

Why us ?

- WE DO NOT CHARGE ON PERCENTAGE BASIS LIKE OTHER ARCHITECTS – ONLY FIXED FEE.
- 13 YEARS ON THE MARKET
- YOU ALWAYS KNOW HOW MUCH YOU WILL PAY.
- MEMBER OF THE ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND
- GOOD DESIGN WILL INCREASE THE VALUE OF YOUR HOUSE.
- ALL OUR PROJECTS ARE DESIGN BY FULLY QUALIFIED ARCHITECTS
- PUBLIC INDEMNITY INSURANCE
- 99% SUCCESS RATE WITH PLANNING PERMISSIONS
- TAILOR MADE DESIGN, PASSIVE/LOW ENERGY HOUSING
- EXPERIENCE
- COMPETITIVE AND AFFORDABLE PRICES

Some of our Planning Permissions in Dublin area :

| DUBLIN CITY COUNCIL | SOUTH DUBLIN CITY COUNCIL | FINGAL COUNTY COUNCIL | DUN LAOGHAIRE COUNTY COUNCIL |
|--|--|---|--|
| 2556/13- SOUTH CIRCULAR ROAD 2930/13- DRIMNAGH 4394/09- CLONTARF 1790/08- SANDYMOUNT 2883/13- BALSBRIDGE 3043/12- BALLSBRIDGE 3526/12- DRUMCONDRA 4937/08- DOLPHINS BARN 2219/13- BLUEBELL 3237/14- CRUMLIN 2916/14- DUBLIN 2 3041/12- DONAGHMEDE 1761/06- PHIBSBOROUGH 2182/15- BALLYMUN 2304/15- KILLESTER 2166/15- CRUMLIN 2384/09- SANTRY 2521/08- DUBLIN 1 3300/12- CASTLEKNOCK 2949/11- RATHGAR 2126/11- NORTH CIRCULAR ROAD 2171/10- DRUMCONDRA 2590/15- WALKINSTOWN 2323/15- CABRA 1077/06-KIMMAGE 2473/06- FAIRVIEW 3526/06- KILBARRON 3098/07- CLONTARF 4392/08- DRUMCONDRA 4986/07- ARTANE 3604/07- RANELAGH 4758/07- RATHGAR 4951/07- ARTANE 6151/07- TERENCE 6397/07- DRUMCONDRA 2971/08- PORTOBELLO | SD13B/0035- KNOCKLYON SD13B/0036 - LUCAN SD08A/0820- TALLAGHT SD13B/0268- KNOCKLYON SD 13B/0269- KNOCKLYON SD14B/0195- RATHFARNHAM SD14A/0240 - TEMPLEOGUE SD12A/0184- TALLAGHT SD12A/0139- TEMPLEOGUE SD09A/0164- KILNAMANAGH SD09B/0318- TEMPLEOGUE SD10B/0401- WALKINSTOWN SD15B/0278- RONANSTOWN SD15B/0226- LUCAN SD06B/0261- FIRHOUSE WICKLOW COUNTY COUNCIL 12/6313- MAGHERAMORE 13/8114- UPPER KINDLESTOWN 08/317- UPPER KINDLESTOWN 14/2102 - KILPEDDER 07/375- DELGANY 09630149- BRAY 07/376- DELGANY 08/1311- ENNISKERRY 09/80- KILPEDDER 09/630082- BRAY | F13B/0045-DONABATE F12B/0177- SANTRY F14B/0173- DONABATE FW14B/0041- CASTLEKNOCK FW09B/0013- TYRRELSTOWN FW14B/0033- CASTLEKNOCK FW15B/0065-CLONSILLA FW09B/0072- STRAWBERRY BEDS FW15B/0074- CLONSILLA FW15A/0046-PORTMARNOCK F06B/0393- SWORDS DUN LAOGHAIRE COUNTY COUNCIL D13B/0089- STEPASIDE D13B/0187- CHURCHTOWN D08B/0057- LEOPARDSTOWN D13B/0357- SHANKILL D13B/0392- DUNDRUM D08A/0558- KILMACUD D14A/0021- FOXROCK D13A/0626- MOUNT MERRION D13B/0291- DEANSGRANGE D08A/0326- BLACKROCK D13B/0289- GOATSTOWN D08A/0332- MOUNT MERRION D13B/0088- BLACKROCK D08B/0851- LEOPARDSTOWN D10B/0486- KILMACUD D09A/0484- MOUNT MERRION D14A/0136- SHANKILL D14A/0393- GOATSTOWN D14B/0148- FOXROCK D08A/1226- DUN LAOGHAIRE D15A/0100- CHURCHTOWN D08B/0037- DUNDRUM D14A/0802- BLACKROCK D13A/0488- CHURCHTOWN D10B/0185- KILMACUD D10A/0267- DALKEY D10B/0141- FOXROCK D10B/0095- BLACKROCK D10A/0066- RATHFARNHAM D09A/0487- GLENAGEARY D10B/0321- BLACKROCK | D10A/0533-BOOTERSTOWN D12B/0213- DUN LAOGHAIRE D10A/0365- BLACKROCK D08A/0377- BOOTERSTOWN D10B/0460- GOATSTOWN D10A/0267- DALKEY D08A/0435- SHANKILL D12A/0235- BLACKROCK D08A/0545- CARRICKMINES D12B/0172- BLACKROCK D09A/0484- MOUNT MERRION D10B/0445- BLACKROCK D15A/0100- CHURCHTOWN D07B/0705- BLACKROCK D12B/0361- GLENCULLEN D14B/0211- KILLINEY D09A/0010- GLENAGEARY D12B/0007- LEOPARDSTOWN D11B/0370- GOATSTOWN D10B/0452- MONKSTOWN D15B/0004- GLENAGEARY D06A/0665- BLACKROCK D08A/0495- GLENAGEARY D06B/0906- SANDYFORD D06B/0678- BOOTERSTOWN D09A/0685- MOUNT MERRION D06B/0658- BLACKROCK D06A/1816- DUN LAOGHAIRE D06A/1560- MOUNT MERRION D06B/0907- BLACKROCK D07B/0379- BLACKROCK D06A/0785- DALKEY D09B/0078- DUN LAOGHAIRE D07B/0986- DALKEY D08A/0009- MONKSTOWN D07A/1150- GLENAGEARY D08A/0208- RATHFARNHAM D08B/0056- LEOPARDSTOWN D08A/0269- MONKSTOWN D09A/0375- GLENAGEARY D08A/0235- DUN LAOGHAIRE D09A/0425- FOXROCK D14A/0136- SHANKILL D08B/0648- WINDY ARBOUR |

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P A C K 1

HOUSE EXTENSION (WHERE PLANNING PERMISSION IS NOT REQUIRED , up to 40 sq m,)

FIXED FEE

| | |
|---|-----------|
| INCEPTION Visit site, provide general advice to the client | € 0 |
| OUTLINE - Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (700 euro+ vat), - Outline design - house extension including revisions to existing ground floor level (1100 euro+ vat), - External 3d visuals | €1800+VAT |
| DETAIL DESIGN Provide detailed drawings and ensure that design complies with building regulations. | €1900+VAT |
| TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> Printing/Photocopying 60.00 Couriers/postage 15.00 Detailed tender review (by QS) 500-700 | €250+VAT |
| PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts | €250+VAT |
| ON SITE OPERATIONS 4 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert | €800+ VAT |
| ARCHITECTS CERTS (2 certs required- €150+VAT/per certificate) Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control, | €300+VAT |

(appendix "A")

PACK 2
USUALLY SINGLE STOREY EXTENSION WHERE PLANNING PERMISSION IS REQUIRED
FIXED FEE

| | |
|---|-------------------------|
| INCEPTION | € 0 |
| Visit site, provide general advice to the client | |
| OUTLINE | €2500+VAT |
| <ul style="list-style-type: none"> -Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (700 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase), - Outline design (1800 euro+ vat), External 3d visuals | |
| DESIGN | €1100+VAT |
| -Prepare a planning application | |
| <i>Approximate additional expenses paid by client:</i> | |
| <i>Printing/Photocopying</i> | <i>60.00</i> |
| <i>Couriers/postage</i> | <i>15.00</i> |
| <i>Planning fee</i> | <i>34.00</i> |
| <i>Ordnance Survey</i> | <i>120.00</i> |
| <i>Newspaper Ad.</i> | <i>200.00 - 250.00</i> |
| DETAIL DESIGN | €3100+VAT |
| Provide detailed drawings / specification and ensure that design complies with building regulations. | |
| TENDER | €250+VAT |
| Put the project out to tender | |
| <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> | |
| <i>Printing/Photocopying</i> | <i>60.00</i> |
| <i>Couriers/postage</i> | <i>15.00</i> |
| <i>Detailed tender review (by QS)</i> | <i>500-700</i> |
| POST PLANNING COMPLIANCE (if requested by planning permission) | approx. €250+VAT |
| PROJECT PLANNING | €250+VAT |
| Arrange for contract to be signed with selected Contractor, RIAI contracts, | |
| COMMENCEMENT NOTICE | €150+VAT |
| ON SITE OPERATIONS | €1600+ VAT |
| 8 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert | |
| ARCHITECTS CERTS | €400+VAT |
| (2 certs required- €200+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control, | |

(appendix "A")

PACK 3

FULL REFURBISHMENT OF THE EXISTING HOUSE AND 2-3 STOREY HOUSE EXTENSION

FIXED FEE

| | |
|--|------------------|
| INCEPTION Visit site, provide general advice to the client | € 0 |
| OUTLINE -Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (900 euro+ vat for houses up to 100 sq m, for complex/bigger houses the fee may increase), - Outline design (2200 euro+ vat), External 3d visuals | €3100+VAT |
| DESIGN -Prepare a planning application <i>Approximate additional expenses paid by client:</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Planning fee</i> 34.00 <i>Ordnance Survey</i> 120.00 <i>Newspaper Ad.</i> 200.00 - 250.00 | €1500+VAT |
| DETAIL DESIGN Provide detailed drawings / specification and ensure that design complies with building regulations. | €4100+VAT |
| TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <i>Printing/Photocopying</i> 60.00 <i>Couriers/postage</i> 15.00 <i>Detailed tender review (by QS)</i> 500-700 | €250+VAT |
| POST PLANNING COMPLIANCE (if requested by planning permission) | approx. €250+VAT |
| PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts, | €250+VAT |
| COMMENCEMENT NOTICE | €150+VAT |
| ON SITE OPERATIONS 10 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert | €2000+ VAT |
| ARCHITECTS CERTS (2 certs required- €200+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control, | €400+VAT |

(appendix "A")

PACK 4

NEW HOUSE (STANDARD CONSTRUCTION DETAILS, up to 120 sq m)

FIXED FEE

| | |
|--|------------------|
| INCEPTION Visit site, provide general advice to the client | € 0 |
| OUTLINE -Take client's instruction and discuss proposals with other professionals, - Outline design, External 3d visuals | €2300+VAT |
| DESIGN -Prepare a planning application <i>Approximate additional expenses paid by client:</i> Printing/Photocopying 60.00 Couriers/postage 15.00 Planning fee 65.00 Ordnance Survey 120.00 Newspaper Ad. 200.00 - 250.00 | €1100+VAT |
| DETAIL DESIGN Provide detailed drawings / specification and ensure that design complies with building regulations. | €4100+VAT |
| TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> Printing/Photocopying 60.00 Couriers/postage 15.00 Detailed tender review (by QS) 500-700 | €250+VAT |
| POST PLANNING COMPLIANCE (if requested by planning permission) | approx. €250+VAT |
| PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts, | €250+VAT |
| COMMENCEMENT NOTICE (if no assigned certifier involved) | €150+VAT |
| ON SITE OPERATIONS 15 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert | €3000+ VAT |
| ARCHITECTS CERTS (2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control, | €300+VAT |

(appendix "A")

PACK 5

NEW HOUSE (STANDARD CONSTRUCTION DETAILS, over 120 sq m)

FIXED FEE

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|--|-----------------------|-------|------------------|-------|--------------------------------|---------|-----------------|--------|---------------|-----------------|-----------|
| INCEPTION Visit site, provide general advice to the client | € 0 | | | | | | | | | | |
| OUTLINE -Take client's instruction and discuss proposals with other professionals, - Outline design, External 3d visuals | €2600+VAT | | | | | | | | | | |
| DESIGN -Prepare a planning application <i>Approximate additional expenses paid by client:</i> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td style="padding-left: 20px;">Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td style="padding-left: 20px;">Planning fee</td> <td style="text-align: right;">65.00</td> </tr> <tr> <td style="padding-left: 20px;">Ordnance Survey</td> <td style="text-align: right;">120.00</td> </tr> <tr> <td style="padding-left: 20px;">Newspaper Ad.</td> <td style="text-align: right;">200.00 - 250.00</td> </tr> </table> | Printing/Photocopying | 60.00 | Couriers/postage | 15.00 | Planning fee | 65.00 | Ordnance Survey | 120.00 | Newspaper Ad. | 200.00 - 250.00 | €1500+VAT |
| Printing/Photocopying | 60.00 | | | | | | | | | | |
| Couriers/postage | 15.00 | | | | | | | | | | |
| Planning fee | 65.00 | | | | | | | | | | |
| Ordnance Survey | 120.00 | | | | | | | | | | |
| Newspaper Ad. | 200.00 - 250.00 | | | | | | | | | | |
| DETAIL DESIGN Provide detailed drawings / specification and ensure that design complies with building regulations. | €4800+VAT | | | | | | | | | | |
| TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td style="padding-left: 20px;">Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td style="padding-left: 20px;">Detailed tender review (by QS)</td> <td style="text-align: right;">500-700</td> </tr> </table> | Printing/Photocopying | 60.00 | Couriers/postage | 15.00 | Detailed tender review (by QS) | 500-700 | €250+VAT | | | | |
| Printing/Photocopying | 60.00 | | | | | | | | | | |
| Couriers/postage | 15.00 | | | | | | | | | | |
| Detailed tender review (by QS) | 500-700 | | | | | | | | | | |
| POST PLANNING COMPLIANCE (if requested by planning permission) | approx. €250+VAT | | | | | | | | | | |
| PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts, | €250+VAT | | | | | | | | | | |
| COMMENCEMENT NOTICE | €150+VAT | | | | | | | | | | |
| ON SITE OPERATIONS 15 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert | €3000+ VAT | | | | | | | | | | |
| ARCHITECTS CERTS (2 certs required- €150+VAT/per certificate)Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control, | €300+VAT | | | | | | | | | | |