



## Earth Cycle Technologies

### Planning & Construction Booklet

For all Building Types



## From the Sketch to the Keys!

The process of building a house can be stressful and exiting all at the one time. Here at Earth Cycle we do our best to assist with tools such as cost estimation, tender analysis and live designing/modifying so that you can get instant feedback making it an eased process.

Whether it is a Passive House, a current building regulations compliant house or even non-residential building such as a school there are 4 main stages to the process:

1. Sketch Design
2. Developed Design
3. Detailed Design
4. Completion & Commissioning on Site

### Sketch Design

For all our design sessions we will actually do this live and if need be this can be carried out over a number of sessions. You can read more about the live sessions in detail [here](#)

If you're project is already designed please read more below.

### Developed Design

Once the design is sketched out, next we will need to take our building design and develop it so that it works on your site (within mm's) and ensure that essential items like services, drainage and energy/planning/regulation compliance will work. It is at this stage you will generally need the following services:

- An Assessment Rural Housing Policy (if in a Rural Area)
- A Site Survey (By Others ie Techsol)
- An Engineer's report (for existing buildings)
- A Geologist Site Survey for Soil Characteristics (by others)
- A Full Building Regulations Compliance Check
- A BER & Part L Compliance Assessment
- A Passive House Energy Model (if designing a Passive House)
- A Planning Application with Full Planning Drawings & Associated Documents (read more [here](#))
- Cost Estimation (if desired)

Prices can vary depending on sub-consultants and opted services but for a planning application with;

1. Drawings & Doc's for the Application;
2. Building Regulations Design Compliance Report
3. Part L Compliance and Design BER
4. Rural Housing Guidance if Needed

These start from **€4950** or **€65 \* floor area m<sup>2</sup> / 2** whichever is greater. A **25% deposit** is required to commence and the remaining is due on submission of the planning application or **completion of the package**. For Info on the additional optional services please return to the website menu [here](#). These are all charged separately and in addition to the above.

## Detailed Design

On successful completion of your planning application the next step is to design the “nuts and bolts” of the project. This is where the detail of every item is designed in full so that the construction team can firstly, price it and secondly, construct it. The items needed are such as:

- The Construction Details
- The Engineering (by others)
- The Actual Mechanical Systems (Heating, Cooling & Ventilation)
- The Pricing, Tender Drawings & Tender Package
- Updates to the BER and/or PHPP

## Fees

For a detailed design package without tendering or pricing (you have a selected builder) the costs of a pack start at **€65 \* m<sup>2</sup>/2** or **build cost \* 1.5%** whichever is greater.

If the Cost Estimation is required these start at **€65 \* m<sup>2</sup>/3** or **€3500** whichever is greater.

And if you would like to prepare the above as a package to send to tender this is additionally charged at **€65 \* m<sup>2</sup>/7** or **€1250** whichever is greater.

A **25% deposit** is required to commence and the remaining is due on submission of the planning application or **completion of the package**. For Info on the optional services please return to the website for “Architectural” and “Energy” [here](#)

## Completion & Commissioning

This task will be completed by both Earth Cycle the Design Certifier and an External Assigned Certifier. Most items can be reported in photographs and measurements on site for the most part.

Site visit costs depend on location of the site and the number of visits needed. The project specifics will determine the amount of site visits.

After completion of the previous stages site visits and final Certification can be explained and agreed.



Many thanks for your custom.

**Earth Cycle Technologies**

## **Contact Us**

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