



Feasibility Study

Extension and Loft Conversion



Our Ref: EP/FS443

1 Design Report

1.1 General

Existing Property

The existing property is a good sized semi-detached three bedroom property and is surrounded by similar residential properties, many of which have been extended.

Client Requirements

The client would like to carry out extensive alterations and improvements including extending to the front, rear and side as well as converting the loft.

Design Comments

Extension

The overall size of the extension is limited by the Local Development Framework issued by Slough Council. This provides guidance on the maximum sizes allowed for extensions and we have based the overall design on this guidance.

We have followed the principles of the discussion held with you at the survey meeting and positioned the TV room to the side at the front alongside a new porch area.

The existing staircase will need to be replaced in order to remove the winder at the top of the stairs and the extended landing arrangement at the bottom. TA new door into the TV room and access at first floor level is provided in the existing side wall.

We have shown an alternative position for the WC between the new utility room and TV room as this would enable tall storage in the existing kitchen and a better feeling of openness at the entrance into the extension. This layout can be changed if preferred.

The rear extension lends itself to having the kitchen close to the utility area and a dining or living space to the rear of the existing dining room. We have indicated rooflights in the ground floor element to help with natural light into the extension and existing dining room. You may wish to consider opening up the wall between the existing living and dining rooms.



The overall kitchen/dining area is a good size and would allow a number of kitchen/furniture arrangements. We have indicated an initial scheme with the dining table being sited close to the new bi-fold doors to maximize the view. The final layout can be agreed to suit your own preferences. The photograph to the left gives an idea of the this type of design.

1 Design Report

1.1 General

Extension

The first floor arrangement is limited by the need to set the front extension wall in by 1m and we consider that a small bedroom to the front and a master bedroom/en-suite/dressing area would work well.

The existing bathroom would need natural light from a skylight or light tunnel.

The rear section of the extension needs to be kept out of the 45 degree light zone shown on plan.

Loft

The loft conversion would only really work if a dormer is added to the rear of the roof. Otherwise, the space would be limited and, in our opinion, impractical.

We have indicated an initial layout based on a dormer design which meets the council's guidelines but this can be further developed with you at the detailed design stage.

The extension roof has to be kept lower than the existing which limits the usability of the roof space over the extension.

The photographs below show the space created by a similar sized dormer window.



1 Design Report

1.2 Planning Permission

The scheme will require planning permission and is likely to be considered closely by the planners and the proposal is quite extensive.

However, we have kept within the policy guidelines and feel the scheme has a good chance of gaining approval.

Council Fees

Planning Application Fee – Extension	£150.00
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1.3 Building Regulations Approval

General Requirements

Be aware that Building Regulations approval is a completely separate requirement from planning and most projects will require Building Regulations approval even if they do not require planning permission. The Building Regulations deal with the technical performance of the building including the structure, thermal insulation, ventilation, drainage, fire protection and electrical works. Our budget cost allows for a standard of construction that meets the requirements of the current building regulations although you should be advised that the regulations are due to change in October 2010 and this may affect the design and our quotation.

The process is divided into two stages as below.

1. Plan Approval – at this stage, the building inspector will check that the plans and any supporting documents conform to building regulations standards and, once these are received, will issue a plan approval certificate enabling you to commence works.
2. Inspection – once the works commence, the building inspector will carry out a series of inspections of the work and, once satisfied that they are acceptable, will issue a second approval document known as a ‘completion certificate’. This is an important document that will be required if you sell the property in the future.

We prefer to use a private building inspector called Assent Building Control and have included their fee quote below.

Specific Requirements

The main building regulations areas to be aware of for this proposal are:

1. Structural design – the new openings will require structural steel beams and calculations will be required for this. We will arrange for this as part of our design service.

1 Design Report

1.3 Building Regulations Approval

Specific Requirements

2. All rooms need to be provided with natural ventilation via opening windows or external doors.
3. Thermal calculations may be required if glazed areas are excessive (i.e. more than 25% of floor area). The regulations changed in October 2010 so the extension will have to conform to the new standards.
4. Structural calculations will also be required for the loft conversion.

Building Inspector Fees (based on private building inspector charges)

Plan Fee

£300 + VAT

Inspection Fee

£900 + VAT

Other Fees

Structural Engineer (payable at detailed design stage for steel beams and roof structure)

£300 + VAT for beams

£450 + VAT for loft

1.4 Other Approvals

Restrictive Covenants

Many properties have restrictive covenants imposed on them by the original developer so we would recommend that you check this with your solicitor by checking your property deeds.

Party Wall Act

As the proposals involve works on and close to the party wall, they fall within the scope of the act. You will need to serve notice on your neighbours and will be liable for any party wall surveyor fees incurred. These are typically £500 - £750 per neighbour.

2 Specification

General

The works will be carried out in accordance with current Building Regulations and relevant British Standards and Codes of Practice.

Allow for scaffolding, skips, protection of existing property and garden, etc as required.

Professional and third party fees are excluded from our budget costing (e.g. planning and building regulations, structural engineer, party wall surveyor, etc.)

Demolition

Demolish existing walls, etc as shown on plans and remove debris from site.

Form new openings between house and extension including installation of beams over as shown on plans.

Remove existing windows and doors and brick up openings as shown on plans.

Foundations and Ground Floors

Allow for foundations to new walls and for new solid floor to extension area.

Drainage

Allow for foul and storm drains as required. Allow for new soakaway to rear garden.

Walls

Allow for new external and internal walls as required.

Ground floor internal walls to be blockwork.

Carpentry and Joinery

Allow for new roof carcassing as required including dormer window.

Allow for thermal insulation and plasterboarding.

Allow for new windows, internal and external doors and rooflights.

Allow for new floor structure to loft.

Allow for new staircase to loft.

Allow for skirtings and architraves to match existing.

No allowance is made for new kitchen or utility units, wardrobes or storage units.

2 Specification

Roofing

Allow for roof tiling to new roofs and for felting and battening. Roof tiles to suit lower pitch. Allow for grp or similar to valley box gutter.

Allow for finishes to dormer window.

Provide guttering and downpipes to match existing.

Electrics

Allow for removing any existing wiring not required.

Allow for sockets and fused spurs to appliances.

Allow for recessed downlighters in positions to be agreed. Allow for switches to above.

Allow for extractor fan to kitchen and bathrooms.

Allow for two external lights and switch (client to supply fittings).

Allow for a new consumer unit.

No allowance is made for telephone or TV points or relocating the electric meter. .

Plumbing and Heating

Allow for hot and cold supplies and wastes to kitchen sink, dishwasher and washing machine. Allow for hot and cold supplies and wastes to sanitaryware.

Allow for external tap.

Allow for 4 new radiators.

No allowance is made for the supply cost of the sanitaryware.

Allow for new boiler.

No allowance is made for a new cylinder or relocating the gas meter.

Plastering

Allow for plastering new internal walls and ceilings.

Screed floor to match level of existing.

Exclusions

No allowance is made for ceramic wall or floor tiling, carpets, curtains, wardrobes, kitchen or utility room units, external works (i.e. paths, drives and patios) or any decorations.

3 Budget Costing

Cost Summary - Extension and Internal Alterations (excludes Loft)

Item	Includes	Cost
Preliminaries	Scaffold, skips, plant hire, protection, health and safety, cleaning. NB Council and design fees excluded	£3,244
Demolition Work	See specification	£6,111
Foundation Works	See specification	£3,439
Drainage Works	See specification	£2,294
Ground Floors	See specification	£9,130
Walls	See specification	£17,675
Roof Works	See specification	£6,806
Carpentry and Joinery	See specification	£20,051
Plumbing and Heating	See specification	£5,895
Electrical Works	See specification	£7,053
Plastering	See specification	£7,341
Decorating	N/A	£0
Tiling	N/A	£0
External Works	N/A	£0
Net Cost Total		£89,039
VAT at 20.0%		£17,808
Total With VAT		£106,847

Please note that the VAT amount is based on 20% due to the increase in Jan 2011

3 Budget Costing

Cost Summary - Loft Conversion

Item	Includes	Cost
Preliminaries	Scaffold, skips, plant hire, protection, health and safety, cleaning. NB Council and design fees excluded	£1,805
Demolition Work	See specification	£1,914
Foundation Works	See specification	£0
Drainage Works	See specification	£0
Ground Floors	See specification	£0
Walls	See specification	£3,305
Roof Works	See specification	£3,545
Carpentry and Joinery	See specification	£13,204
Plumbing and Heating	See specification	£2,969
Electrical Works	See specification	£2,842
Plastering	See specification	£2,368
Decorating	N/A	£0
Tiling	N/A	£0
External Works	N/A	£0
Net Cost Total		£31,952
VAT at 20.0%		£6,390
Total With VAT		£38,342

Please note that the VAT amount is based on 20% due to the increase in Jan 2011

4 Project Timing

Design

Prepare plans and submit to planning department	1 - 2 weeks
To obtain Lawful Development Certificate and Planning Permission	8 - 10 weeks
Prepare plans and submit to building control	1 - 2 weeks
To obtain Building Regulations Approval	2 – 3 weeks
Total Design Time	12 – 17 weeks

Building

Contract preparation and set up	3 - 4 weeks
To complete building works	14– 16 weeks
Total Building Time	17 – 20 weeks

Total Project Time **29 – 37 weeks**

5 What Happens Next?

Design

If you would like to proceed with your project, we will carry out any additional surveying work that is required and complete the plans ready for submission to the planning department.

We will forward the plans to you for approval prior to making the Planning Application. At this stage we will invoice our planning fee of £900 + VAT and will also request the council application fees.

We will carry out any amendments requested by you prior to submission.

Once planning permission has been obtained, we will complete the working drawings ready for submission for building regulations approval.

If required, we will also instruct our consultant structural engineer to complete the structural calculations for the project. The working drawings will be forwarded to you for approval prior to submission to the council. At this stage we will invoice our building regulations fee of £900 + VAT and will also request the building regulations application fee and structural engineers fee.

Once the plans have been approved, you are then able to commence building works with your chosen builder or project manager.

Building

My Home My Garden will be pleased to quote for your building works using our approved contractors and we offer a full project management service once a builder has been appointed.

Your contract will be with My Home My Garden for the works and you will be allocated a project manager who will deal with all aspects of the building process.