

Services

There are several ways to proceed at this point; from some additional information for starting talks with planners to bespoke design options, masterplans or full planning applications:

Option 1. Image Study - £350 +VAT

For those wanting a standard housetype, we can provide you with an enhanced visual study of your proposed site, including garden layout. This is ideal if you wish to approach your local planning authority and assess if they are generally receptive to your proposal, before you proceed with a feasibility study. If you then proceed to a feasibility or planning service, the cost of the image study can be deducted from this.

Option 2. Feasibility Study - from £1000 +VAT

A feasibility study can take many forms; from simply laying out some standard housetype options on a single plot, to a bespoke one-off design or sketch masterplan. We would recommend this would be the next step to take if:

You would like to investigate a particular aspect of the scheme such as site constraints or likely planning issues. Where required, we can provide suitable information for arranging pre-application meeting with a planning authority either by yourself or with us **or**;

You would like to further develop the design you have received, or another standard housetype, into something tailored more to your requirements or something completely bespoke **or**;

You already have existing plans, which you would like to be built using the ruralZED system. We can investigate how closely they can be matched using our system, as well as the suitability **or**;

You would like to develop a masterplan for developing a site. We can tailor this to suit the size of the site and your aspirations for it; from producing a quick speculative plan to show planners, to the beginnings of a full masterplan with investigation into planning, sustainability, community and site issues.

We can also do any combination of the above. Please contact us to discuss your requirements.

Option 3. Planning Application - from £2000 +VAT

The ZEDfactory can, if required, provide full architectural services for a ruralZED house or development. We are an award-winning architecture practice, who have specialised in Zero Carbon housing design for over 10 years. In 2009 we won the UK Green Building Council's Sustainability Award for the ruralZED development in Upton, Northampton. This is also the first commercially-available development that has achieved as-built certification for Code Level 6 – Zero Carbon under the Code for Sustainable Homes.

We can deal with all architectural aspects of planning applications; typically beginning with a pre-application meeting with planning officers, design drawings, design and access statements and planning application forms.

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What are the next stages?

We can offer two options in architectural service for your project, as well as two options in construction. If you would like to arrange a different form of architectural service & construction delivery please contact us to discuss.

Architectural Services Option 1. Full

This would include planning applications, building regulations applications and site supervision. This can be done after a feasibility study or if you would like to proceed with planning straight away. A fixed rate can be quoted for all standard housetypes. Rates for bespoke units vary.

Architectural Services Option 2. Reduced

If you are, or already have, an architect for planning, site layout etc. on your scheme, we are able to tailor our system to match other layouts. There are some limitations in the structural grid, but these can be identified in a feasibility study – please see above.

We can then provide production drawings and site supervision as required.

Construction Option 1. Turn Key

Towns-Wadey contractors can build the house(s) for you, offering a fixed price for standard housetypes, excluding site specifics. Bespoke designs are priced individually, dependent on design.

Construction Option 2. Kit Form Only

If you are, or already have, a builder the kit can be delivered to you from Jewsons. The ZEDfactory can provide supervision and advice to suit individual requirements. Most of the build is quite similar to other timber frame barn construction, but it may be advisable to employ specialists with experience of renewable technologies.

Construction Option 3. Self Fit-Out

A professional team can build the frame and roof for you, leaving you to complete the fit out. We can arrange architectural advice/supervision to suit your level of experience/confidence.