

The Self-Survey Checklist

Measure your own property the right way and save up to £450.

Editable Word version and our other guides: exparc.co.uk/free-guides

In this guide: your approval routes, what trips people up, what it costs, how long it takes, a checklist you can work through, and answers to the questions we are asked most.

1. Your approval routes

Option	When it suits	Cost
Arranged measured survey	Complex, listed or large properties	Up to £450
Guided self-survey	Straightforward domestic projects, where permitted	£0, we check your figures
Existing drawings from survey	Every project, whichever route	Included in your package

2. What trips people up

- Your existing drawings are the baseline every approval is measured against. Errors here surface at the worst moment.
- Measure wall to wall at a consistent height, and take every dimension twice.
- Ceiling heights vary across a room more than people expect. Record them in each corner.
- Photographs matter. They let us sanity-check your measurements before anything is drawn.

3. What it costs

Typical UK market ranges, so you can sanity-check any quote you receive. Exp|Arc quotes one fixed written price after a free route check, and flags the third-party costs below up front.

What	Typical UK range	Who it is paid to
Planning drawings	£1,200 – £2,500	Your drawing practice
Full set incl. Building Regs	£2,500 – £5,000	Your drawing practice
Council application fee	£548 (householder, England, from April 2026)	Local authority
Structural engineer	£700 – £2,000	Engineer, where structure changes
Measured survey	Up to £450, or £0 with a guided self-survey	Surveyor

4. How long it takes

Stage	Typical time
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Free planning-route check	Same working day
First draft drawings	10 working days
Revisions until you are happy	Unlimited, usually 1 to 2 rounds
Council decision	6 to 8 weeks from validation
Building Regulations set	1 to 2 weeks after approval

5. Your checklist

- ☐ Sketch each floor before measuring
- ☐ Measure wall to wall at a consistent height, twice
- ☐ Record ceiling heights in every room
- ☐ Note window and door positions and sizes
- ☐ Measure external walls and projections
- ☐ Photograph every elevation and room corner
- ☐ Send it over for checking before drawing starts

6. Questions people ask

Can I really measure my own home?

For straightforward domestic projects, where it is permitted and conditions are met, yes. We provide the guide and check your figures, which is what saves you up to £450.

What if I get something wrong?

We check your figures against photographs and standard proportions, and query anything that looks off before drawing.

When is a professional survey essential?

Listed buildings, irregular or large properties, and anything where existing dimensions are disputed.

Get your free planning-route check

Send your postcode and what you are planning. You get the route confirmed in writing, the drawings you need, and one fixed price, usually the same working day. If any application we submit is refused, you get a 100% refund within 5 days.

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General information for UK projects, not planning advice for a specific property. Limits and local policy vary, so always confirm your position before committing. Exp-Arc Limited, company no. 16980239, 167–169 Great Portland Street, 5th Floor, London W1W 5PF.