

# QTD Ltd

## Architectural Design & Build Services

*High-End Architectural Design & Build Solutions, From Concept to Completion*



## INTRODUCTION

At QTD Ltd, we specialise in high-end, luxury architectural design, delivering bespoke solutions at every scale, from small residential garden studios to large-scale private homes and premium commercial developments. Every project is approached with precision, creativity, and meticulous attention to detail, ensuring the end result is as exceptional in execution as it is in design.

Led by Emma Sidey, RIBA Part 2 Architectural Designer, our studio combines architectural vision with technical expertise to create spaces that are both visually striking and built to last. With a strong focus on premium timber-based architecture, elegant detailing, and functional layouts, we ensure your project not only looks extraordinary but also performs flawlessly for years to come.

We understand that luxury means more than just aesthetics; it's about quality at every stage, clarity in the process, and a seamless client experience. That's why we offer two tailored service packages:

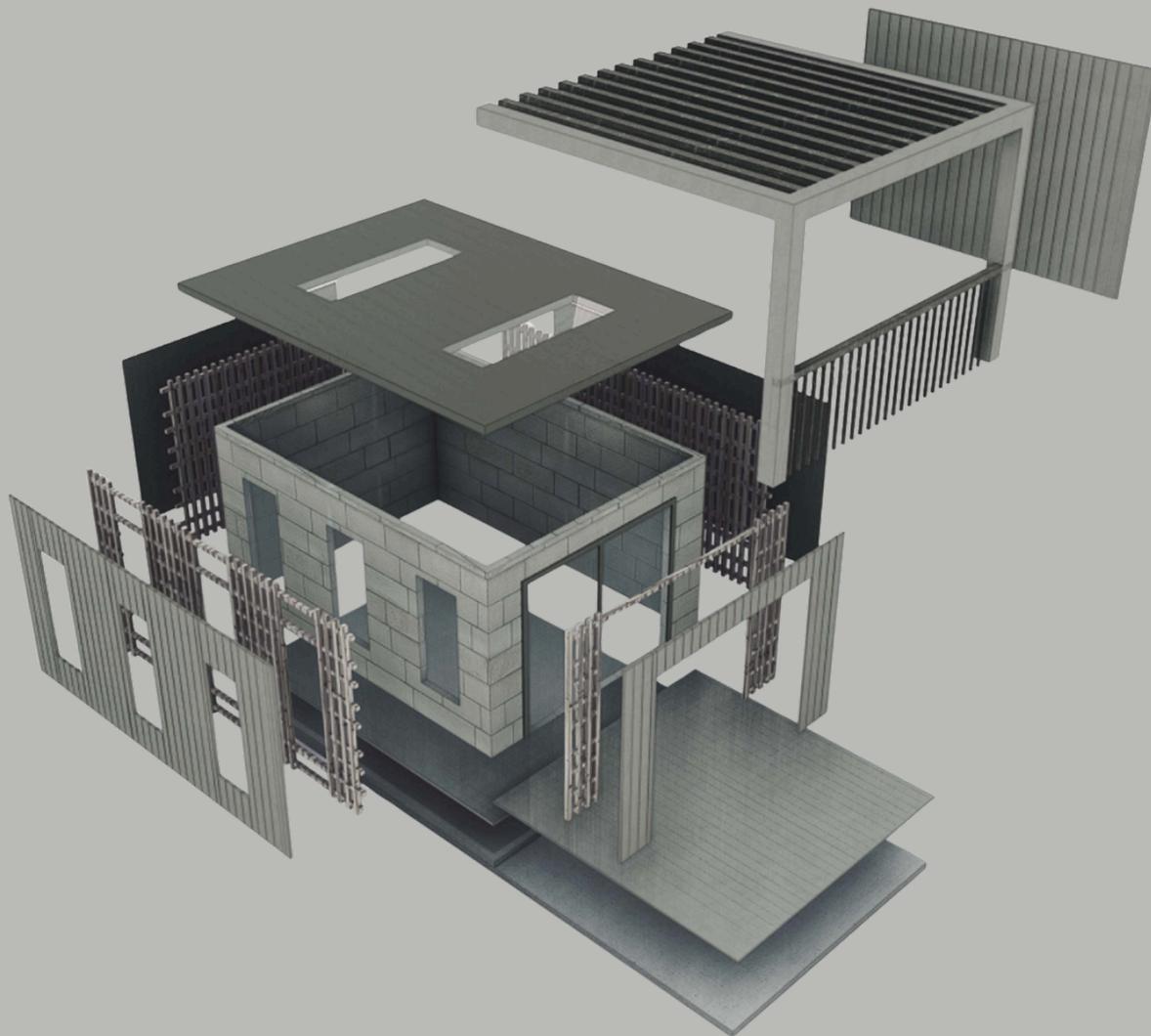
**Design-Only Package**, a complete architectural design service for clients who want a fully resolved design pack ready for pricing, planning, and construction, while managing their own builder or contractor.

**Full Design & Build Package** provides a fully integrated process from concept to completion, with QTD Ltd managing both design and delivery. Working exclusively with our trusted construction partners, we ensure every detail of your design is brought to life with uncompromising quality and craftsmanship.

Whether your vision is an intimate, high-spec garden retreat or a large-scale luxury residence, our commitment remains the same:

- Exceptional craftsmanship in every detail.
- Clear, transparent documentation to eliminate risk and ensure accurate pricing.
- A client-focused process that makes your journey from idea to reality as smooth as possible.

This brochure outlines exactly what each package includes, our proven design process, and the standards of quality you can expect when working with QTD Ltd. By the end, you'll have a clear understanding of how we can bring your vision to life, with the luxury, precision, and professionalism your project deserves.



# Why Choose QTD Ltd

At QTD Ltd, we bring over 25 years of proven expertise in delivering exceptional design and construction solutions for discerning clients. Our portfolio spans luxury residential, commercial, and bespoke projects for some of the world's most recognisable names, including Berkeley Homes, Buxton, Microsoft, Shanley Homes, and LEGOLAND. Every project is approached with the same commitment to quality, precision, and creativity, whether it's a small garden studio or a large-scale development. With our deep knowledge of high-performance materials, especially premium timbers, and our ability to seamlessly manage projects from concept to completion, we ensure each design is both beautiful and built to last.

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## **25+ years**

With over 25 years of experience, our team has designed and delivered high-end projects for leading names including Berkeley Homes, Buxton, Microsoft, Shanley Homes, and LEGOLAND. That breadth gives us the commercial discipline, construction know-how, and quality expectations you want on a luxury project.

## **Design leadership**

Led by Emma Sidey, RIBA Part 2 Architectural Designer, we bring creative vision grounded in buildability: elegant proportions, refined detailing, and intelligent layouts that feel as good as they look.

## **Tailored, site-specific solutions**

No templates. Every scheme is bespoke to your site, brief, budget, and timeline — from daylight and views to materiality, maintenance, and long-term performance.

## **Timber and material expertise**

As a specialist timber practice within QTD Ltd, we understand species, profiles, movement, finishes, weathering, and detailing. You get materials that are beautiful on day one and age gracefully.

## **Clarity & transparency**

You'll receive clear scopes, transparent fees, and realistic programmes, plus drawing registers, revision logs, and issue statuses (For Review / For Pricing / For Planning / For Construction), so everyone works from the latest information.

## **Quality assurance from studio to site**

We run structured QA checks, control revisions, and document decisions. On Design & Build projects, we act as your design guardian — attending key milestones, signing off on materials and junctions, and responding quickly to RFIs to protect the agreed design intent.

## **A seamless, calm process**

One point of contact, proactive communication, and well-managed handovers. The result is a smooth, stress-reduced journey and a completed space that reflects the luxury and precision you commissioned.

# Our Design Ethos

At QTD Ltd, design is never just about how something looks; it's about how it works, how it feels, and how it will endure for decades to come. We believe that true luxury lies in the seamless fusion of form, function, and craftsmanship.

Our approach begins with listening deeply to our clients, understanding their aspirations, lifestyle, and the character of their site. From there, we develop designs that are contextually sensitive, beautifully proportioned, and meticulously detailed. Every line drawn is deliberate; every material chosen is selected for its performance, sustainability, and ability to age gracefully.

Sustainability is not an optional extra; it's embedded in everything we do. From responsibly sourced timber and low-VOC finishes to energy-efficient design and future-proof construction methods, we consider both the immediate impact and the long-term legacy of every project. This means balancing low-carbon materiality, passive environmental design, and whole-life thinking with the craftsmanship and detailing expected of a luxury build.

We are equally committed to innovation and tradition, embracing the latest in design technology and building methods while honouring time-tested construction principles. This balance allows us to create spaces that are distinctive yet timeless, modern yet warm, and always tailored to the client's vision.

Whether designing a small-scale garden retreat or a landmark luxury residence, our guiding principle is the same:

**Deliver designs that inspire,  
perform, and stand the test of time.**

# How We Work

A clear, well-managed process is the foundation of a luxury result. Here's how we take your project from first ideas to a finished, buildable design and, where appointed, all the way through construction.

1

## Initial Enquiry & Discovery (Free)

**Purpose:** Understand your goals, site, budget, timeline, and preferred package.

**What we'll ask for:** Site address, brief, any photos/surveys/planning history, and your ideal completion date.

**Output:** An outline of the best route (Design-Only or Full Design & Build), indicative fees, and next steps.

2

## Consultation & Site Review

**Format:** 60–90 minute meeting (remote or on-site).

**What we do:** Review access, levels, trees, utilities, neighbours/overlooking, heritage or planning cues, and risks.

**Output:** Agreed brief and a short note on opportunities, constraints, and approvals likely to be needed.

3

## Proposal, Scope & Appointment

**What you receive:** A tailored proposal setting out scope, deliverables, programme, and fees (with a staged payment plan).

**Standards:** Issue statuses on all documents (For Client Review / For Pricing / For Planning / For Construction) and a drawing register for version control.

**On appointment:** We confirm the programme and key review dates, and share an information request list.

4

## Concept Design

**Activities:** Up to three layout options, massing and proportion studies, materials direction, and final rendered visuals.

**Reviews:** Collaborative workshop to test options against your brief, budget and planning context.

**Output:** A concept pack For Client Review with actions captured and a clear route to a preferred scheme.

5

## Design Development

**Activities:** Refine the preferred option; coordinate structure assumptions and services strategy; develop façade and junction intent.

**Drawings:** Dimensioned plans, elevations, sections; outline roof/drainage approach where applicable.

**Revisions:** 2–3 rounds of revisions within scope to reach approval.

**Output:** Updated pack For Client Approval prior to technical detail.

6

## Technical Information & Specification

**Activities:** Complete annotations and notes; materials and finishes schedules; performance guidance; services and utilities summary (if required).

**Sustainability:** Embed low-carbon materiality and passive design measures as standard.

**Output (Design-Only):** A coordinated, construction-ready design set Issued for Pricing / Planning (PDF; DWG on request), plus a physical material board.

7

## Approvals (If Required)

**Planning:** We can prepare drawings and support statements for submission or work with your planning consultant.

**Building Control:** Coordination of drawings/specifications to ensure compliance, as required.

**Third parties:** Structural engineer, drainage consultant, energy assessor, etc., appointed as needed (fees separate unless included).

8

## Tender & Pricing Support (Design-Only)

**What we can do:** Issue addenda, respond to RFIs, and review/compare contractor quotations.

**Output:** Clarified returns and recommendations to support your selection.

**Commercials:** Fixed add-on or hourly, agreed in advance.

9

## Pre-Start & Construction (Full Design & Build)

**Set-up:** Pre-start meeting; confirm decision gates, approvals workflow, RFI protocol, and site visit schedule.

**During build:** 4–6 key site visits; material and detail sign-offs; rapid responses to RFIs; progress notes and action logs.

**Output:** Visit reports, updated registers, and controlled issue of any construction addenda to protect design intent.

10

## Handover & Close-Out

**Completion:** Final checks and sign-offs; assistance with snagging where engaged.

**Archive:** Digital handover pack (PDFs and any issued DWGs), red-line “as-built” mark-ups where provided, aftercare notes.

**Follow-up:** Optional 3-month post-occupancy check-in to review performance and user experience.

## Communication, Quality & Change Control

At QTD Ltd, we prioritise clear communication, rigorous quality control, and structured change management throughout every project. Design-related queries are typically answered within two working days, while construction RFIs are addressed in line with agreed service levels. Every drawing sheet carries an issue status stamp, supported by a detailed drawing register and revision log to ensure version accuracy. All documentation undergoes internal quality assurance checks before issue, with key decisions recorded prior to incorporation. Any variations to the agreed scope or design are formally documented, with associated time and fee implications confirmed before work proceeds, ensuring complete transparency and client confidence.

Option 1

# Design-Only Package

**Complete Architectural Design for  
Self-Managed Projects**

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Fixed Fee Range: **£3,500 – £10,000+**

(Fee based on size, complexity, and level of detail required)



## Design-Only Package

Our Design-Only Package is a complete, luxury-grade architectural service for clients who wish to appoint and manage their own builder while retaining the confidence of a fully resolved, construction-ready design. Led by Emma Sidey, RIBA Part 2 Architectural Designer, this package delivers the creative vision, technical clarity and specification depth you'd expect from a high-end studio, without tying you to a particular contractor.

From the first briefing to the final issue, we develop a scheme that is beautifully conceived and rigorously detailed. You'll receive coordinated drawings, specifications, performance notes, and visuals that enable accurate pricing, smooth planning submissions (where required), and a clean handover to your chosen build team. Every element, layout, structural assumptions, envelope build-ups, materials, services, and junction intent is documented to reduce ambiguity, de-risk tender returns, and protect design quality on site.

This route suits clients who want control and flexibility over procurement, whilst insisting on premium standards of design, documentation and presentation. Whether the project is an intimate garden studio or a large private residence, our focus is the same: clarity, craft and buildability, delivered with the discretion and polish expected of a luxury practice.

## What's Included:

- Initial client consultation + brief development
- Site review and desktop analysis
- Up to 3 layout options
- Final rendered visuals
- 2–3 design revisions based on feedback
- Final concept presentation pack (PDF)
- Physical material board for specification and contractor reference

## Final concept presentation pack includes:

### Architectural Drawings (To Scale & Annotated):

- Site Plan
- Floor Plan
- Elevations (with heights + materials)
- Sections (longitudinal and cross-sectional)
- Roof Plan (if applicable)

### Materials & Finishes Specification:

- Cladding (species, profile, finish)
- Roofing (material, finish, insulation)
- Windows & doors (type, opening, colour)
- External detailing
- Internal finishes (walls, floor, ceiling)
- Insulation & Performance strategy (walls/roof/floor)

### Performance & Build Notes:

- Preferred construction method
- Foundation assumptions
- Site access or delivery restrictions
- Indicative build duration (e.g. 8–12 weeks typical)

### Services & Utilities Summary (If Required):

- Electrical (lighting, sockets, heating)
- Plumbing (WC, basin, water)

## Final Output:

- PDF design pack ready for quoting/planning
- DWG files (on request)
- Physical material board

Option 2

# Full Design & Build Package

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Fee Structure: **8%–12% of Construction Budget**

Minimum Fee: £15,000+ (subject to scope)



## Full Design & Build Package

Our Full Design & Build Package is QTD Ltd's flagship, end-to-end service for clients who want a seamless, luxury project journey from first concept sketch through to the final handover of a beautifully finished building. Every stage is handled under one roof, with QTD Ltd as your single point of contact, ensuring total alignment between design intent and on-site delivery.

Led by the QTD Ltd Design & Build Team, our process begins with the same design approach found in our Design-Only Package, developing a fully resolved, construction-ready scheme that reflects your vision, the site, and the highest standards of craftsmanship. From there, our exclusive, trusted build team takes over the physical delivery, working in direct collaboration with us to make sure every line, material choice, and junction detail is executed exactly as designed.

This package is ideal for clients who value:

- Complete continuity from design studio to construction site
- Reduced the risk of miscommunication between the designer and the builder
- Luxury-grade finishes and detailing that require close design oversight during installation
- A stress-free experience with fewer handovers and one coordinated project team

From managing approvals and refining construction details to attending site meetings, signing off materials, and resolving issues in real-time, we stay at the centre of your project until the keys are in your hands. The result? An effortless process, a flawless finish, and a space that matches the design you fell in love with, down to the smallest detail.

## What's Included:

In the Full Design & Build Package, you receive all deliverables from Option 1 – Design-Only (consultation and brief, site review, up to 3 layouts, final rendered visuals, fully annotated drawings, materials & finishes specification, performance & build notes, services summary where required, and the final issue set: PDF design pack, DWGs on request, and a physical material board).

## In addition, Option 2 includes the construction phase services and deliverables below:

### A Design guardianship & coordination

- Clarifications and design adjustments during construction
- Material and junction sign-offs to protect design intent
- Responses to RFIs within agreed timeframes

### Site attendance & records

- 4–6 key stage site visits
- Site visit reports with actions and close-out tracking
- Meeting notes from progress/coordination meetings
- Issue control & addenda
- Controlled issue of construction addenda/updates where required
- Drawing register, revision log, and status stamps (“For Construction”, etc.)

### Quality assurance

- Checkpoints at agreed milestones
- Review of mock-ups/samples against the approved specification
- Snag/pre-snag guidance and sign-off support

## Final Output & Handover:

- PDF construction issue set (and any interim addenda)
- Updated DWG files (on request)
- Site reports and approval records (materials/detail sign-offs)
- Close-out pack: final documents, warranties/certificates collated where provided, and as-built mark-ups/red lines (where supplied by the contractor)
- Physical material board retained/updated for on-site reference

# Deliverables Explained

At QTD Ltd, we believe your design package should be as clear, practical, and build-ready as possible. Every deliverable we produce serves a specific purpose, providing you, your contractor, and any other stakeholders with all the necessary information to bring your vision to life without ambiguity.

Below is a breakdown of each core deliverable and what it means for your project:

## 1. Site Plan

**Purpose:** Shows the building's position in relation to boundaries, access points, landscaping, and any other significant site features.

**Use:** Essential for planning applications, pricing, and ensuring the design responds appropriately to the site.

**Contents:** Scaled layout, north point, key dimensions, site boundaries, and surrounding context.

## 2. Floor Plan

**Purpose:** The blueprint of your internal space shows walls, openings, doors, windows, and key internal elements.

**Use:** Contractor guidance during construction, interior layout planning, and cost estimation.

**Contents:** Fully dimensioned plan with annotations for finishes, levels, and fixture positions (if applicable).

## 3. Elevations

**Purpose:** Flat views of each building face, showing proportions, materials, and overall composition.

**Use:** Material specification, planning submission visuals, and contractor detailing.

**Contents:** Heights, material callouts, finish notes, and key lines.

## **4. Sections (Longitudinal & Cross-Section)**

Purpose: Reveals the internal and structural relationship between floors, ceilings, and roof.

Use: Demonstrates compliance with building performance targets and helps visualise interior volumes.

Contents: Levels, construction details, insulation build-ups, and key heights.

## **5. Roof Plan (if applicable)**

Purpose: Displays roof form, drainage, and any features such as skylights or solar panels.

Use: Roofing specification, contractor reference, and waterproofing detailing.

Contents: Slopes, materials, outlets, and access points.

## **6. Rendered Visuals**

Purpose: Brings the design to life in realistic imagery.

Use: Helps you visualise the finished project before construction begins.

Contents: High-resolution renders from selected viewpoints, showing agreed materials and finishes.

## **7. Materials & Finishes Specification**

Purpose: A detailed breakdown of every specified material inside and out.

Use: Ensures contractors price and source the correct materials, reducing risk of substitutions.

Contents: Species, profiles, finishes, colours, and suppliers (if fixed).

## **8. Physical Material Board**

Purpose: A tactile reference tool for you and your contractor.

Use: Allows accurate colour, texture, and finish matching on-site.

Contents: Physical samples of key cladding, flooring, and finishes, labelled for reference.

## **9. Performance & Build Notes**

Purpose: Communicates technical and performance expectations.

Use: Ensures the build meets agreed quality, insulation, and construction standards.

Contents: Target U-values, construction methods, foundation assumptions, and indicative build programme.

## 10. Services & Utilities Summary (if required)

Purpose: Identifies the service connections required for your building.

Use: Ensures early-stage coordination between trades and avoids costly late changes.

Contents: Electrical, plumbing, heating, and data/internet notes.

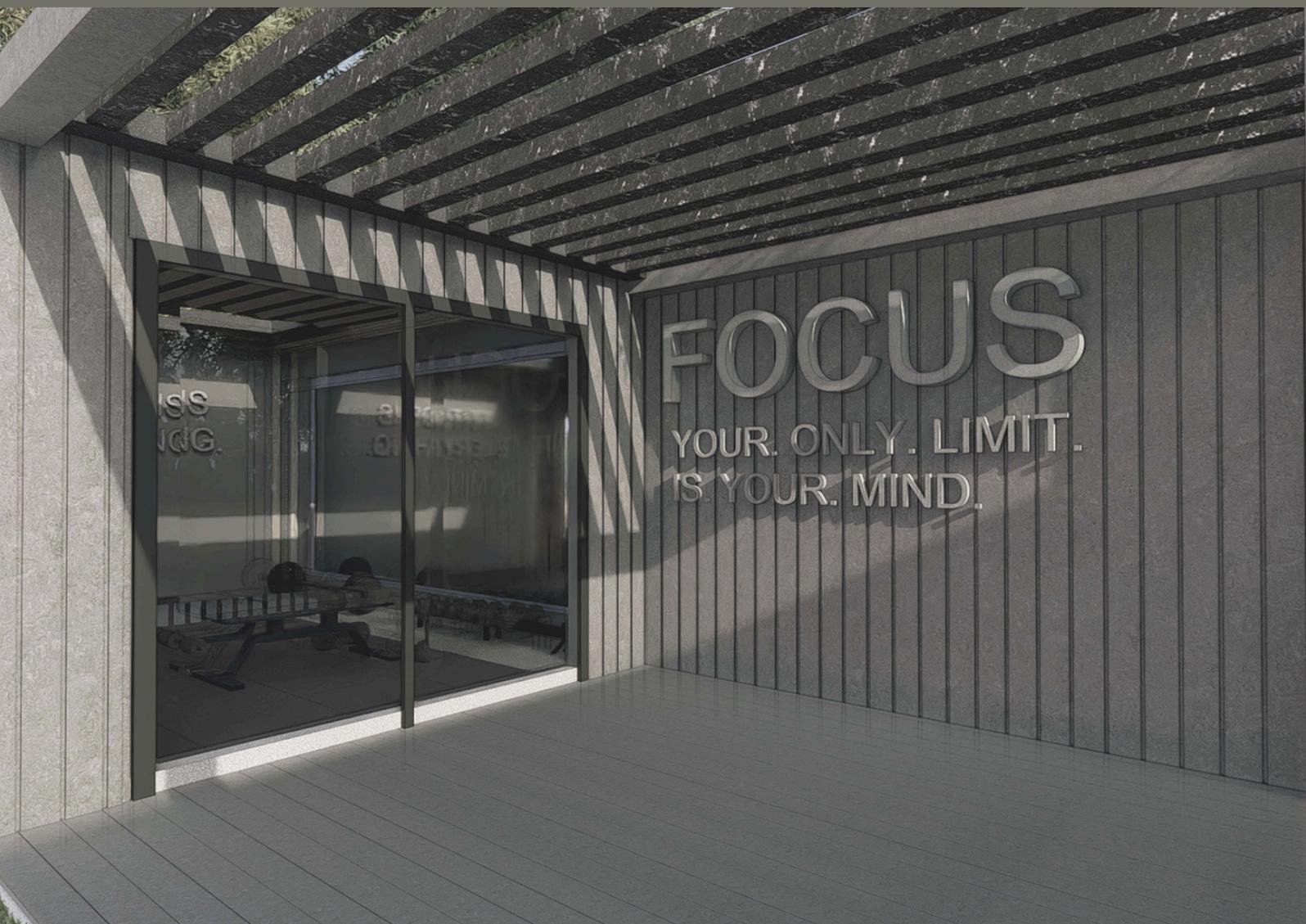
## 11. Final Design Pack

Purpose: The complete, signed-off package ready for quoting, planning, or build.

Use: Forms the definitive design record for your project.

Contents: All drawings, specifications, and visuals in one PDF, issued with revision history.

**By breaking down each deliverable, we ensure that every client understands exactly what they are receiving, making the process smoother, the pricing clearer, and the build more predictable.**



# Frequently Asked Questions

We understand that embarking on a design or construction project can raise many questions. Below, we've answered some of the most common queries to help you make informed decisions with confidence.

1

## **Do I need planning permission for my project?**

Not always – it depends on your site, the size of your project, and whether it falls under Permitted Development. As part of our design service, we assess your site constraints and advise you early in the process. If planning is required, we prepare drawings suitable for submission and can recommend trusted planning consultants where needed.

2

## **What is the difference between the Design-Only and Full Design & Build Packages?**

The Design-Only Package provides a comprehensive architectural design, ready for pricing, planning, and self-managed construction. You appoint and manage your own builder. The Full Design & Build Package offers a seamless service; we design your project, then our dedicated construction team delivers it to completion, with us overseeing design integrity and quality throughout.

3

## **How much does a typical project cost?**

Costs vary significantly based on size, specification, and site conditions. Our Design-Only Packages start from £3,500+, while Full Design & Build fees are calculated as a percentage of the construction budget. We always provide a clear fee proposal before starting work.

4

## **Can you work with the builder I've chosen?**

Yes. For Design-Only, you can use any builder you choose. We can also liaise directly with them if you wish, ensuring they fully understand the drawings and specifications

5

### **How long will the design process take?**

A standard garden studio or small residential extension typically takes 6–8 weeks from initial consultation to final design issue. Larger or more complex projects may take longer, particularly if planning approval is required.

6

### **Will I be able to make changes during the design process?**

Absolutely. Our packages include multiple feedback stages, ensuring the final design reflects your vision. Any additional major changes after final sign-off can be accommodated under a separate agreement.

7

### **What if I'm not sure about materials or finishes?**

We provide a physical material board for every project, so you can see and feel the materials before committing. We also guide you on the pros, cons, and maintenance of each option.

8

### **Do you handle building regulations approval?**

Yes. We produce drawings suitable for building regulations approval and can submit these on your behalf if required. For Full Design & Build projects, we manage this as part of our service.

9

### **Can you design for sustainability and energy efficiency?**

Yes – sustainability is embedded in our design ethos. We recommend high-performance insulation, responsibly sourced timber, and low-maintenance finishes as standard. We can also integrate renewable energy systems on request.

10

### **What happens after I approve the final design?**

For Design-Only, you'll receive your complete design pack and material board, ready to hand to your builder or use for planning/building regulations submissions. For Full Design & Build, we move straight into construction scheduling, procurement, and site mobilisation.

# Begin Your QTD Experience

Your dream space starts with a conversation. Whether you're ready to begin or just exploring ideas, we'll guide you through every step with clarity, professionalism, and creativity. Simply contact us to arrange a no-obligation consultation, where we'll discuss your aspirations, budget, and timeline. From there, we'll define your project brief, review your site, and prepare a tailored proposal for either our Design-Only or Full Design & Build package. Once agreed upon, we schedule your project and begin transforming your vision into a fully detailed design, ready for construction.

## Contact Us

We would be delighted to discuss your project and explore how our expertise can help bring your vision to life.

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**Let's Create Something  
Exceptional Together**

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