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# Feasibility Study

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## Two Storey Extension



Our Ref: EP/FS332

# 1 Design Report

## 1.1 General

### Existing Property

The existing property is a semi-detached, two bedroom house with a good sized garden and is surrounded by similar residential properties.

### Client Requirements

The client would like to extend the property to create an additional bedroom and a larger kitchen/dining area.

The client would also like to incorporate an en-suite bathroom to the master bedroom if possible.

### Design Comments

We have examined various ways of extending the property and the main limitation is creating three bedrooms that will have natural light (i.e. windows) to the front or rear elevations.

Due to the limitation of the existing stair bulkhead, the only practical way of achieving this is to convert the existing bathroom/WC into a bedroom and relocate the bathroom elsewhere. On the design shown, we have reduced the size of bedroom 2 to enable more room in bed 3 but this would be a final decision you could make after planning permission is obtained.

We have considered the option of providing a bathroom at ground floor level but we feel this would not work particularly well and may impact on the value of the property when competed as most families would prefer the bathroom at first floor level.

To this end, we consider the best way of creating the space you require is to extend to the rear and move the main bedroom into the extension. Most of the existing bedroom will be used for a new family bathroom and en-suite. The final internal layout can be altered from that shown if required.

There is a limitation under planning that the first floor must be kept out of the light zone as shown but this does not adversely affect the design and would enable a ground floor roof and roof light over the new dining area.

The ground floor layout works well as the space flows from the kitchen to the dining area and then to the living room. The floor area is a good size and would enable a number of different layouts. We would recommend that a kitchen designer is used to finalise the kitchen layout and can help arrange this if required.

There is space to the side to extend (utility room?) which could be considered at this stage but would clearly increase the building costs.

# 1 Design Report

## 1.2 Planning Permission

The proposal will require planning permission due to the size and height of the extension.

We have spoken to a duty planning officer at St Albans District Council who advised that their main concern would be avoiding loss of light and causing overlooking to neighbouring properties but we believe we have overcome this with the design shown.

### Council Fees

**Planning Application Fee £150.00**

## 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.

The process is divided into two stages as below.

1. Plan Approval – at this stage, the council 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 council's 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.

### Specific Requirements

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

1. Structural design – the new openings will involve structural steel beams due to and calculations will be required for this. We will arrange for this as part of our design service.
2. All rooms need to be provided with natural ventilation via opening windows or doors.

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## 1.3 Building Regulations Approval

### Council Fees

Plan Fee (payable on submission of plans to council)

**Approx £160.00 inc VAT**

Inspection Fee (payable to council once building works have commenced)

**Approx £3400.00 inc VAT**

### Other Fees

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

**£350 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 close to the neighbours property, they fall within the scope of the act but we would recommend an informal approach to the neighbours first.

# 2 Specification

## **General**

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

## **Demolition**

Allow for general demolition items including forming new wall openings, etc as shown on plans.

## **Foundations and Ground Floors**

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

## **Walls**

Allow for new external and internal walls as required. Allow for making good, etc as shown on plans. Allow for plastering and external cladding as required.

## **Carpentry and Joinery**

Allow for new roof carcassing as required. Allow for thermal insulation and plasterboarding. Allow for new windows, doors, rooflights, skirtings and architraves.

Allow for new stairs and formation of new first floors.

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

## **Roofing**

Allow for roof tiling to new roofs and for felting and battening. Include for works to dormer window.

## **Services**

Allow for electrical works as required.

Allow for plumbing and heating works as required.

No allowance is made for a new boiler at this stage.

## **Miscellaneous**

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

# 3 Budget Costing

## Cost Summary

Item	Includes	Cost
<b>Preliminaries</b>	Scaffold, skips, plant hire, protection, health and safety, cleaning. NB Council and design fees excluded	£2,784
<b>Demolition Work</b>	See specification	£2,963
<b>Foundation Works</b>	See specification	£2,260
<b>Drainage Works</b>	See specification	£959
<b>Ground Floors</b>	See specification	£2,412
<b>Walls</b>	See specification	£10,537
<b>Roof Works</b>	See specification	£2,605
<b>Carpentry and Joinery</b>	See specification	£8,720
<b>Plumbing and Heating</b>	See specification	£7,626
<b>Electrical Works</b>	See specification	£3,905
<b>Plastering</b>	See specification	£2,669
<b>Decorating</b>	N/A	£0
<b>Tiling</b>	N/A	£0
<b>External Works</b>	N/A	£0
<b>Net Cost Total</b>		<b>£47,440</b>
<b>VAT at 17.5%</b>		<b>£8,302</b>
<b>Total With VAT</b>		<b>£55,742</b>
<b>Budget Cost</b>		<b>£53,000 - £57,000</b>

# 4 Project Timing

## Design

Prepare plans and submit to planning department	1 - 2 weeks
To obtain Planning Permission	8 – 10 weeks
To prepare working drawings	2 – 3 weeks
To obtain Building Regulations approval	4 – 5 weeks
<b>Total Design Time</b>	<b>15 – 20 weeks</b>

## Building

Obtain quotations and appoint builder	3 - 4 weeks
To complete building works	14– 16 weeks
<b>Total Building Time</b>	<b>17 – 20 weeks</b>

**Total Project Time 32 – 40 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 £750 + VAT and will also request the council application fee of £150.

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 £750 + VAT and will also request the council 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.