

The Space & Interior Design Guide

Getting more from the space your project creates.

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

Stage	What happens	Typical timing
Concept design	Layout options, light, flow and storage	Alongside the planning drawings
Space planning	Room by room detail, furniture and circulation	Once the scheme is agreed
Interior design	Finishes, lighting, joinery and materials	Before construction starts

2. What trips people up

- Design decisions cost pennies on paper and fortunes on site, so front-load them.
- Space planning finds metres you already own: flow, storage and light before finishes.
- Interiors coordinated with the approvals avoid the gap between approved and liveable.
- Unlimited revisions only help if you use them. Iterate before you build.

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
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

- ☐ Write down how each room is actually used
- ☐ Fix layout and light before finishes
- ☐ Plan storage into the drawings
- ☐ Coordinate interiors with Building Regs items
- ☐ Agree the scheme before ordering anything

6. Questions people ask

Is design included in the drawings?

Every project is designed, with unlimited revisions. Space planning and interior design go further when you want the finished space considered as carefully as the approval.

Can you produce visuals?

Yes. 3D visualisations make a scheme easy to judge without reading a technical drawing.

Do you specify finishes?

We can take it as far as material, lighting and joinery schedules, or stop at layout. It is your call.

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.