

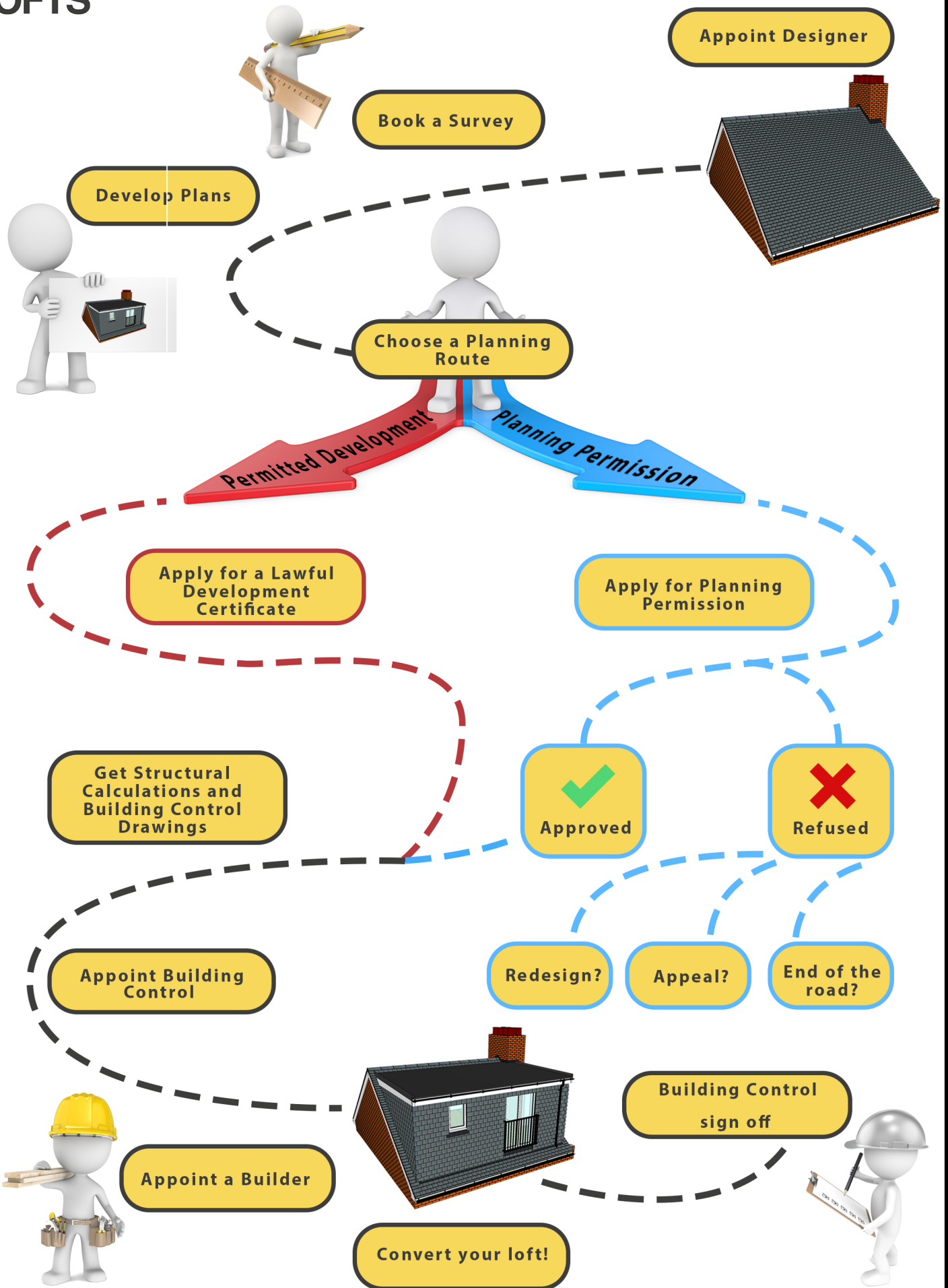


## **Price List**

**Effective from 1st January 2021**

**26 Kings Hill Avenue Kings Hill ME19 4AE**

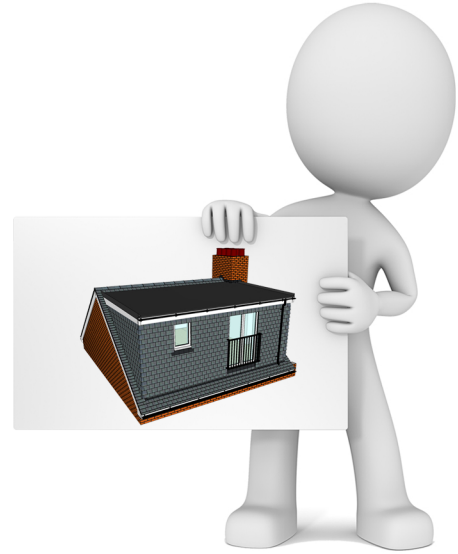
## Your Journey



## Your Journey Explained

### Introduction

Most of the time preparing to convert an empty loft into habitable space is a straightforward process with a predictable outcome. There are however situations where this is not the case. Some loft conversion projects are more complex in nature and may be subject to external constraints which affect the design or may even prohibit the development from taking place at all. Therefore our approach is to offer our services in a way which is adaptable and so is capable of dealing with the various issues you may face along the way. The illustration on the next page is intended to help you to understand the nature of the journey you are about to embark on and how we will fit within it. The text below explains this journey in more detail and the pricing pages further on in this document tell you how much we are likely to charge for our services. Please bear in mind that the figures given are subject to final confirmation once we have reviewed the project. The figures quoted are nearly always what we charge. However, given the huge variance that exists between houses we cannot guarantee that these prices can be upheld if your project is unusually large or complex. With that said, here is more about your journey:



### Appointing Us

At the outset of the project there is a choice for you to make about the terms on which you would like to deal with us. Our dealings with homeowners tend to operate in one of two ways – directly and indirectly. Sometimes we are employed directly by the homeowner and therefore take our instructions from them or from a third party speaking on their behalf (a relative or a project manager for instance). This is frequently the case where the homeowner wants to develop the design of the project before they ask builders to quote for the construction of it. Other times we are employed by builders who themselves have been appointed by the homeowner on a design and build basis. In this situation we act as sub-contractors to the builders and do not have a direct relationship with the homeowner. Still, even though we may be employed by the builders we are happy to act as the homeowners agents in their dealings with the planning authorities and building control. However, it should be understood that in general we take instructions from the party who is paying us.

### Survey

Once you have decided how you want to work with us the next step is to arrange an appointment so that one of our surveyors can visit the property. The purpose of the visit is to allow us to carry out a non-intrusive measured survey and take photographs. The appointment can be made online at [www.allaboutlofts.com](http://www.allaboutlofts.com) or you can call our office on 01732792027.

### Developing Plans

Having completed a survey our designers will then start work on an initial set of drawings showing the building as it exists now and as it is proposed to be after the building works are complete. We refer to these initial drawings as "Planning Issue Drawings". Our designers will consult with you about the design and make as many changes to these drawings as are necessary until you are happy to approve them for onward use.

### Choosing a Planning Route

It is very important to make sure that some form of planning consent is in place to cover the proposed changes to your property. For the purposes of converting the loft of a house (although not a flat) there are two types of planning consent which are generally used. The most common is to use existing rights known as Permitted Development Rights. The alternative is to apply for Planning Permission. The difference between these two types of planning consent and the decision as to which is most appropriate for your particular project is explained in more detail on our website. There's quite a lot to consider but please do not be daunted, our design team will discuss the options with you during the design process and they will tailor the design of the project in any way which is appropriate. Once a planning route is decided and a set of Planning Issue Drawings have been approved by you the next step will then be to either:

#### Option 1 - Permitted Development

If it seems that the most appropriate planning consent for the project is to use Permitted Development Rights then, even though those rights may already exist, it's a very good idea to get the local planning authority to issue a document ahead of the proposed works called a "Lawful Development Certificate". This document states that the local planning authority considers the proposed development to be lawful. The application process usually takes 8 weeks and there is a fee that you will have to pay the planning authority for it. This fee is currently £128.

#### Option 2 - Planning Permission

The alternative planning consent which might be sought is to make an application for Planning Permission. These applications are often straightforward but they can be complicated sometimes and the outcomes are never certain. Even if Planning Permission is granted there are very often conditions attached and the application could

## Your Journey Explained

be refused even if other similar developments have already been built close by. The local authority will consider the application on its own merits and then decide. It's worth mentioning that in certain circumstances the planning authority might request that specialist reports/assessments are provided to assist them with their decision. For example, if bats are known to be present in the area a biological or ecological assessments might be asked for. Where these items are requested you may have to employ specialists in those fields to produce them.

### **Finishing the Design**

As you get closer to starting construction the "Planning Issue Drawings" will no longer be sufficient. The design will need to be developed further to include structural elements and other details for construction. The structural design is something that we sub-contract out to a structural engineer. He/she puts together a document we refer to as "Structural Calculations". This document includes the engineers structural design along with calculations to prove the structural worthiness of the items specified. Though we do not produce this document ourselves we commission it on your behalf and supply it to you as part of our package. Once we have this document we issue it to you alongside an updated set of drawings we call "Building Control Drawings". These are the drawings that will be submitted to Building Control later on and from which your builders will be able to produce accurate costings

### **Appointing Building Control**

Before the physical building work starts on site you are obliged to appoint a Building Control Body to assess the proposed works for compliance with the Building Regulations and to inspect the work on site as it progresses. There are various providers you could choose to provide this service and the levels of service they offer varies. It can be confusing as to which to appoint so, if you are unsure, our advice is that you should appoint the Building Control Department of your local authority and ask them to provide the service commonly known as "Full Plans". Whichever Building Control Body you choose they will charge you a fee to provide their service and generally these organisations publish those fees on their websites.

### **Appointing a Builder and Starting Work**

If you have employed us direct now is the time to put the project out to tender (which means to get quotes in from builders). If you like we can put you in touch with some of the builders we regularly work with or you can find a builder in any other way you prefer.

## Choosing the service to suit your project

Loft conversions are either permitted development or they require planning permission and your first step in planning the project is to establish which of these planning routes suits your project best. You can read up on the subject here or you can speak to one of our consultants by calling us on 01732 792 027. Either way we have a service to suit you:

### Option 1 - For projects using Permitted Development Rights

Most loft conversions are carried out using Permitted Development Rights (commonly known as PD Rights). These rights are a type of "blanket" planning consent which are particularly useful for designing loft conversions - especially where the project is a "typical" loft conversion being carried out on a "typical" house (although not flats). If that sounds like your project then PD Rights will probably be sufficient to let you carry out the loft conversion without having to gain planning permission from the local planning authority. However, it is very important to be sure that Permitted Development Rights are available to use and to understand the conditions attached to them before undertaking any works. There are many instances where PD Rights are restricted, or removed entirely, in regard to certain buildings or even whole areas so they are not always the solution. Please speak to us about your particular circumstances, we will be happy to help.

### Option 2 - For projects which require an application for Planning Permission

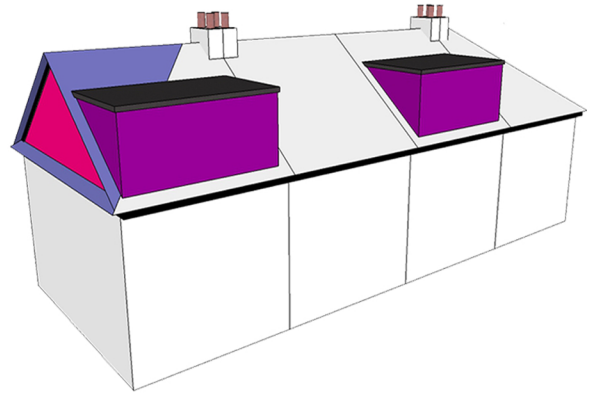
If you need to apply for planning permission for your proposed loft conversion you should be aware that there is a certain amount of inherent risk involved in doing this. Although we are highly experienced in this area, and have a good rate of success, the simple truth is that the outcome of any application for Planning Permission can never be guaranteed, as that would simply defy the nature of the process. Refusals are possible and the likelihood of that outcome occurring significantly increases if you are unwilling or unable to work within the planning authority's published design guidance. If your project requires Planning Permission we will deliver our service in a phased way which helps to limit unnecessary costs being incurred before Planning Permission has been secured.

	Option One	Option Two		
	Permitted Development Package	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
Measured Survey	✓	✓		
Planning Issue Drawings	✓	✓	✓	
Location Plan	✓	✓	✓	
Block Plan	✓	✓	✓	
Planning Submission	✓	✓	✓	
Building Control Drawings	✓			✓
Structural Calculations	✓			✓
Project Specification	✓			✓
Hard Copies	✓			✓
Building Control Submission	✓			✓

## Rear Dormer Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.000	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

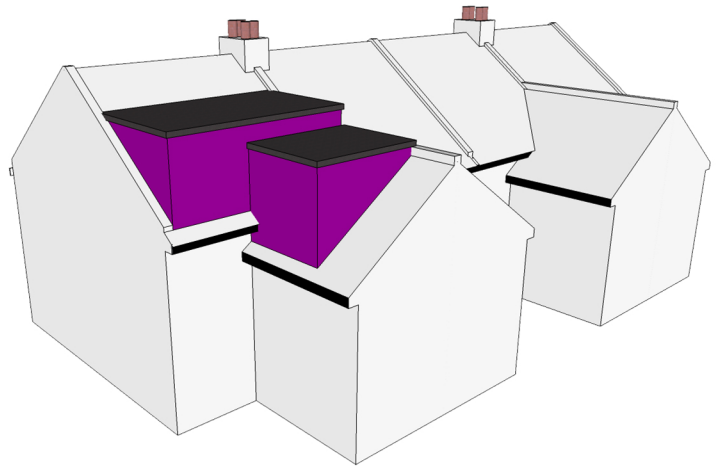
### Explanation

For the purposes of this price list Rear Dormer Loft Conversions are loft conversions where either a single dormer or multiple small dormers, of any shape or size other than L-shapes, are added to the roof at the rear of the house. Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary in size. The example shown in the image at the top of this page would be best described as a "Flat Roof Rear Dormer" as this is the most common type. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.

## L Shaped Rear Dormer Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,794.00
3	£1,914.00
4	£2,274.00
5	£2,484.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,134.00	£360.00	£660.00
3	£1,194.00	£360.00	£720.00
4	£1,314.00	£420.00	£960.00
5	£1,404.00	£450.00	£1,080.00

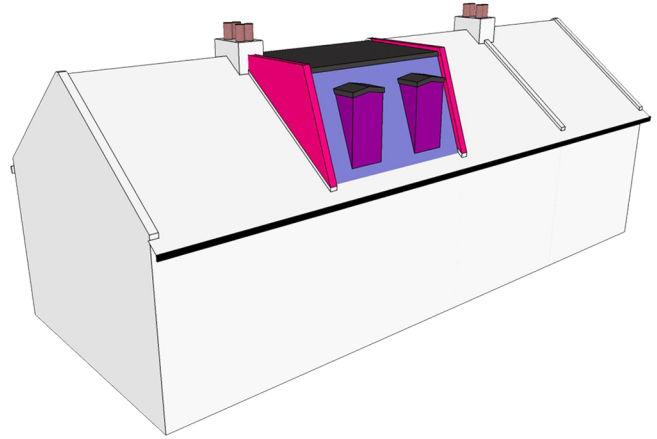
### Explanation

For the purposes of this price list L-Shaped Rear Dormer Loft Conversions are loft conversions where either a single flat roof dormer is formed in an L-shape or two separate dormers are built in a similar L-shaped arrangement. These types of loft conversion are common to terraced houses which have "back additions" (also known as "outriggers"). Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary greatly in size. The example shown in the image at the top of this page is the most common type of arrangement. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.

## Rear Mansard Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,794.00
3	£1,914.00
4	£2,274.00
5	£2,484.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,134.00	£360.00	£660.00
3	£1,194.00	£360.00	£720.00
4	£1,314.00	£420.00	£960.00
5	£1,404.00	£450.00	£1,080.00

### Explanation

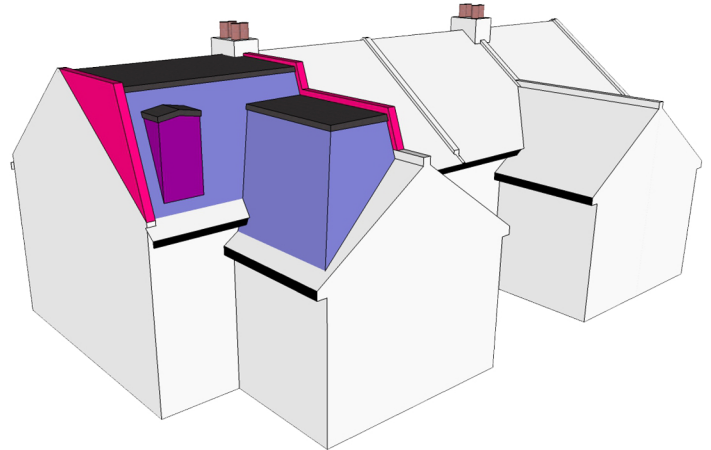
This price list considers Rear Mansard Loft Conversions to terraced houses only (including end of terrace houses). This part of the price list excludes L-shaped mansards (where the new mansard is to be extended out over a "back addition" or "outrigger" of the existing building). Those projects are priced on a separate page. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



## L Shaped Mansard Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,914.00
3	£2,034.00
4	£2,394.00
5	£2,604.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,254.00	£360.00	£660.00
3	£1,314.00	£360.00	£720.00
4	£1,434.00	£420.00	£960.00
5	£1,524.00	£450.00	£1,080.00

### Explanation

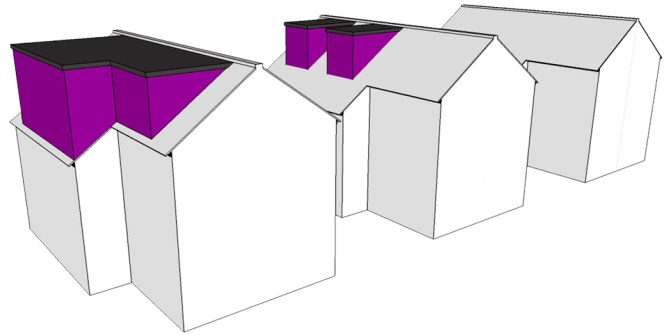
This price list considers L-Shaped Rear Mansard Loft Conversions to terraced houses only (including end of terrace houses). This part of the price list is specific to L-shaped mansards where the new mansard is to be extended out over a "back addition" or "outrigger" of the existing building.

Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.

## Side Dormer Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.00	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

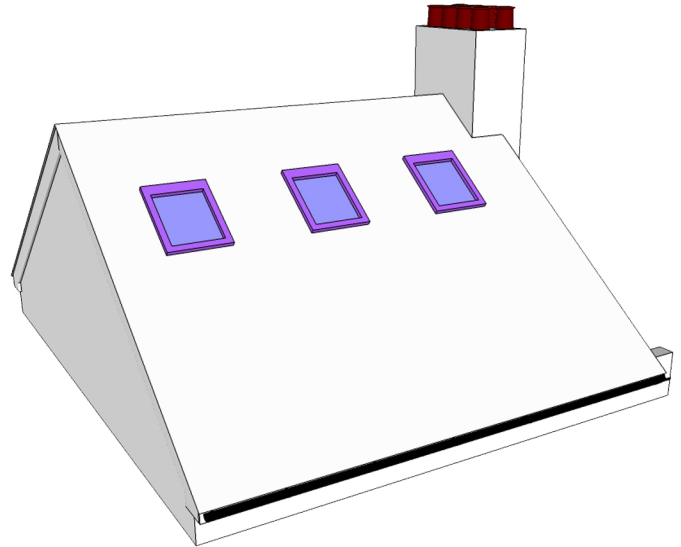
### Explanation

For the purposes of this price list Side Dormer Loft Conversions are loft conversions where either a single dormer or multiple small dormers, of any shape or size other than L-shapes, are added to a side facing roof of a house. Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary greatly in size. The example shown in the images at the top of this page would be best described as a "Flat Roof Rear Dormers" as this is the most common type. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.

## Velux Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.00	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

### Explanation

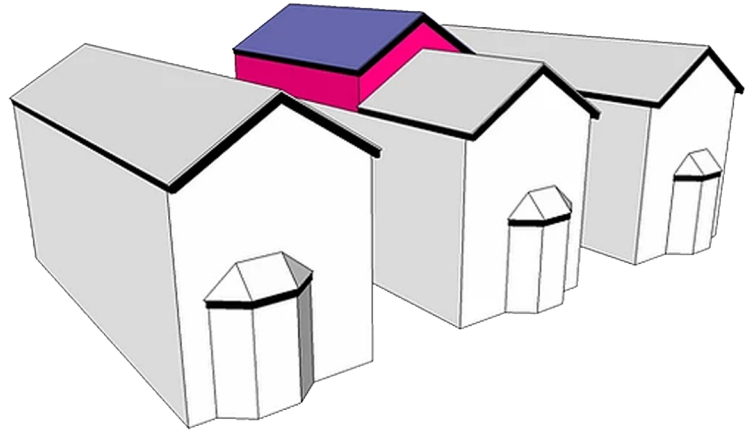
For the purposes of this price list Velux Loft Conversions are loft conversions where the new habitable space is formed within the existing roof shape. As such the only externally visible changes to the building are the installation of Velux roof windows.

Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply

## Piggy Back Dormer Loft Conversions

### Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,914.00
3	£2,034.00
4	£2,394.00
5	£2,604.00



### Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,254.00	£360.00	£660.00
3	£1,314.00	£360.00	£720.00
4	£1,434.00	£420.00	£960.00
5	£1,524.00	£450.00	£1,080.00

### Explanation

For the purposes of this price list Piggy Back Loft Conversions are loft conversions of detached houses where either an additional storey is added to part of the original structure by extending upwards the existing external walls and re-constructing the relevant part of the roof at a higher level.

Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.

## **The Services we Supply**

### **Surveys**

Surveys are conducted by one or two people. Depending on the size of the house they typically take between 4-6 hours to complete. Our surveyors will measure and photograph every room in the house, including the loft as well as the outside of the building.

### **Planning Issue Drawings**

These are drawings we produce to meet the requirements of the local Planning Authority (usually the local council). As a set they include; floor plans, elevations and section drawings showing the building as it exists now and as it is proposed to be after the building work is complete. These Planning Issue Drawings are supplied as electronic PDF's.

### **Location & Block Plans**

Location and Block Plans are drawings we produce to support applications made to both Planning Authorities and Building Control Bodies. Location and Block Plans are produced from extracts of Ordnance Survey Maps and are supplied in electronic PDF format only.

### **Building Control Drawings**

These are drawings produced to meet the requirements of the Building Control Body appointed to assess the proposed works and so they include construction details. These drawings are derived from the Planning Issue Drawings we produce so unfortunately if you have purchased planning drawings elsewhere we will not be able to supply you with Building Control Drawings. Building Control Drawings are supplied to you as both electronic PDF's and as hard copies - two sets per project.

### **Structural Calculations**

This is a document we purchase on your behalf from an independent Structural Engineer. It comes in PDF format only and includes a structural design for the project and a series of calculations to prove the structural worthiness of any items specified. The prices we quote in this price list for Structural Calculations are based on the design of a loft conversion only and the figures quoted do not allow for the removal or alteration of existing chimneys. If chimneys are to be removed or altered, or if you need additional structural details/ calculations for other alterations you are making to the property then additional charges will apply. Structural Calculations are offered on the basis that the existing structure is structurally sound and able to accept increased loading from the proposed loft conversion. They do not include a structural assessment of the existing structure or its foundations.

### **Planning Submissions**

Planning submissions include applications for planning permission (or amendments to existing planning consents), applications for lawful development certificates (to prove compliance with permitted development rights) and applications for prior approval. Each project usually requires that at least one application/ submission is made to the local planning authority. Submissions require the completion of application forms which we will complete and submit on your behalf acting as your agents. Planning Authorities charge for the processing of applications and you are required to pay those fees directly. These fees are not included within our fees. The typical cost of an application for a lawful development certificate is £128 and an application for planning permission is typically £231.

### **Project Specification**

A project specification is a written document (which may be included within the Building Control Drawings) which gives additional specification and guidance beyond that which is provided with the drawings. The Project Specification is provided as both hard copy and electronic PDF.

### **Building Control Submissions**

Building control submissions may be Building Notices or Full Plans Applications. Acting as your agents we will submit whichever you choose. Both Building Notices and Full Plans Applications serve the purpose of appointing a Building Control Body to inspect the building works so that they can ensure compliance with the building regulations. The primary difference between a Building Notice and a Full Plans Application is that a Full Plans Application must usually be submitted at least five weeks ahead of the start of the building work

whereas a Building Notice allows building work to begin within just a few days. The extra time afforded to a Full Plans Application is crucial because it allows the Building Control Body time to check the documents submitted to it ahead of the works starting on site whereas no such checks are made if you opt to submit a Building Notice. Therefore the problem with submitting a Building Notice is that if the Building Control Body has concerns over what is proposed then they are unlikely to have any opportunity to express those concerns before the building work has actually taken place. This can lead to significant costs being incurred if changes are required. For this reason we do not advise the use of Building Notices and recommend that all customers submit only Full Plans Applications. Where customers opt to submit Building Notices they do so at their own risk. We will not accept liability for any costs which may be incurred where a Building Notice has been used instead of Full Plans Application. Building Control Body's charge for their services and you are required to pay those fees directly, these fees are not included within our fees.

## **Other Services you Might Need**

### **Reports, Searches or Statements**

Sometimes in very particular circumstances planning authorities or building control bodies request that specialist reports, searches or statements are provided to them to support the applications we have made. These may be things like flood risk assessments (if the property is located in a flood zone), heritage statements (if the property is listed or in a conservation area), ecological appraisals (if protected species, like bats, may be affected by the proposed works), or various other items which are best produced by specialists in those fields. If such items are requested by the planning authorities then you will either have to provide them yourself or employ a specialist third party to provide them.

### **Party Wall Agreements**

If the proposed work is subject to the Party Wall Act you will have to serve notice to the adjoining owner(s) and possibly instruct a party wall surveyor(s). As the homeowner this is your responsibility and All About Lofts, already having a role in the process, will not act as a party wall surveyor. It is not appropriate that we should do so. We will happily talk you through the process or you can read most of what you need to know at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

### **Structural Assessment of the Existing Building (including the foundations)**

Most houses have walls and foundations which are perfectly adequate for supporting the additional loads which will be placed on them when the loft is converted. However, this is not always the case. Houses are constructed in different ways, using many different materials. Furthermore many houses have been altered beyond their originally condition. It is important to make clear that neither we, nor the Structural Engineer we will employ on your behalf, will make any structural assessment of the existing building nor its foundations. For the delivery of our service we will assume that the existing walls, foundations and general structure is stable, solid and able to take the additional loading of the proposed loft conversion. Where a structural assessment is necessary then you should seek the advice of an independent structural engineer. This is particularly important where original load bearing walls have been removed (typically as part of previous extensions), or where there are indications of subsidence (cracking, out of plumb walls/floors etc) or where any external/party walls are thought to be of timber framed construction. In situations where good records have been kept of previous building works and the details of any beams, columns, connections etc are known then, at an additional cost, we can ask the Structural Engineer we employ on your behalf to re-calculate the loading on those items to see if they will still be adequate given the increased loading after the loft conversion is complete.



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