



Feasibility Study

Single Storey Extension



Our Ref: EP/FS397

1 Design Report

1.1 General

Existing Property

The existing property is a semi-detached property which has recently had a loft conversion. It has a good sized garden and is surrounded by similar residential properties.

Client Requirements

The client would like to extend the property to the rear to create a large open plan dining/kitchen area. The client would also like to extend to the side to create a utility room and WC.

Design Comments

The overall size of the extension is shown as 3m deep as this means it will not require planning permission. This is the same size as the existing conservatory so will not use up any more of the rear garden.

The projection to the side should be no wider than half of the existing property in order to be exempt from planning permission and the extension shown is well within this.

We have kept the side extension to be 200mm from the raised patio area to the side and maintained an 800mm gap at the front to allow access to the rear garden. This still provides a good sized utility room.

The extension is relatively straightforward and the kitchen layout can be arranged to suit your own preferences. We have shown a suggested layout incorporating an island unit which we think would work well in the space provided. It is recommended that a kitchen designer is employed to finalise the layout and we have a variety of companies we can recommend for this.

We would advise that rooflights are used to help provide natural light to the original kitchen/dining room and have shown two on the plans.

We have also indicated multiple bi-folding doors which are currently very popular and help to bring the garden and the house together.

The overall area created is a good size and helps balance the ground floor area with the first/second floor accommodation.

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1.2 Planning Permission

As stated, the design shown does not require planning permission but we would strongly advise that a Certificate of Lawfulness is obtained to confirm this and avoid any problems when selling the property in the future.

Council Fees

Lawful Development Certificate Fee £75.00

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 – if the existing kitchen opening is widened, the new opening will require structural steel beams and calculations will be required for this. We will arrange for this as part of our design service.

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1.3 Building Regulations Approval

Specific Requirements

2. The roof may require structural calculations depending on the shape.
3. All rooms need to be provided with natural ventilation via opening windows or external doors.
4. Thermal calculations may be required if glazed areas are excessive (i.e. more than 25% of floor area).

Building Inspector Fees

Plan Fee

Approx £205.63 inc VAT

Inspection Fee

Approx £616.88 inc VAT

Other Fees

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

£300 inc VAT

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 works are within 3m from the neighbours rear extension, they fall within the scope of the act and your neighbour would have a right to ask you to appoint a party wall surveyor to ensure that any damage to their property is rectified. However, many neighbours are happy to do this by us confirming this ourselves so we would recommend an informal approach to the neighbour initially.

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 quotation (e.g. planning and building regulations, structural engineer, party wall surveyor, etc.)

Demolition

Demolish existing conservatory and remove from site.

Form new opening between house and extension including installation of beam over as shown on plans.

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

Strip out existing kitchen and remove floor and wall tiling. Reduce floor to match rest of house.

Demolish existing internal walls as shown on plans (it is assumed these are non load-bearing).

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.

Allow for thermal insulation and plasterboarding.

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

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.

Provide guttering and downpipes to match existing.

Electrics

Allow for removing any existing wiring not required.

Allow for 10 twin sockets and 4 fused spurs to appliances.

Allow for 10 recessed downlighters in positions to be agreed. Allow for switches to above.

Allow for extractor fan to utility and WC.

Allow for cooker hood supply to kitchen.

Allow for electric supplies to boiler and time clock.

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

No allowance is made for telephone or TV points, a new consumer unit 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 WC and wash basin.

Allow for external tap

Allow for new condensing wall mounted boiler in utility room.

Allow for gas supply to boiler.

Allow for 3 new radiators.

Allow £300 + VAT for supply cost of sanitaryware.

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

Plastering

Allow for plastering new internal walls and ceilings.

Render external walls (painting is excluded).

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 Quotation

Cost Summary

Item	Includes	Cost
Preliminaries	Scaffold, skips, plant hire, protection, health and safety, cleaning. NB Council and design fees excluded	£2,640
Demolition Work	See specification	£4,337
Foundation Works	See specification	£3,073
Drainage Works	See specification	£1,149
Ground Floors	See specification	£3,201
Walls	See specification	£5,212
Roof Works	See specification	£2,885
Carpentry and Joinery	See specification	£13,194
Plumbing and Heating	See specification	£5,837
Electrical Works	See specification	£3,142
Plastering	See specification	£3,456
Decorating	N/A	£0
Tiling	N/A	£0
External Works	N/A	£0
Net Cost Total		£48,126
VAT at 17.5%		£8,422
Total With VAT		£56,548

Please note that the VAT amount may vary and is subject to the prevailing VAT rate at the time of the invoice.

4 Project Timing

Design

Prepare plans and submit to planning department And building inspector	1 - 2 weeks
To obtain Lawful Development Certificate And Building Regulations Approval	8 – 10 weeks
Total Design Time	9 – 12 weeks

Building

Contract preparation and set up	3 - 4 weeks
To complete building works	12– 14 weeks
Total Building Time	15 – 18 weeks

Total Project Time 24 – 30 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 £600 + 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 £600 + 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.