



Design Spec

Architecture & Design, Made Easy

New Build Developments. Made Easy

What's The Process & Time Scales?

All new build projects tend to commence with Planning Permission. A Planning Application allows the Local Council to have input in the design, car parking, garden space etc. in order to conserve local amenities, transport and to maintain the street character and format.

As part of the Planning Application process, any new build dwelling proposed must meet minimum room standards, amenity space and also on-site renewable energy to provide the dwelling with its own power sources.

The planning procedure can take anywhere between 3 to 6 months, sometimes longer if further negotiation is needed with the Local Council.

Once your *new build* dwelling has obtained *Planning Permission* you move into the *Building Control* stage of works. This will involve choosing optimum materials to meet with minimum heat loss standards as well as structural integrity. In some cases, you will also have to soundproof the new dwelling to prevent airborne or impact sound affecting neighbouring or multiple *new build* properties. This process can take anywhere from 3 to 6 months, depending on third party availability and natural client amendments and materials selection this process can sometimes take a little longer. We always recommend allowing ample time for this process, the structure and materials are elements you cannot or do not want to remove once they are chosen!

At Design Spec we work with the very best third parties from the Structural Engineers, Quantity Surveyors, SAP Testers, Air-Tightness Testers and many many more, allowing you to use one **#OneStopPropertyShop** for all of your needs!

How Much Will It Cost Me?

A very rough guide when attempting to work out your *build cost* for any new build dwelling in the South East would be between **£1,600** and **£2,200** per square meter of new floorspace created. This charge would exclude your professional fees but in order to work out these professional fees any *design team*, *Structural Engineer* or *Quantity Surveyor* will need to know the style and layout of the *new build* dwelling in order to work out their fees.



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Is It Even Possible?

New build properties are becoming increasingly popular, especially given the thermal bridging you can get from older properties!

A few points to remember when mapping the possibility of your new build home can be Right of Light to neighbours, i.e. the height and location of your home cannot obstruct natural daylight to any adjoining or neighbouring properties, the height of your new home must match that of the street, the new properties 'Building Line' must be inline with the remainder of the street and your new home must meet all of the **Planning** and **Building Regulations** with regard to new build homes.

To know whether your dream home is possible simply give us a call at your convenience to discuss your options.

Benefits Of A New Build.

At Design Spec we have worked with many clients and constructed many new build homes. When our clients have been asked what the biggest benefits to their new home have been they have all responded with 'It's our own home'.

For us, the design process is the most important stage of building your new home and with our **unlimited preliminary designs**, we make sure that all options are explored and tested before we begin working towards the Planning and Building Control procedures.

New build homes can also benefit from extra footprint, height, glazing, renewable energy and retain almost all of the heat they generate. Not to mention achieving amazing **ROI** when designing and building a new home from scratch. One major financial benefit to building a home from scratch is the **0% VAT** as allowed by the Government! This is one of the main reasons more and more homeowners are considering demolishing and rebuilding their old tired dwellings.

STILL NEED CLARITY?

CONTACT US FOR FREE ON ANY OF THE CONTACT DETAILS BELOW!

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