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creating your dream home



FEASIBILITY STUDY

Name
Address

EXISTING PROPERTY

The existing property is a 3-bedroom end of terrace house constructed in traditional masonry beneath pitched tiled roofs.

It has been enhanced over time with a conservatory and utility room extension and is undergoing a total refurbishment.

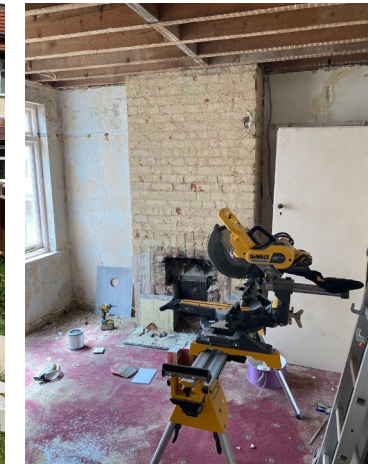
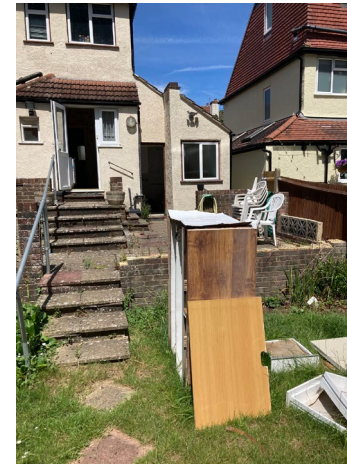
The plot slopes to the rear which is likely to result in changes to the existing extension floor levels and will require consideration to any new landscaping to the rear.



PROJECT SUMMARY

This Feasibility Study has been commissioned to look at the following proposed works:

- To demolish the existing conservatory and reconfigure the existing kitchen layout to provide a more connected kitchen/sitting/eating space. It is intended to completely refit the kitchen.
- To provide access to the side utility room from the house and to include a ground floor WC in the design. External access from the utility room is not required and this will enable the floor level to be raised.
- To look at extending to the rear to replace the existing conservatory. This would include reroofing the garage and utility room as part of the works.
- To refurbish the whole property – this is currently underway.
- To reform the landscaping to the rear, subject to any extension design.



PROPOSED WORKS – OPTION 1

SUMMARY

- We have included three versions of the plans as suggested layouts and all of these include extensions.
- We would recommend retaining a separate living space to the front and have allowed for this in all of the design options shown.
- Option 1 allows for a full width rear extension to provide an open plan space with the kitchen in the more central, darker section of the building.
- The most practical way of providing a ground floor WC would be to have this accessed off the utility room as shown.
- It may be worth retaining a few steps down into the utility room to reduce the infill levels.
- We have included a flat roof to the extension with rooflights to allow for natural light into the deeper space,



OPTION 1 RENDERS

FLOOR PLANS

Refer to floor plans for suggested layouts. See also video walkthrough for a better understanding of the space.

PROPOSED WORKS – OPTION 2

SUMMARY

- Option 2 is a reduced width extension which has a different configuration/layout of the kitchen to the more limited space.
- This would enable the existing chimney breast to the rear to be retained.
- The utility/WC space is the same as Option 1.
- The external landscaping is shown as a suggestion but this can be changed to suit your own preferences.



OPTION 2 RENDERS

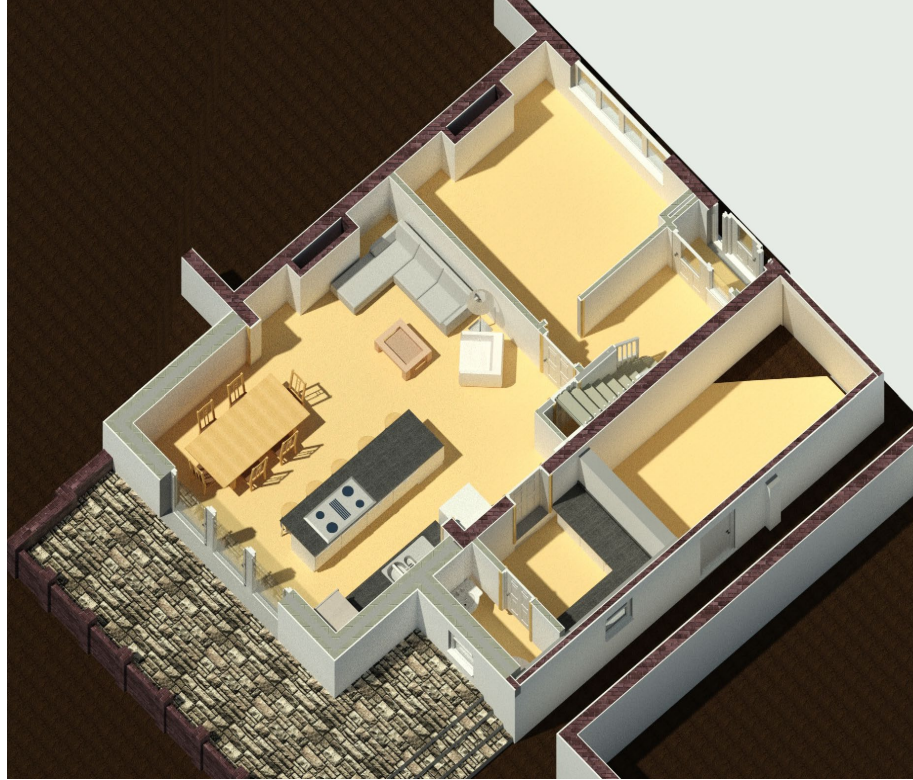
FLOOR PLANS

Refer to floor plans for suggested layouts

PROPOSED WORKS – OPTION 3

SUMMARY

- Option 3 is similar to Option1 but with a pitched roof and an alternative kitchen position.
- We have shown two steps into the utility room at the doorway to enable the utility and garage roofs to be set a bit lower.
- This would also avoid having to demolish the chimney breast.



OPTION 3 RENDERS

FLOOR PLANS

Refer to floor plans for suggested layouts

APPROVALS REQUIRED

The proposal will require the following approvals prior to commencement of the works.

1. Planning Permission.

Due to the height of the extension and the new roofs/landscaping, planning permission will be required.

We consider it unlikely that there will be any problem in obtaining this as many houses in the area have been extended and this proposal effects the ground floor only. previous

Application Fee £639.00 (no VAT)

2. Building Regulations Approval.

As there are structural changes and the formation of a new extension, building regulations approval will also be required.

Building Control Fee Approx £800.00 + VAT

THIRD PARTY FEES

In addition to the application fees, the following fees would also be required.

1. Structural Engineer

Due to the proposed structural changes, an engineer will be required to provide structural calculations and confirmation of the steel beams and supports required. This fee will vary subject to final opening positions/sizes.

Engineer Fee £900.00 - £1,200.00 + VAT

2. Party Wall Surveyor

Due to the proposed structural changes, an engineer will be required to provide structural calculations and confirmation of the steel beams and supports required.

Surveyor Fee £600.00 - £800.00 + VAT

3. Build Over Agreement

Due to the existing shared drains to the rear, a build over agreement will be required from Thames Water. No internal manholes will be allowed.

Thames Water Fee £30.00-£350.00+ VAT

BUDGET COSTING – OPTION 1

(NOTE OPTION 2 WOULD BE APPROX £10,000 LESS AND OPTION 3 WOULD BE SIMILAR TO OPTION 1)

Item	Includes	Cost
Preliminaries	Includes: Scaffold, skips, plant hire, protection, health and safety, insurance, cleaning. Excludes: Design and other fees, removal of client belongings and removal of asbestos.	£3,450
Demolition Work	Includes: Strip out existing rooms. Demolish internal and external walls, demolish existing structures shown on plans, formation of new openings including installation of steel beams, removal of existing doors and windows, removal of existing services. Remove chimney breast and install beam over. Remove existing utility room and garage roofs. Excludes: Replacement of existing doors and windows and removal of boiler.	£9,470
Foundation Works	Includes: Form foundations to new walls shown on plans. Excludes: Underpinning existing foundations.	£5,500
Drainage Works	Includes: Allow for new foul and storm drains as required.	£4,200
Ground Floors	Includes: Form new ground floors to extensions as solid floor or beam and block floor. Include for screeded finish.	£4,150
Walls	Includes: Form new external walls in cavity construction as shown on plans finished as shown. Install dpc's, movement joints, cavity trays and starter profiles. Install new steel beams as required. Form internal ground floor walls in blockwork. Excludes: Provision of new chimneys or fireplaces.	£8,150
Roof Works	Includes: Allow for pitched roofs as shown in tiles to match existing. Allow for flat roofs in resin or grp finish. Provide gutters and downpipes to match existing. Excludes: Reroofing existing roofs is excluded.	£6,570
Carpentry and Joinery	Includes: Allow for roof carcassing, floor joists, ceiling joists and structural timbers as required. Provide new windows and external doors as shown. Include for thermal and sound insulation. Provide skirtings and architraves and internal doors as shown to match existing. Box in wastes and SVP's. Excludes: Supply and fitting of kitchen or utility room units and worktops, floor finishes, formation of cupboards or wardrobes.	£21,510
Plumbing and Heating	Includes: Allow for new radiators in locations to be agreed. Allow for hot and cold supplies to kitchen and utility room appliances and to bathrooms. Fit client issue sanitaryware. Excludes: Supply and fitting of new boiler, supply of sanitaryware, under-floor heating, replacing incoming mains.	£6,450
Electrical Works	Includes: Allow provisional sum for electrical works. Excludes: Moving of meter is excluded.	£8,000
Plastering	Includes: Allow for plasterboard and plastering to walls and ceilings to new works. Render external walls as shown on plans. Screed any new solid floors.	£8,100
Decorating	Excludes: Decorating works are excluded at this stage.	£0
Tiling	Excludes: Floor and wall tiling is excluded at this stage.	£0
External Works	Excludes: Patios, driveway and paving works are excluded at this stage.	£0
	Net Cost Total	£85,550
	VAT at 20.0%	£17,110
	Total With VAT	£102,660
BUDGET COST £90,000 - £110,000		

PROJECT TIMEFRAME

- Prepare plans and submit to planning department for planning permission or Lawful Development Certificate 2 - 3 weeks
- To obtain Planning Permission or Lawful Development Certificate 10 – 12 weeks
- To complete building regulations drawings and obtain Building Regulations Approval 4 – 6 weeks

Total Design Time

16 – 21 weeks

- Contract preparation and set up 4 - 6 weeks
- To complete building works 16 - 20 weeks

Total Building Time

20 – 26 weeks

Total Project Time

36 – 47 weeks

WHAT HAPPENS NEXT?

If you proceed to the next stage of our service, the process is summarised below, including our fees. Please note that our fees exclude any third party fees. Payment terms and general terms and conditions can be found at <https://propertyteam.org/ts-and-cs/>

The detailed design service includes the following:

Planning - £1,100

- Developing the ideas formed at the Feasibility Study Stage into a final design – this will include any additional meetings with you as required.
- Completing the planning drawings and submitting these for planning permission or a Lawful Development Certificate to your local council. This will include any additional applications such as a CIL application and Listed Building application. Please note some specialist documents will incur an additional fee such as Arboreal and Heritage Reports.
- Liaising with the planning officers as required during the planning application process and amending the plans as requested by the planning officers.
- In the event that an application is refused, our fee usually includes the cost of amending the design and resubmitting a second application although there would be an additional council fee to pay.

THIRD PARTY FEES

Building Regulations and Specification - £1,100

- Once planning permission has been approved, your designer will hold a specification meeting with you (usually an on-line call) to discuss the details of the project such as fixture and fittings, electrics, heating, etc.
- We will then prepare the working drawings for the project – these are much more detailed than the planning drawings and will be used for constructing the project.
- We will liaise with any third parties required such as structural engineers, thermal engineers and specialist suppliers including roof truss manufacturers, kitchen and door/window suppliers.
- We will prepare a written specification for the works.
- We will assist you with finalising any party wall issues and build over agreements required from your water authority. This often requires a specialist to deal with the notices, etc.
- We will make a building regulations application for the project to the local council or a private inspector and deal with any amendments to the design required.
- We will assist with any design queries the builders quoting for the works have at the quotation stage.



THANK YOU FOR USING OUR SERVICES