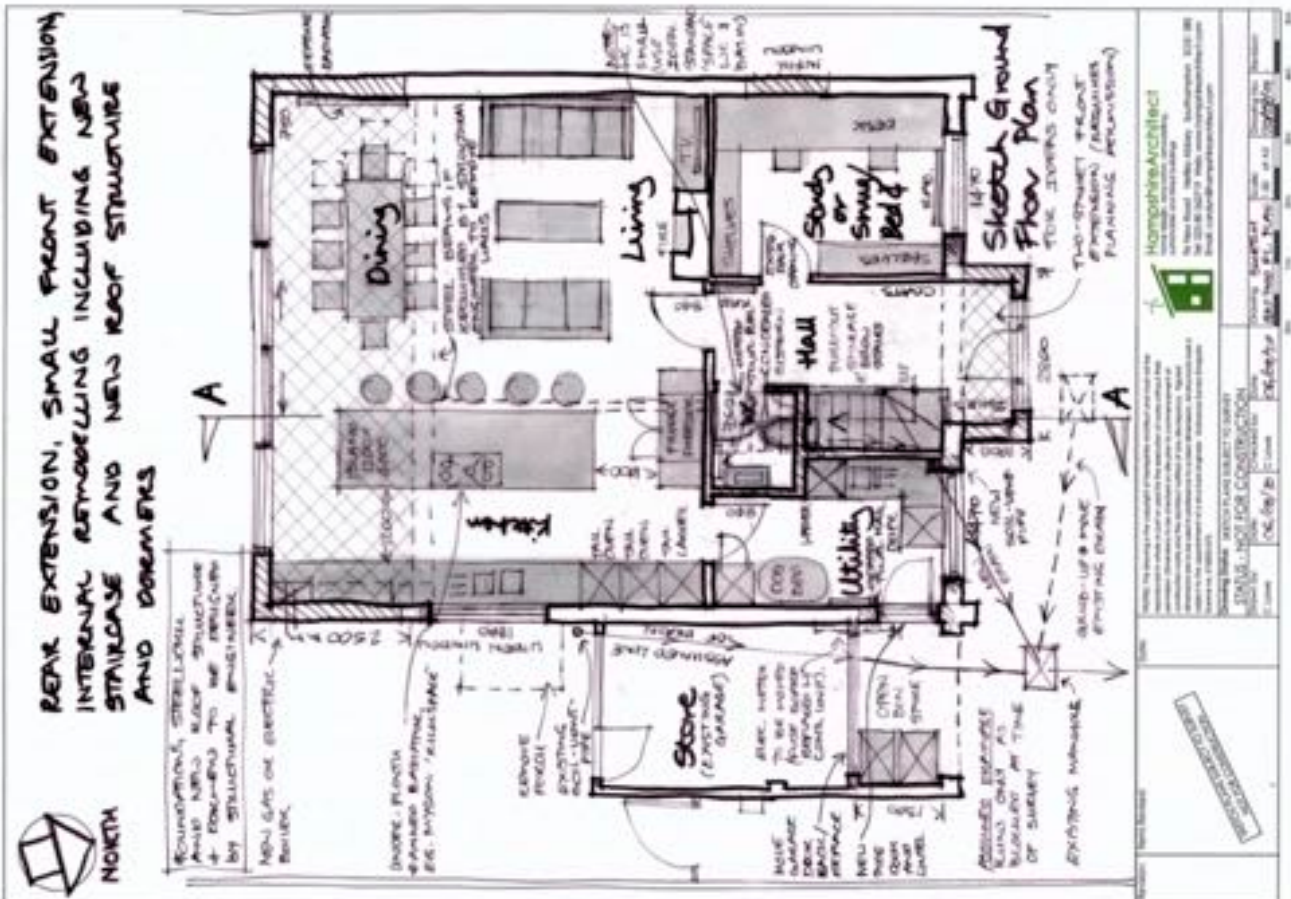
Client No:	DATE:	Checked by:	DATE:
C Office:	ESTIMATE:	C Office:	ESTIMATE:
STAGE: NOT FOR CONSTRUCTION			
Notes: See drawings for complete architectural details and materials. Responsibility for any errors or omissions in this estimate rests with the client. Hampshire Architect is not responsible for any errors or omissions in this estimate. Please refer to the appropriate building regulations. Hampshire Architect			
Project No:	ESTIMATE:	Project No:	ESTIMATE:



Example Black & White Sketch Elevation & Section:



Example Sketch Floor Plan:





Fees

My fees are £120 per hour. The table below shows example fees for different project types and stages. Complicated or extensive projects may take longer. At the end of the initial consultation, if you are interested in proceeding, I will prepare a written quote for further services, based on the examples below.

I will send an invoice after the consultation with bank transfer details etc. (and a receipt on payment).

SERVICE (BY STAGE) PAY-AS-YOU-GO	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3	EXAMPLE 4
VAT is not payable at this time, if this changes, I will let you know.	4x6 metre single storey extension plus ground floor internal alterations with new open plan kitchen layout.	Complete internal remodelling on one storey with front door and staircase relocated.	Loft conversion with en-suite shower room and layout alterations on floor below.	Two-storey extension with ground and first floor internal remodelling plus external remodelling.
1) CONSULTATION: looking at the house to problem solve, explore options and develop solutions within constraints such as planning, building regulations, budget, drainage and party wall issues. Design solutions, layout, materials and costs considered. Includes 30 minutes of property research and a comprehensive information pack by post in advance.	1.5 hours £180 30mins advance research and info pack plus 1 hour at property	2 hours £240 30mins advance research and info pack plus 1.5 hours at property	2 hours £240 30mins advance research and info pack plus 1.5 hours at property	2.5 hours £300 30mins advance research and info pack plus 2 hours at property
SUB TOTAL FOR STAGE 1 +£3.60/ mile over a 30-mile return journey +£60 evening or weekend premium	1.5 hours £180	2 hours £240	2 hours £240	2.5 hours £300
2a) MEASURING: basic measured survey of existing house, to be used for sketch plans and by technician for later CAD drawings.	1 hour £120 Ground Floor	1 hour £120 Ground Floor	2 hours £240 Attic & First Floors	2 hours £240 Ground & First Fls
2b) SKETCHING: get the most from the space, maximise the daylight and get the right flow by sitting down together to plan out the design, right down to the furniture. I will begin the sketch plans with you at the property, add the finer details afterwards, then send pdfs by email and hard copies by post.	2 hours £240 One A3 sketch sheet showing ground floor plan	2.5 hours £300 One A3 sketch sheet showing ground floor plan	5 hours £600 Three A3 sketch sheets; attic, floor below and cross-section to check heights	3.5 hours £420 Two A3 sketch sheets; ground and first floor plans
2c) BUDGET COSTING: a written budget costing to give you a ball-park price for the project, including pre-construction fees and costs, build cost, fittings, lighting, heating, contingency, and VAT.	1 hour £120	1 hour £120	1 hour £120	2 hours £240 Ground and first floor costed separately
SUB TOTAL FOR STAGES 1 TO 2c +£3.60/ mile over a 30-mile return journey +£60 evening or weekend premium	5.5 hours £660	6.5 hours £720	10 hours £1200	10 hours £1200
2d) OPTIONAL EXTRAS: additional A3 sketches such as elevations, cross sections or additional floor plans or alternative options. Colour mood-boards with two 3D artist's impressions and an indication of materials are available to help visualise complicated projects.	1.5 hours £180 A3 sketch sheet of black and white elevations	-	2 hours £240 A3 sketch sheet of colour elevations	5 hours £600 A3 colour mood-board showing materials and two 3D artist's impressions
GRAND TOTAL FOR STAGES 1 TO 2d +£3.60/ mile over a 30-mile return journey +£60 evening or weekend premium	7 hours £840	6.5 hours £780	12 hours £1440	15 hours £1800



Additional Services by Others

Stages 3 & 4) Computer Aided Design (CAD) Drawings for Planning, Building Regulations and Construction: Once we've worked up a design together and a clear path forward with regard to feasibility and budget, you can move forward swiftly with technical CAD drawings for planning and building regulations. I no longer offer the planning and construction drawings stage personally for domestic projects, as after doing it for many years, I now consider this not to be cost effective for you as the customer. Instead, I work closely with Alex Carr of AC Design, who is an experienced local architectural technician (please note, I do not receive any referral fees for this). You are equally free to work with another architect or technician of your choice, however, Alex is an experienced architectural technician, who I find to be thorough and reliable. I have a good working relationship with him and continue to have an input in projects that we work on together. Alex can incorporate any developments to the design as it evolves and will refer back to me for my input as necessary, so that you get the best of both worlds. He will quote and set out his terms independently. His fees take account of the stages that I have already carried out and are extremely competitive at around £800-1200 for extensions, to provide planning and building regulations drawings, including handling submissions, printing and VAT but excluding local authority fees and structural calculations if required (see below).

Alex offers an ad-hoc service to answer any queries that may arise during the construction stage and he and I are always here to help with queries. Again, I have found that to offer a full contract administration or project management service on domestic projects is not cost effective for you as the customer. I believe that it is better to sign a recognised contract with the chosen builder and to develop and maintain a good relationship with him or her throughout the build.

Other Pre-Construction Costs and Considerations: Please budget around £260 for the planning fee to the local authority (including VAT and the necessary OS map), £400-850 including VAT for the building regulations fee to the local authority or approved inspector and £400-800 including VAT for the structural engineer's design fees. For work near a party wall or structure, a party wall surveyor may be required at upwards of £400 and you may wish to employ a quantity surveyor for a detailed project estimating service. Please note that before commencing any building work, you must notify your building insurer and ask permission of your mortgage provider, if applicable. I will use my experience and expertise to design a scheme that is most likely to achieve planning permission but please bear in mind that it is not possible to guarantee a successful planning outcome. In rare circumstances, specialist reports are required for the planning application and sometimes a resubmission or even a planning appeal may be required.

Example Colour Sketch Elevation:

