

18 Fernshaw Road

Chelsea, SW10

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Renovation Proposal v1.1

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## PROJECT BRIEF

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The full internal renovation, extension and amalgamation of a LG floor apartment with an upper maisonette to create a lovely family home in Chelsea.

Existing Area - 2,122 sqft / 197 sqm  
Proposed Area - 2,450 sqft / 227 sqm

We have provided some design intent images that show a muted and subtle interior palette. This will allow for simple and high quality material selection that can be enhanced with considered details and bold furnishings.

We feel this aesthetic would suit the location very well and look forward to any feedback so that we can update the design to aligned with your expectations.

## SCOPE OF WORKS

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Layout adjustments to amalgamate the units  
Extension to create guest bathroom and larger kitchen space  
Creation of void on the ground floor create a double height kitchen and link bridge to garden

Repair to all walls linings and ceilings

New electrical and mechanical installations

Timber flooring - Hallway, kitchen, living & dining  
Stone Tiling - Bathrooms  
Carpet - Bedrooms

New kitchens and joinery throughout  
Natural Stone kitchen worktop

New internal doors ironmongery  
New sanitaryware  
New double glazed windows and sliding doors  
New windows where necessary

Complete redecoration

New landscaping and planting

## EXISTING LAYOUT

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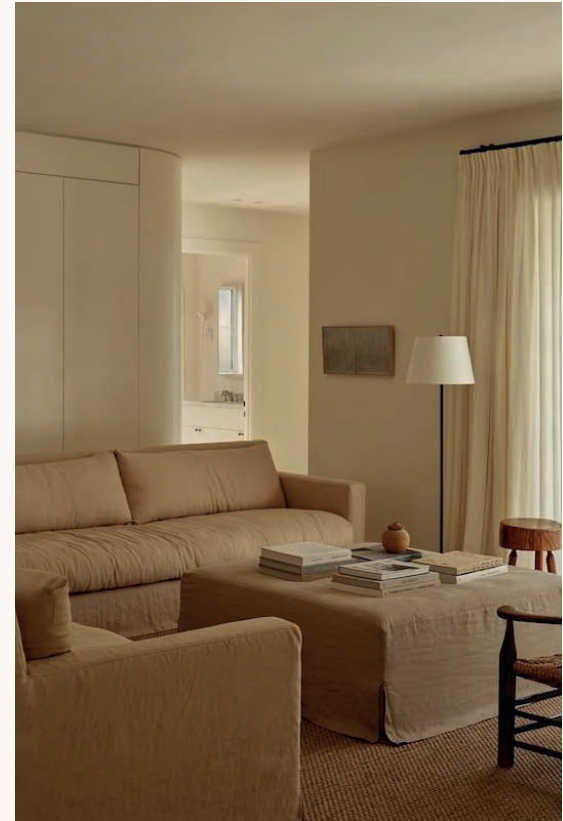
PROPOSED LAYOUT



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## KITCHEN & FAMILY SPACE

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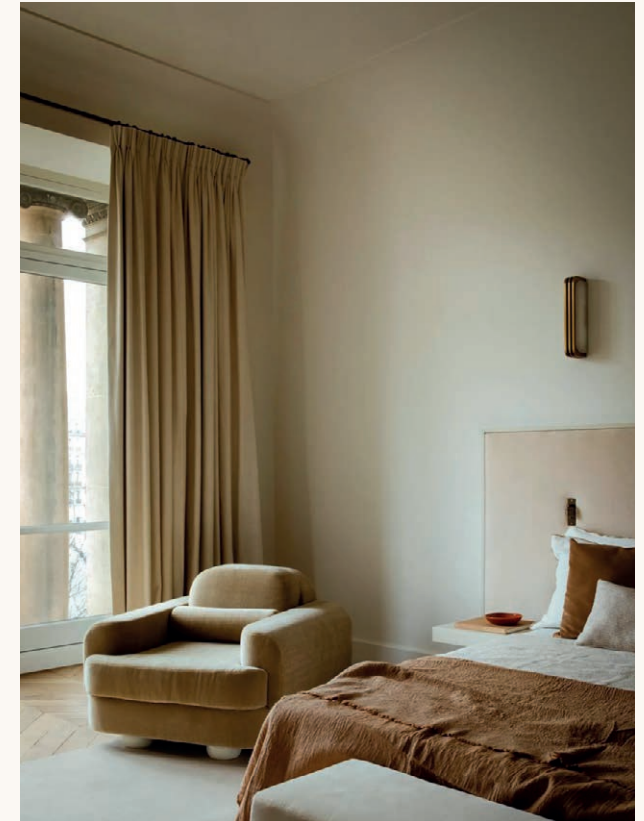




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## BEDROOMS

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## BATHROOMS

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PROJECT BUDGET

CONSTURCTION

MAIN WORKS	£	1,014,125	
Construction Budget	£	375	£ 918,750
Landscape Budget			£ 35,000
Contingency		10.0%	£ 95,375
SUB TOTAL	£	1,014,125	ex. VAT

FF&E

Furniture Fixtures & Fittings	£	-	
FF&E	£	-	£ -
		20.0%	£ -
SUB TOTAL	£	-	ex. VAT

FEES

PROFESSIONAL FEES	£	40,100	
Planning & Listed Building Fees			£ 3,750
			£ 1,750
Professional Fees			£ 3,500
			£ 15,000
			£ 4,000
			£ 8,000
			TBC
			TBC
	£	1,250	
	£	2,000	
	£	500	
	£	350	
			TBC

VOZA FEES	£	151,800	
Concept (RIBA Stage 2)			£ 6,900
Spatial (RIBA Stage 3)			£ 23,000
Technical Design (RIBA Stage 4)			£ 46,000
Construction Design (RIBA Stage 5+)			£ 16,100
CDM & Principle Designer			£ 4,600
Project Management			£ 55,200

MISC COSTS	£	-	
TBC			£ -

SUB TOTAL	£	191,900	ex. VAT
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TOTAL	£	1,206,025	ex. VAT
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TOTAL	£	1,447,230	inc. VAT
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Cost to Planning

- These are the breakdown of costs require to take it the project through a pre-application process.
- As well as the combined cost to take it through a pre-application and full planning application

Stage 2 - Pre-App

£	2,950
£	1,250

£	2,000
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£	6,900
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£	3,450
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£	16,550	ex. VAT
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£	16,550	ex. VAT
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£	19,860	inc. VAT
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Stage 3 - Planning

£	3,750
£	1,750

£	2,500
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£	2,500
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£	2,000
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£	6,900
£	23,000

£	10,350
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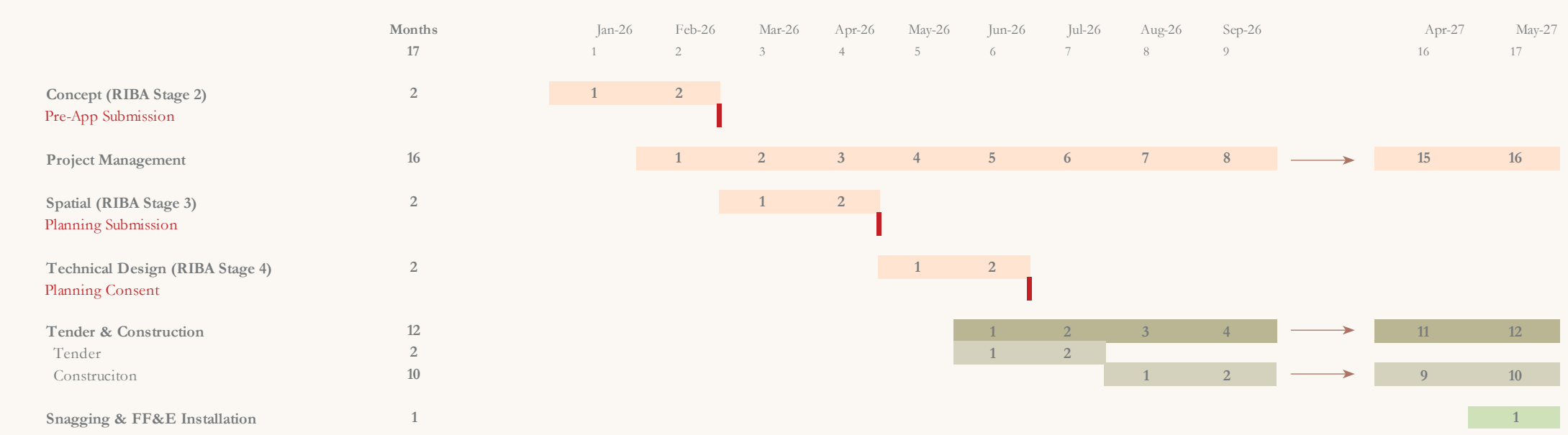
£	52,750
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£	52,750
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£	63,300
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KEY	
Items in green quoted for	
Items in orange based on budgets	
Existing Area	2,122
Proposed Area	2,450
Est. Construction / psf ex. VAT	£ 414
Construction VAT	20%
Est Total Budget / psf ex. VAT	£ 492

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|---|--------------------------|-------------|
| - | Initiate Design Work     | Jan 2026    |
| - | Pre-Application Feedback | Mar 2026    |
| - | Planning Consent         | June 2026   |
| - | Start Main Site Works    | August 2026 |
| - | Complete Site Works      | May 2027    |



VOZA

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DEVELOPMENTS