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- Site appraisal
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- Site certificates
- Quality control
- New homes
- Extensions
- Conversions
- Refurbishments
- Listed buildings
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[www.Asba-architects.org](http://www.Asba-architects.org)

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**APPROXIMATE PROJECT TIMES AND COSTS**

For extensions and minor refurbishment works, ASBA architects charge an hourly rate or a lump sum. Even with the extensive experience we have of these types of projects, it is difficult to accurately predict the time that will be required, with variations typically arising from the complexity of the design required, the number of solutions that need to be investigated, and planning constraints. The following times are for guidance purposes only and are strictly approximate.

It is not possible to accurately predict the time a project will take at the very start, although we can usually give an indication after the initial visit, or especially when a scheme has been agreed. With practice rates varying from £55 to £80 an hour, depending upon location, the cost of an initial visit can be agreed with your ASBA architect. The information given by ASBA architects, all professional RIBA registered architects, is invaluable to establish feasibility and to set up your project.

**INITIAL CONSULTATION**

Very simple / local to Practice - 1 hr  
Not local / requiring some discussion - 1 to 3 hrs

**SIMPLE EXTENSIONS OR SIMPLE DESIGNS**

Planning 10 to 25 hrs  
Building Regulations 15 to 35 hrs  
Tender Package 8 to 12 hrs  
Site 20 to 25 hrs

**AVERAGE SIZED EXTENSIONS**

Planning 20 to 30 hrs  
Building Regulations 15 to 25 hrs  
Tender Package 12 to 15 hrs  
Site 30 to 35 hrs

**LARGER EXTENSIONS**

Planning 35 to 65 hrs  
Building Regulations 35 to 60 hrs  
Tender Package 15 to 20 hrs  
Site 40 to 60 hrs

**LOFT CONVERSIONS**

Planning 25 to 55 hrs  
Building Regulations 20 to 25 hrs  
Tender Package 8 to 12 hrs  
Site 30 to 35 hrs

**NEW BUILD**

6% to 12% of construction cost for the full service.  
Costs vary according to project complexity.

**PLEASE NOTE THAT FURTHER COSTS FOR CONSIDERATION ARISE FROM:**

- Local Authority Costs
- Building and Land Surveys
- Soil Investigation / contamination report
- Structural Engineering Input
- Health and Safety CDM Regs for Sell-on Development
- Highway Auditing for large schemes
- Design and Access Statement
- Waste Management Plan
- Sustainability Statement
- Heritage Statement
- Biodiversity Survey
- Tree Survey
- Site Attendance Due to Builder's Management issues
- 3D Visualisations
- Thermal calculations
- VAT and Disbursements



Britain's largest network of domestic architects bringing your imagination to life

*architecture*

# What an Asba architect can do for you

[www.asba-architects.org](http://www.asba-architects.org)

ASBA is a national network of chartered architects, specialising in the design of one-off houses and domestic alterations. If you are thinking of building your own home or improving the one that you already have, an ASBA architect can help you. ASBA architects offer independent advice from experienced architects on all aspects of the design and construction of homes, from finding plots to choosing contractors. They can oversee your complete project, or just help at those times when you feel that you need professional support.

**MAXIMUM CHOICE** ASBA architects will offer imaginative solutions, adapting house styles and construction methods to suit you. They can design any type of house, giving advice on the suitability of brick, stone, concrete block or timber construction for your project.

**MAXIMUM INDIVIDUALITY** With your priorities and particular needs as a starting point, ASBA architects work with you to design your home to match your requirements, to suit your budget. Their creative ability will ensure that the fixtures, fittings and interiors that you choose reflect your personality and style. Using an ASBA architect gives you the opportunity to build a house as individual as yourself.

**MAXIMUM INDEPENDENCE** ASBA architects can act as an independent advisor at all stages of your project, whether you are buying land or paying contractors. Their aim is always to obtain you the best quality for the most competitive price. Unlike some designers and package companies, architects do not take commission for the specification of materials, so any savings made on the build cost of your house will be passed directly to you, maybe allowing for a few extra luxuries.

**MAXIMUM VALUE** Good design by a skilled ASBA architect will mean your money is used to its best possible advantage. Good management from an ASBA architect will mean that a competitive price is obtained from contractors, saving you £10,000s. Independent advice from a trustworthy source will improve your chances of a problem-free project.

**WHAT IS AN ARCHITECT?** Architects are trained in design and the management of the building process, and are able to produce homes, which are both attractive and suit the needs of the families that live in them. Only after they have successfully completed a demanding training course, the longest of any construction professional, may they use the title 'architect'. This title is protected by law, meaning that unless you are qualified, it is illegal to call yourself an architect. 'Architectural Consultants', or 'Architectural Technicians' are not architects, may

have no training at all, and are not regulated by the government watchdog, the Architects Registration Board. Any architects wishing to join ASBA must demonstrate that they are listed on the government register of architects and are also members of the Royal Institute of British Architects (RIBA).

### CAN ANY ARCHITECT JOIN ASBA?

ASBA architects have similar aims and objectives. Only those practices that share these ideals are asked to join Asba. All members are small, independent practices, who specialise in helping clients who wish to build, convert or restore their own homes. These practices retain their independence but become part of an organisation that helps them serve their clients better. Prior to joining Asba, the principals of these practices have to provide evidence that they are fully qualified members of the Royal Institute of British Architects and that their work is backed by professional indemnity insurance.

### DO ASBA ARCHITECTS ONLY DESIGN HOUSES?

Design is not the only reason for using an ASBA architect. Problems can often occur when gaining planning permission and building regulations approval. Delays with construction and quality control on site can also prove difficult for the inexperienced to handle. Using your ASBA architect, with knowledge and experience of dealing with bureaucracy and contractors gives you an expert support to reduce the risk of things going wrong. An ASBA architect can check that the builders are using the materials that they have charged you for and that the quality of the construction work is up to a predetermined standard and get things put right if they're not.

### WHEN SHOULD I TALK TO AN ASBA ARCHITECT?

It is never too early to talk to an ASBA architect. Even if you are at the initial stages, without a site, a conversation with an ASBA architect can help put you on the right track and enable you to get your project started. ASBA architects can make suggestions to help find building plots, and advise on the suitability of a plot before you purchase it. You can save a great deal of your time and money by talking to an ASBA architect in the early stages of planning to build your own house.



Ring the ASBA freephone line for details of your nearest ASBA architect.

freephone 0800 387310 *architecture*