



QUOTE REF: H1/352/E15

Dear syed,

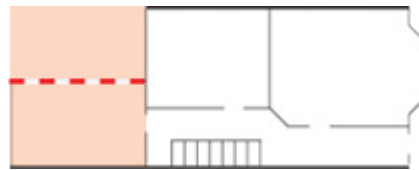
Thank you for using our online price calculator. I have pleasure in confirming your quotation based on your individual requirements. I hope the information provided is useful, and please do not hesitate to contact me should you wish to arrange a FREE, no obligation visit to your property.

STAGE 0: DESIGN & STRUCTURAL ENGINEERING PHASE COST: £2,995.00

- THIS STAGE INCLUDES:
- Measured Survey
 - Production of Design Options
 - Planning Application
 - Structural Engineers Assessment
 - Detailed Schedule of Works, line-priced by Build Team
 - Party Wall Matters (Additional Fee)

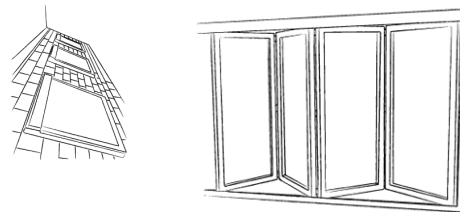
STAGE 1: CONSTRUCTION OF CORE SHELL

YOU SPECIFIED:
21.00 sqm room
Side Wall to be removed



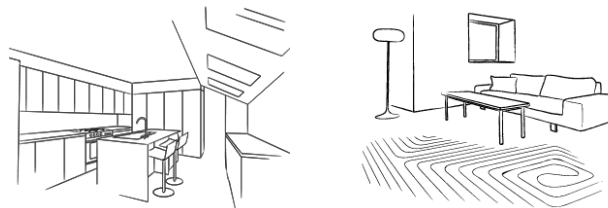
STAGE 2: EXTERIOR FIT OUT

YOU SPECIFIED:
Slate Roof with Velux Roof
Lights
Folding/Sliding Doors



STAGE 3: INTERIOR FIT OUT

YOU SPECIFIED:
Remove Chimney Breast
Underfloor Heating
Ground Floor WC is not required



TOTAL CONSTRUCTION PHASE (Quote valid for 60 days) COST: £34,700.00

Subject to site survey and relevant permissions. Excludes VAT

We look forward to hearing from you to arrange a no obligation consultation.

Kind regards,



Dan Davidson
Design Director, Build Team
020 7495 6561

[Click here](#) to arrange a no obligation site visit

frequently asked questions

This is a computer-generated image of how your extension might look!



Does the quote include the kitchen and floor tiles?

The quotation above allows for everything that is required to construct the 'shell and core' of the Side Return. This includes the roof lights and doors, but excludes the internal finishes such as the kitchen, floor tiles and final decorations. At Build Team we believe you should be free to choose these items in line with your budget, and whilst we are happy to recommend kitchen and flooring suppliers, we do not have any commercial ties. A number of our clients opt for an 'off the shelf' kitchen (for example from Magnet, Howdens or Benchmarx) and invest in good quality worktops. We can install kitchen units such as these if you would like us to. Similarly, we can lay your choice of floor covering and a number of our clients opt for large porcelain tiles which perform brilliantly with underfloor heating.

Can you help with the Party Wall process?

Yes we can. At Build Team we offer a comprehensive Party Wall Service backed by an independent RICS surveyor. This service is entirely optional and we will quote our fees for serving Notice and undertaking a Full Schedule of Condition prior to commencing the Design Phase.

Does the Design Phase at £2,995 + VAT include the cost of any amendments required in order to obtain planning permission?

If there are any design amendments required in order to obtain planning permission, these adjustments will be made free of charge providing the application remains within the statutory adjudication period of eight weeks. Should you require design amendments after the planning application has been determined, or indeed would like Build Team to appeal against an adverse planning decision on your behalf, we will quote separately in advance for these services.

Is there any obligation beyond the Design Phase?

We operate a two-stage process and there is no obligation to commit beyond the initial Design Phase. On receipt of Planning Permission, and with the benefit of the full structural package, building regulation drawings and detailed schedule of works, you are free to invite competitive bids from other contractors should you wish to do so.

How long does the process typically take?

We advise clients to allow 12 weeks for the Design Phase (comprising 3-4 weeks to survey the property, prepare and submit the planning application and the statutory 8 week adjudication period) and a further 12 weeks for build. Occasionally, Side Returns can be built with a shorter programme duration than this; however at Build Team we believe it is important to be realistic about both costs and programme, especially as we feel the quality of the build is paramount.

If you would like to read further FAQs, please [click here](#).

