



Look for  
**Special  
Offer**

CONCEPT TO COMPLETION

# WHAT MAKES **GO** PLANS BETTER

plan | budget | design | build

020 3633 0928

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# Your Brief

## IMPORTANT QUESTIONS

Is your property a listed building?

Are you in a conservation area?

Do you own the freehold?

What is your project budget?

Key features of your project?

Any inspirational photos?





## 94% PLANNING PASS

Over the years, we've consistently achieved remarkable success in our planning endeavors; always putting in the effort to stay up-to-date with industry standards.

## 4 WEEKS TO PLANNING

It only takes us four weeks from conducting the survey to get an average project to the planning stage, making our turnaround much faster than most architects.

## 24/7 SUPPORT

We provide WhatsApp support to our clients, enabling effective and rapid communication with the Account Manager, Architect, and Engineer.

## 1000+ PROJECTS

We have successfully undertaken more than 1000 projects across the UK. Our extensive experience showcases a diverse portfolio throughout the region.



# CONCEPT TO CONCRETE

Let us manage your entire project, eliminating the need for multiple companies and contractors. Enjoy the convenience of having everything in one place.



## **SURVEY INSPECTION**

To kickstart your project, our surveyor will measure and photograph your property. Using this detailed data, we create existing plans, incorporating structural details for our engineers.



## **ARCHITECTURAL DRAWINGS**

Following the design consultation, we provide the initial draft plans by the agreed deadline, which may include 3D plans if selected. Upon your approval, we proceed to submit the plans to the council.



## **PLANNING GRANTED**

With a 94% approval rate, once you secure approval, we initiate Building Regulation & Structural Plans. If planning is denied, don't worry—our designers will guide you through alternatives in a meeting.



## **BUILDING REGULATIONS**

The Building Regulations set minimum standards for the strength of the structure, but also its thermal performance, fire safety, internal measurements, accessibility to disabled people and drainage capacity.



## **STRUCTURAL ENGINEERING**

Structural Engineering covers the methods used to dig foundations, any structural works, supporting walls, beams, joists, rafters, load bearings and/or concrete reinforcement and any other materials to be used.

# CONCEPT TO CONCRETE

Trust us to handle the complexities, so you can focus on the excitement of seeing your vision come to life.



## SCOPE OF WORKS

Here, we gather all information for the window & door plans, mechanical & electrical plans, and we incorporate site details. For Premium Package clients we also help to select Fixtures, Fittings, Finishes, and Bespoke Items.



## TENDER PACKAGE

Recognising the challenges of selecting a builder or trade professional, we provide this service to help you find the right choices for your project. We introduce you to builders, kitchen and bathroom suppliers.



## APPRAISAL SERVICE

At this crucial stage, your project manager will uncover hidden costs in builders' quotes, negotiate for the best price, and ensure the chosen quote covers all your requirements.



## PROJECT MANAGEMENT

Your project manager will ensure that the project is completed on time, within budget, and to the required quality standards by visiting the site regularly. You can also add Quantity Surveyed visits to your package.



## START BUILD

Once you got the green light from the council, the technical drawings are submitted to building control, and you've secured the right professional for the job, your concept begins to come to life.



# STRUCTURAL ENGINEERING

**Karim El-Saadawy**  
Structural Engineer

MSc Structural Engineering  
Member of ACABE, IStructE, ICE

Structural engineering calculations are vital to your project if you plan to make structural changes. Work with Go Plans for building regulations compliant structural calculations in London and the surrounding areas.

## **Stage 1: Building Regulations Design**

We'll have technical drawings made up for your project by one of our expert designers. These will make it possible to prove that the project will comply with drainage, fire safety and other regulations.

## **Stage 2: Structural Calculations**

Here, we make sure that the design for your project is structurally sound. Our structural engineering services team will apply their materials and construction know-how to the design and make all the necessary calculations.

## **Stage 3: Gaining Building Control**

We will pass on your final construction documents to building control to get sign off. We use a private company called Stroma. Once approved, you will get a certificate so that you can begin to build!



# PROJECT MANAGEMENT



**Paul Foreman**  
Project Manager

ACIOB Dip Associate of the  
Chartered Institute of Building

Paul is a project manager with over 30 years experience. He has successfully delivered over 10,000 construction projects. Paul specialises in residential construction projects, offering clients a range of services and packages to assist in the building of your project.

## **How does the process work?**

The construction project manager, is the person responsible for overseeing all aspects of a construction project, from planning and design to execution and completion. They are responsible for ensuring that the project is completed on time, within budget, and to the satisfaction of the client.

Our project manager plays a critical role in ensuring that a construction project is completed successfully!

Paul strongly recommends to opt in for our Scope of Work and Appraisal Service, ensuring a stress-free and successful project for every client. You can read more about these services in the next few pages.

**Are you interested in Project Management but not sure where to start?  
Speak to us today!**

# MID PROJECT MANAGEMENT

## What are the benefits?

Mid Level Project Management ensures a secure and efficient construction experience. Our project manager prioritises health and safety compliance, communicates delays promptly, and provides detailed reports and pictures after each on-site visit.

With a final inspection and seamless handover, we act as your liaison for issue resolution. **Extra site visits are available for purchase if required.**

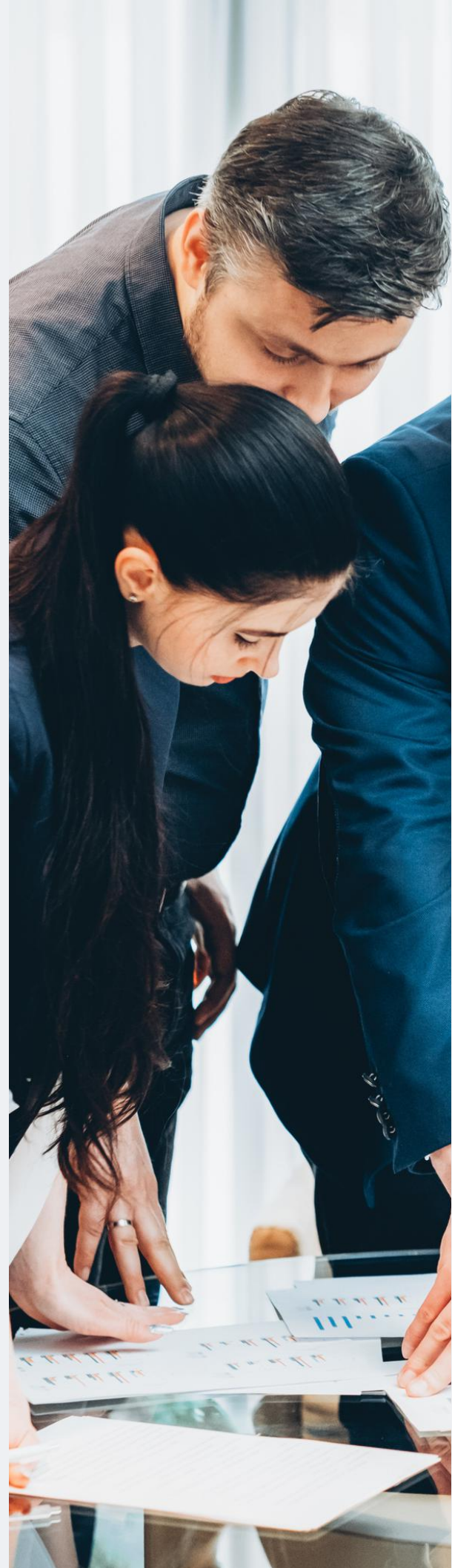
# FULL PROJECT MANAGEMENT

## What are the benefits?

Enjoy a seamless construction journey with Full Project Management. Our comprehensive service includes the build contract, fair payment plans with the contractor, and initial safety inspections.

Benefit from transparency , weekly site visits, and detailed progress reports with pictures.

Our mediation, finance tracking, and controlled approval for extra works ensure a worry-free experience, preventing overpayment.







## STANDARD VISIT

A standard site visit involves the project manager to visit the site and inspect the works carried out. The project manager will highlight any issues with the project and ensure the project is built as per the architect's plans, and co-ordinate with architect, engineer and build contractors.

**Risk management:** the project manager identifies potential risks and develops plans to mitigate or avoid them and ensure the site is Health and Safety compliant.

**Site report:** the PM provides the client a detailed report after the visit.

## QUANTITY SURVEYED VISIT

A construction quantity surveyor oversees project costs, providing accurate estimates, managing budgets, and ensuring projects stay within financial constraints.

Your Project Manager verifies the builder's invoices, ensuring work meets standards, calculates client payments based on completed work, and checks and values any additional claims by the builder to prevent overpayment and reduce costs.

**Tip:** Our project manager advises clients against making upfront payments for incomplete work.

# SCOPE OF WORKS

## What is the Scope of Works document?

Scope of Works is a detailed and essential document for tendering. It outlines the specific tasks and deliverables that need to be completed for a construction project.

By having a well-defined Scope of Works, all parties involved in the construction project can have a clear understanding of the project requirements and expectations, which helps to minimise misunderstandings and most importantly extra costs.



### BASIC PACKAGE

from £200 per room

- Existing Plans
- Building Regulations
- Structural Engineering
- Plumbing Plan
- Electrical Plan
- Door & Window Plan
- Site Information

### PREMIUM PACKAGE

from £500 per room

- Existing Plans
- Building Regulations
- Structural Engineering
- Plumbing Plan
- Electrical Plan
- Door & Window Plan
- Site Information

**Fixtures, Fittings & Finishes**  
**Bespoke Items**

Click on the packages to view an example.

# QUOTE APPRAISAL

## A unique service only at Go Plans!

Typically builders will provide clients a large variation in their quotes. The problem for the client is understanding what each quote includes and whether it is to the desired specification. Some builder quotes are very short and some will be 200+ pages. These variations sometimes can be £100,000 difference.

**TOTAL QUOTATION** £96000\*

**WORK SPECIFICATION:**  
1. LOFT CONVERSION  
2. FIRST FLOOR - STRAIGHTEN ROOF + INCREASE

- Demolition and site clearance
- Drainage below ground/new M.H.
- Construction Wall
- Structural timber
- General carpentry
- Flat roof with skylights
- Steel work
- Roof drainage
- Wood flooring and linings
- Plasterboard linings, plastering, rendering
- Painting and decoration (provided by client)
- Joinery, finishing carpentry and glazing
- Floor and wall coverings
- External work
- Plumbing and electrical system (certificate will be provided)

**EXTRA**  
- AC installation in 3 rooms (£2000)

\*Price includes labour and construction materials (British Standard base).  
\*Price does not include VAT.  
\*Execution time approx. 10 weeks + two weeks decoration

**1 page quote £96,000**

<https://boutiquestone.co.uk/product/ecocitare-terrazzo-porcelain-ivory>

- ✓ Quote also include for tiling wall plinth 8m, Height: 100mm
- A Plinth tiles allowance £33.00 + VAT per m2, labour included
- A Grout Allowance £20.00 + VAT per 10kg bag

1. First floor- Bathroom

**Internal Decorating**

**Decorating**

**Decorating Walls to a total area of 113.11 m<sup>2</sup>**  
✓ Walls to be painted with one mist coat and two full coats emulsion in any colour of your choice.  
<https://www.wickes.co.uk/Dulux-Easycare-Washable-Tough-Matt-Emulsion-Paint-Fine-Cream-2-5L/p/177489>

**Decorating ceiling to a total area of 60.41 m<sup>2</sup>**  
✓ Ceiling to be painted with one mist coat and two full coats emulsion in any colour of your choice.  
<https://www.wickes.co.uk/Dulux-Easycare-Washable-Tough-Matt-Emulsion-Paint-Fine-Cream-2-5L/p/177489>

1. Ceiling & wall- Entire Ground floor

**Decorating**

**Decorating Walls to a total area of 103.1 m<sup>2</sup>**  
✓ Walls to be painted with one mist coat and two full coats emulsion in magnolia paint  
<https://www.wickes.co.uk/Dulux-Easycare-Washable-Tough-Matt-Emulsion-Paint-Fine-Cream-2-5L/p/177489>

**Decorating ceiling to a total area of 33.85 m<sup>2</sup>**  
✓ Ceiling to be painted with one mist coat and two full coats emulsion in white paint  
<https://www.wickes.co.uk/Dulux-Easycare-Washable-Tough-Matt-Emulsion-Paint-Blue-Babe-2-5L/p/177480>

1. Entire 1st floor- Ceiling and wall

**Other Costs**

**Provisional Sums**

- 1. Supply and Install Black towel ring- WC and Bathroom  
Product Link - <https://www.dunelm.com/product/elements-matt-black-towel-ring-1000140207>
- 1. Supply and Install Toilet Roll Holder and Shelf- WC and Bathroom  
Product Link - <https://www.dunelm.com/product/london-matt-black-toilet-roll-holder-and-shelf-1000180626>
- 1. Supply and Install Black Mirror - WC and Bathroom  
Product Link - <https://www.dunelm.com/product/burley-black-framed-led-mirror-1000210104164faul/SkuId=30814843>

**Subtotal:** £105,151.75  
**VAT @ 20%:** £21,030.35  
**Total:** £126,182.10

1. This is the revised quote as per the material link Sheet (scope of work) received.

**38 page quote £126,182**

**SAVE £1000s ON YOUR BUILD**

Your Project Manager will review the quotes page by page and break them down for you. Then cross reference against your plans and Scope of Works document (if you have one) making sure they have everything you need.

They will also negotiate with the builders on your behalf, which typically results in saving 5-10%, even more in certain jobs. This will give you not only money savings but peace of mind, as you are fully aware of what you are paying for.



# PROJECT



# PORTFOLIO





# 3D Model

from £250

The 3D model is a virtual wireframe representation of the architectural elements, capturing the geometry, scale, and spatial relationships.

[View demo](#)





# 3D Render

from £450

A 3D render involves applying textures, lighting, and realistic materials to the 3D model to create a lifelike, visually compelling image.



[View more](#)





# OUR SPECIALS

## What sets us apart?

We provide a concept to completion service, guiding you every step of the way.

Go Plans vs. Other Architects		
ARCHITECTURAL DRAWINGS	✓	✓
PLANNING SUBMISSION	✓	✓
BUILDING REGULATIONS	✓	✓
IN-HOUSE ENGINEER	✓	✗
SCOPE OF WORKS	✓	✗
TENDER TO CONTRACTORS	✓	✗
QUOTES APPRAISAL	✓	✗
PROJECT MANAGEMENT	✓	✗
UNBEATABLE PRICE	✓	✗
QUICK TURNAROUND	✓	✗
8 REVISIONS AND 2 VERSIONS	✓	✗

# TESTIMONIALS



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GO PLANS DID AN EXCELLENT JOB AND WERE VERY HELPFUL AND EFFICIENT. THEY CAME TO MEASURE UP OUR HOUSE TO CREATE 'EXISTING' DRAWINGS. THEIR ARCHITECT THEN HELPED US DEVELOP OUR PROPOSALS AND CREATED DRAWINGS AND 3D IMAGES. AFTER GO PLANS SECURED PLANNING PERMISSION, THEY ALSO ADVISED ON BUILDING REGULATIONS MATTERS AND PREPARED AND SUPPORTED THAT APPLICATION.



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WORKING WITH GO PLANS IS A BREEZE. FROM PROJECT ONBOARDING TO FINE-TUNING THE ARCHITECTURAL DESIGNS - EVERYTHING IS DONE QUICKLY AND TO A HIGH STANDARD. THEY PROVIDE EVERYTHING YOU NEED TO START A RENOVATION PROJECT, AS IT WAS THE CASE WITH MY HOME RENOVATION AND LOFT-CONVERSION. THANK YOU TO EVERYONE @GOPLANS!



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GO PLANS DREW UP MY LOFT CONVERSION AND HELPED ME WITH GETTING PLANNING PERMISSION FOR THE LOFT CONVERSION. THEY CAN SUPPORT WITH WHOLE PROCESS FROM DRAWING PLANS TO SECURING THE BUILDERS FOR THE JOB. THEY EXPLAINED EVERYTHING WELL AND ANSWERED ALL MY QUESTIONS, WHICH THERE WERE LOTS OF AS THIS WAS MY FIRST TIME. I WOULD RECOMMEND.



# BUILD COST ESTIMATE

## Navigating a tight budget?

Opt for a professional build cost estimate to foresee project expenses before planning submission. This allows you to discuss cost-saving design changes with your architect or organise finances promptly.



### ACCURATE BUDGETING

As architects do not specialise in budgeting, a professional build cost estimate can be a crucial document in accurately budgeting for your construction project and avoiding any unexpected costs.



### BETTER PLANNING

This estimate enables you to plan your project more efficiently and provides the option to adjust the drawings before planning submission. It's undesirable to have plans for a project that surpasses your budget.



### BETTER DECISION-MAKING

It can also assist in making informed decisions regarding your construction project; particularly helpful during the tendering stage, as it enables you to evaluate various options and compare them with builders' quotes.

Our fees range from £300 to £500 based on project size.

# REFUND OFFER



Why don't you talk to us to understand the value of our special offer?

[BOOK A CALL NOW](#)

Experience peace of mind with our Quotes Appraisal service, backed by our refund guarantee if we can't deliver on our cost-saving promises.