

A PASSION FOR PERFECTION

Architectural design is just one part of creating an amazing space. We bring only the best engineers and property professionals to your project and we like to over-see it to the very end.

CLIENT FIRST

From the initial design through to planning and site management, we put your needs and vision at the heart of what we do

CREATING SPACE, FULFILLING DREAMS

We're experts in cuttingedge home design. And our meticulous attention to detail means we can meet even the most challenging of briefs



DESIGN YOUR IDEAL HOME



YOUR 10-STEP JOURNEY STARTS HERE



0203 189 1619 info@aurahomes.co.uk www.aurahomes.co.uk

CLIENT NOTE PAD



Research & Consultation

We will - carry out a quick desktop study of your property







Street View



Planning History

You should - Think about your design brief (or create your brief online)







Budget

We can then meet at your Home to discuss your project for a small fee. Click here to see our Pinterest board for inspiration!



Fees

What do I budget? This if often the Homeowners biggest unknown, and rightly so as it can vary wildly. Because of this we have provided guidance on your website - here is the link.

For a full architectural design service expect a fee between 7-12% of the total construction costs. We'll send you a formal fee proposal following our home visit.

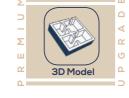


Concept Design

We will generally design 3 options and present these to you using:









The 8-12 week Planning Process then begins and your drawings and details are sent to the relevant bodies for Consultation including:

Highways department, Conservation or Listed Building officers, Environment Agency, and the

Your project details will be displayed in local papers and your plans will be visible and open for

You will be sent an A4 poster to display outside your property giving neighbours the details on how to comment on your application if they wish.

iii $\,$ The consultation period is generally open for 21 days after publishing. The exact dates can be

Once the consultation period has ended the application is assessed by the Planning Case Officer. They will also visit your site at this stage. This will take 1-2 weeks and the Planning Officer will take in to Consideration:

At this stage the Planning Officer may request changes to the scheme if they are minor (generally a 1-2 week process). There is little room for Negotiation and the changes will be needed if the application is to receive

approval. If the changes are major and/or there are fundamental flaws in your proposal it is unlikely there will

be sufficient time to make the changes, and consult all relevant parties again in the 8-12 week period set by the Government. It is worth considering withdrawing the application and resubmitting to avoid a Refusal at this point.

The Case Planning Officer will make their Recommendation to the person/body authorised to make the final de

cision. This will either be the Planning Committee, or by the delegated authority (often the Chief Planning Officer)

The Planning Committee or Chief Planning Officer will make the final decision on your applicatio

DECISION

If Approved, a certificate will be sent to you or your Agent (this will also be available to download from the Council's website). The certificate will likely have a list of Conditions to which the application has been accepted. These conditions will vary between projects and will need to be

ii. If your application is Refused, the reasons will be given in a Decision Notice. You can Appeal this

We will package your chosen design in to a set of Planning drawings for you to sign-off and then make any relevant Planning Applications on your behalf. We will act as your Agent throughout the process.

NOTE

If the property is in a conservation area or Grade I or Grade II Listed then further applications will be required.

Parish Council

Planning Policies

Public comments

comment on your local council's website.

tracked on the local council's website.

adhered to when constructing your scheme.

Building Control

The next major stage is submitting a drawing

package and relevant details (including structural

you need to comply with the Building Regulations

Approved Documents (A-Q shown right).

The BC process is split in two sections:

Involves a review of

details for compliance

(this can take up to 5 weeks

by the Inspecting body but is

additions will be made and

resubmitted by us.

submission of the application

often less). Any amendments or

Note: The Plans Check fee is navable on

The Plans Check

our drawings and

calculations) to Building Control (BC). We will manage

this process and submit all the drawings and details

decision. Further information can be found here on appeal

FULL PLANNING APPLICATION

request to a local authority for permission to build something new or to add something to an existing building.

The local Council will check all necessary drawings and fees have been submitted before your application is allocated to a Planning Officer.

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Hip-to-gable loft conversion (40m³ for terraced, 50m³ semi

CERTIFICATE OF LAWFULNESS

* PERMITTED DEVELOPMENT (PD)

PD Rights are a set of rigid government rules that allow you to extend your home without applying for full planning

permission. You'll be surprised at just how much you can

do to your home under PD. We are experts in this and can

talk you through the process.

PD without approval from the Planning Authority, we would still recommend submitting a set of drawings to gain a Certificate of Lawful Development. This way you have paper evidence that your extension is lawful and will have no issues further down the line with solicitors when selling your property.

What are CDM Regulations?

As the homeowner, you have responsibilities under the Construction, Design and Management (CDM) 2015 Regulation.

More information can be found here:



What are Building Regulations?

Building Regulations are a set of requirements laid down by Parliament in a set of Approved Documents to ensure that building work is carried out to approved standards including:

- i. The health, safety and welfare of people in and around buildings
- ii. The conservation of fuel and energy within buildings

iii. Ease of Access

iv. Fire safety and means of escape

v. And much more

Structural Calculations



You will need to employ a Structural Engineer to assess your scheme and provide Structural Calculations for all the relevant structural beams, timber joists, foundations and load bearing walls etc.. We can liaise with a Structural Engineer on your behalf.

neighbour. This will be a Party Wall Agreement. In general, neighbours should be notified 2 months in advance of the works commencing. We work closely with many PW surveyors and can coordinate this for you. More info can be found on our website.



Approval from drainage provider

A Thames Water Build-Over Agreements may be necessary if

Detailed Design

Now that the regulatory processes have been dealt with it's time to consider the interior design, finer finishes and fittings.

We want to design your ideal home and make sure you get the high-end finish that you've dreamt of. You could leave the specification to your builder but they are likely to give you a standard, ill-considered finish.

We can provide a full Specification of Works and design:



Interior Finishes doors, ironmongery.



Kitchen Design designer to formulate design

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Select and co-ordinate glazing systems.



Electric Schematics



Heating & Cooling



Decorative Mouldings Architectural mouldings such as cornices, skirting's and architraves



Bespoke Joinery



Bathroom Design plans and internal elevations



Collaboration

Collaboration with other design specialists and suppliers where necessary.

Why is this important?

This process will ensure there are no surprises during the build stage and will give you a full Tender Package for builders to provide like-for-like quotes. This will reduce any ambiguity in their prices and give you peace of mind that you won't be faced with 'Extras' that weren't accounted for in their price.



Tender Process (Build Cost)

You will now have all the information you need to get robust pricing from Building Contractors. We can manage this Tender Process for you.



Issue tender documents



to 3-4 vetted contractors



analysis of cost plans & schedule of works.



contractor appointed & contract signed

Why do I need a building contract?

A contract protects you as the client. It contains the critical information regarding what is in the scope of works, how will payments be made, completion dates, what insurances are in place and much more.

A contract will also contain all the relevant information for how to proceed if there is a dispute. Without one you are opening yourself up to added costs during the build process and lots of headaches.

Although it wont eliminate all the stress of a building project, it does offer protection, reduce risk and make you feel more in control of your project. A home extension may be the most expensive projects you ever embark on - why take the

We generally use the most common form of building works contract 'JCT' and will administer this on your behalf.



Site Monitoring

(Contract Administration)

We can take some of the stress of managing contractors away and monitor the build process. We will visit site generally once a week (unless specifically discussed otherwise) to check progress and iron out any issues the builder may have on site. We will provide a short report with photos of progress and value the level of works completed against the contract.







course (DPC) Level Drainage

The Inspection Check

Site inspections are made by the Building

Control Officer at various stages through

out your building works to check for

compliance. Some of the inspection

stages are: Excavation before placing

concrete foundations Damp-poof

which is generally paid directly by you upor the first inspection

building over or near a public sewer. We can provide the

It is likely that you will need...



When your proposed works are within 3m of a neighbouring property it is likely you will need to get an agreement from your

relevant details and make the application on your behalf





AWARD WINNING RESIDENTIAL ARCHITECTURE



2019 Home and Garden Awards

Best South West London Small Scale Extension & Home Transformation Project: Cromwell Road

CONSTRUCT A REALISTIC BUDGET

We hate nasty surprises. Which is why our fees are clear and transparent, and we can carefully itemise you costs for each step of the process





MAXIMISING THE Whether you're after a contemporary or traditional feel, our designs maximise light, space, energy-efficiency and the very latest in-home technology







OUR COMPANY ETHOS

Residential Architecture at it's best is maximising space, creating simple, light-filled spaces which are sustainable and energy efficient