



QSM DESIGN & FEASIBILITY

See it. Shape it.
Cost it.

Before you commit.

Concept layouts, 3D visualisation and QS-led cost feasibility for homeowners planning extensions, remodelling and new homes.

Your idea deserves more than guesswork.

Most homeowners face the same gap: they can picture what they want, but they do not yet know what will work, what it could look like or whether the budget is realistic.

QSM brings concept design and cost planning together at the start, so you can test the idea before committing to a full planning and technical design route.



01

SEE THE POTENTIAL

Explore layout, form and appearance before the next professional stage.

02

TEST THE BUDGET

Put realistic cost information alongside the concept, not months behind it.

03

BRIEF THE NEXT TEAM

Move forward with a clearer pack for your architect, designer, consultant or builder.

One joined-up pack. Design and cost in the same conversation.

The exact scope is tailored to the property and the decision you need to make. A typical QSM Design & Feasibility appointment can include:



01 PROJECT BRIEF & PRIORITIES

What you want to achieve, what matters most and the budget you want tested.

02 INDICATIVE 2D CONCEPT LAYOUT

A clear early-stage arrangement based on the information agreed at appointment.

03 3D CONCEPT IMAGERY

External or internal views that make the proposed direction easy to understand.

04 DESIGN NOTES & OPTION THINKING

Key choices, compromises and opportunities explained in plain English.

05 QS FEASIBILITY COST REPORT

A construction budget broken down with assumptions, allowances and exclusions.

06 RISK & NEXT-STAGE ROADMAP

Information gaps, likely specialist inputs and sensible next actions.

Deliverables, revisions, site input and turnaround are confirmed in the written proposal for each project.

A simple, guided route from 'what if?' to an informed brief.

You do not need to arrive with perfect drawings. We start with what you know, identify the missing information and shape the right first-stage scope.



ILLUSTRATIVE CONCEPT IMAGERY

01

SHARE THE IDEA

Address, photos, inspiration, existing information, priorities and target budget.

02

DEFINE THE BRIEF

We agree the question the pack must answer and the information it will rely upon.

03

DEVELOP THE CONCEPT

Indicative layouts and visual direction are prepared for review.

04

BUILD THE COST PLAN

The concept is measured and tested against realistic construction allowances.

05

REVIEW & MOVE FORWARD

We explain the output, highlight decisions and set out the next-stage roadmap.

THE DESIGN AND THE NUMBERS MOVE TOGETHER.

Design shaped by the budget - not costed as an afterthought.

Beautiful ideas are only useful when the route to delivering them is understood. Our QS-led process keeps scope, specification and affordability connected from the beginning.



COST THINKING FROM DAY ONE

The concept is reviewed through a commercial lens while it is still easy to change.

- ◆ Compare priorities before they become expensive changes.
- ◆ Make specification allowances visible.
- ◆ Understand access, preliminaries and risk.
- ◆ Carry a clearer budget into the next stage.

YOUR FEASIBILITY COST REPORT

- ◆ Construction works arranged by trade or work section
- ◆ Preliminaries, access and project-specific allowances
- ◆ Key specifications, PC sums and provisional items
- ◆ Contingency, identified risks and information gaps
- ◆ Professional or statutory allowances where instructed
- ◆ VAT treatment, assumptions and clear exclusions

A feasibility estimate supports decisions; it is not a fixed contractor quotation.

Built for real homeowner decisions.

This service is designed for people who want enough clarity to make a confident next decision - without paying for every later-stage deliverable before the idea has been tested.



EXTENSIONS

Single-storey, two-storey, side and rear options.

REMODELLING

Open-plan living, internal replanning and major alterations.

LOFTS & CONVERSIONS

Early layout and budget testing for added space.

BESPOKE HOMES

A first concept and cost sense-check for a new dwelling.

PLOT FEASIBILITY

Early thinking for land buyers and small domestic sites.

BUILDER OPTIONS

A visual and commercial brief for early client discussions.

THE SAME METHOD CAN SCALE.

For small developers or land buyers, we can agree an early plot, unit-type and cost-feasibility scope on a project-by-project basis.

Clear purpose. Clear boundaries. No false promises.

Your QSM pack is built for early decisions and a stronger brief. It is not presented as a statutory approval, technical design or construction issue set.

THIS PACK IS FOR

- ◆ Exploring an early design direction
- ◆ Comparing layout and visual options
- ◆ Testing construction affordability
- ◆ Recording assumptions and priorities
- ◆ Building a clearer next-stage brief
- ◆ Deciding whether and how to proceed

LATER STAGES MAY REQUIRE

- ◆ Measured or topographical surveys
- ◆ Planning advice and application drawings
- ◆ Building regulations and technical design
- ◆ Structural or civil engineering
- ◆ Party wall, drainage or energy advice
- ◆ Construction details and specifications
- ◆ Competitive contractor quotations

IMPORTANT SERVICE POSITION

QSM Consultancy does not use the protected title 'architect'. QSM Design & Feasibility is a concept-stage design and QS cost-feasibility service.

Concept layouts and visuals are indicative and rely on the information stated in the appointment. Before construction, permissions, surveys, technical design and specialist appointments must be confirmed as applicable. Cost reports are budget estimates, not fixed prices. Full scope and responsibilities are set out in the written terms of appointment.



START WITH CLARITY

Ready to turn 'what if?' into a real plan?

Send us your address, a short brief, photos or existing plans and the budget you want to test. We will confirm a tailored scope, fee and programme.

YOUR FIRST THREE STEPS

01

Tell us what you want to change and why.

02

Share the best property information you already have.

03

Tell us the budget range you want the concept tested against.

See it. Shape it. Cost it.

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QUANTITY MINDED. VALUE DRIVEN. FUTURE FOCUSED.