MODEL Projects

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Contents Page

Chapter 1: Design and Appearance

- Bird's Eye View
- Existing Front Elevation
- Proposed Front Elevation
- Proposed Front Elevation 2
- Existing Rear Elevation
- Proposed Rear Elevation
- Proposed Rear Elevation 2

Chapter 2: Space and Layout

- Proposed 3D Section
- Existing Ground Floor Plan Cut-through
- Proposed Ground Floor Plan Cut-through
- Existing First Floor Plan Cut-through
- Proposed First Floor Plan Cut-through
- Existing Loft Floor Plan Cut-through
- Proposed Loft Floor Plan Cut-through
- Existing Roof Plan Cut-through
- Proposed Roof Plan Cut-through

Chapter 3: Budget Analysis

- Project Budget Estimate
- Local Market Analysis

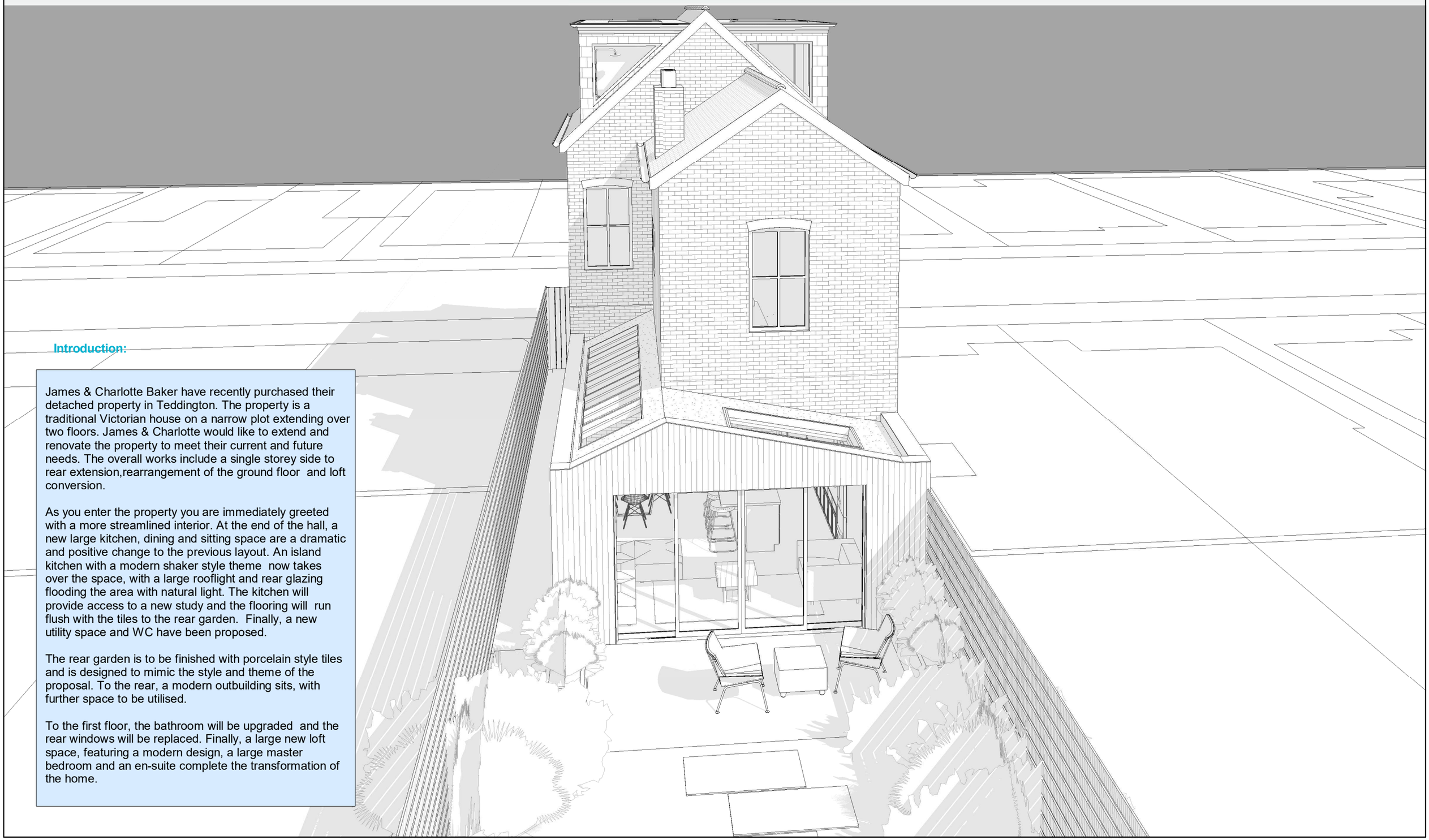
Chapter 4: Timeline and Checklist

- Timeline and Checklist
- Planning Overview

Chapter 5: Appendix

- Floorplan - EX. Site Plan
- Floorplan - PR. Site Plan
- Floorplan - EX. Ground Floor Plan
- Floorplan - PR. Ground Floor Plan
- Floorplan - EX. First Floor Plan
- Floorplan - PR. First Floor Plan
- Floorplan - EX. Loft Floor Plan
- Floorplan - PR. Loft Floor Plan
- Floorplan - EX. Roof Plan
- Floorplan - PR. Roof Plan

Chapter 1: Design and Space



Introduction:

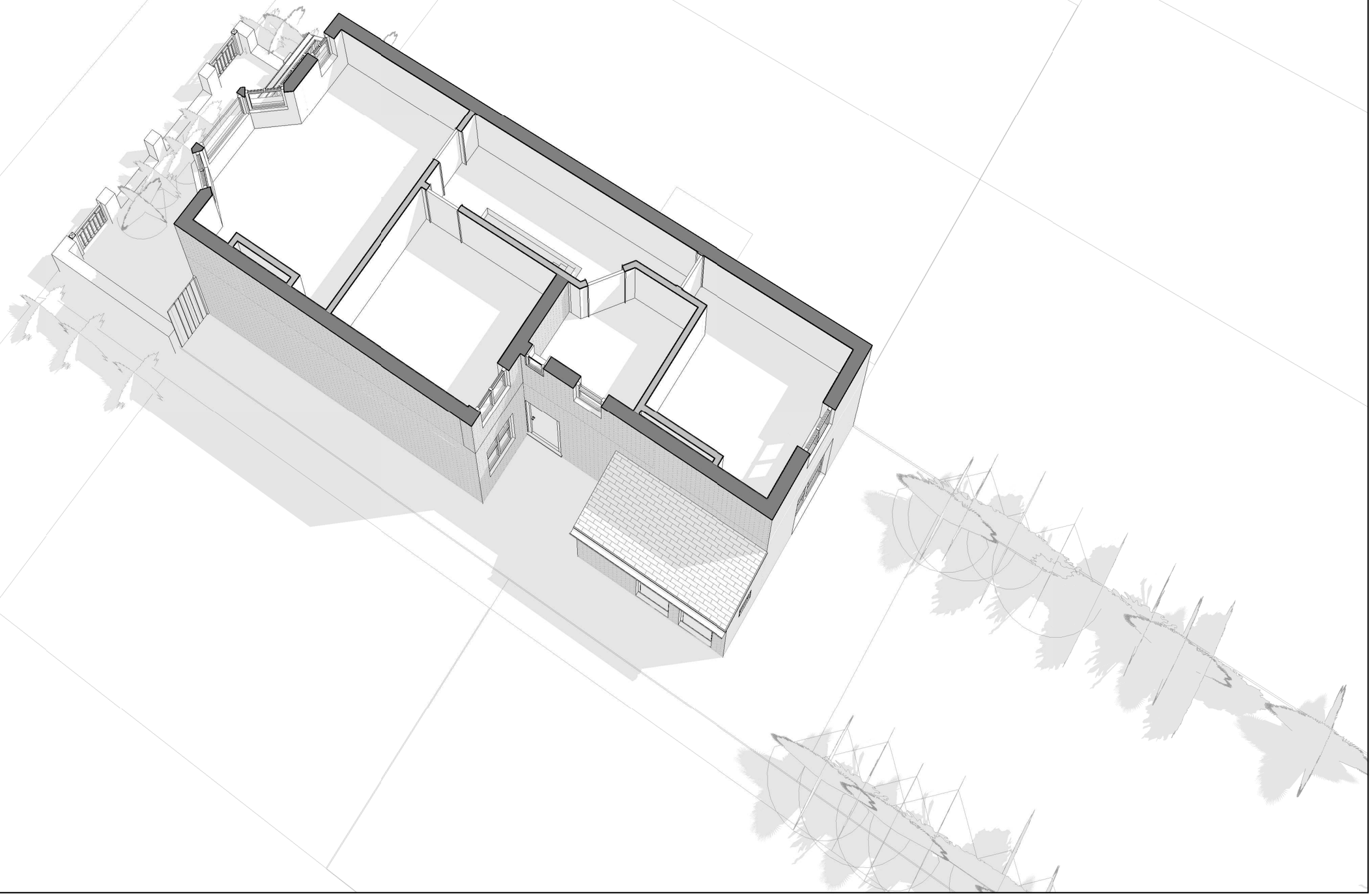
James & Charlotte Baker have recently purchased their detached property in Teddington. The property is a traditional Victorian house on a narrow plot extending over two floors. James & Charlotte would like to extend and renovate the property to meet their current and future needs. The overall works include a single storey side to rear extension,rearrangement of the ground floor and loft conversion.

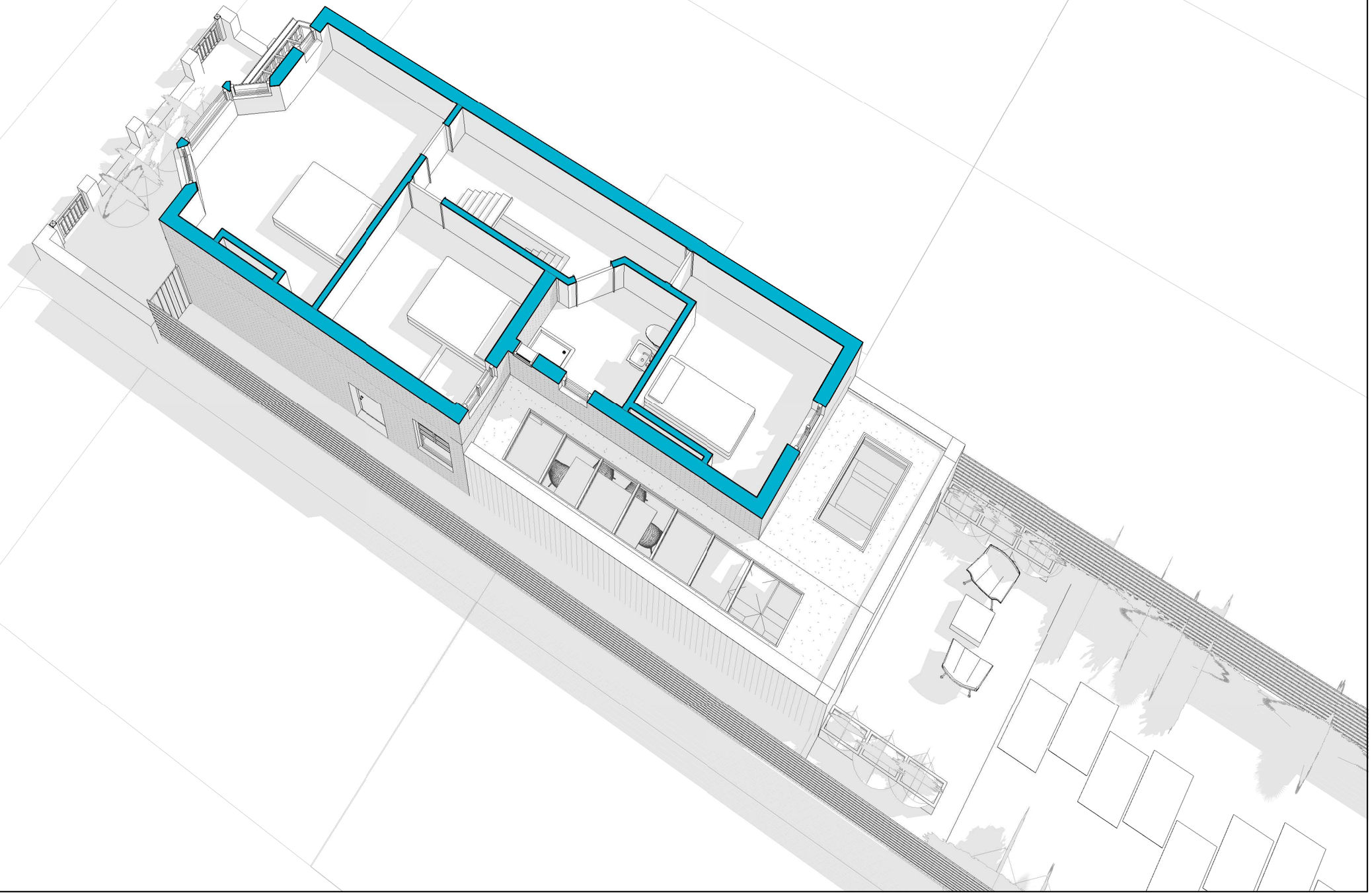
As you enter the property you are immediately greeted with a more streamlined interior. At the end of the hall, a new large kitchen, dining and sitting space are a dramatic and positive change to the previous layout. An island kitchen with a modern shaker style theme now takes over the space, with a large rooflight and rear glazing flooding the area with natural light. The kitchen will provide access to a new study and the flooring will run flush with the tiles to the rear garden. Finally, a new utility space and WC have been proposed.

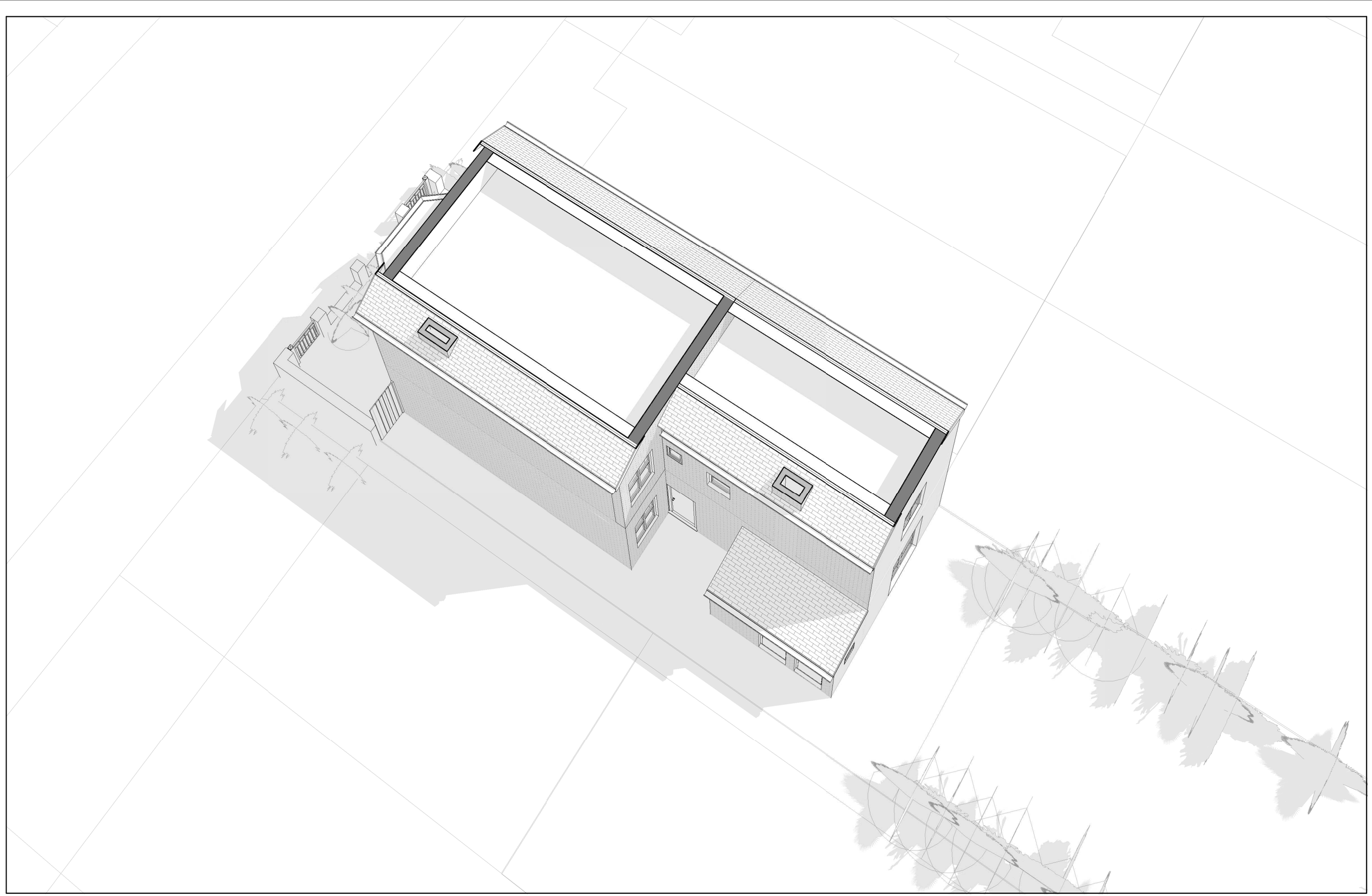
The rear garden is to be finished with porcelain style tiles and is designed to mimic the style and theme of the proposal. To the rear, a modern outbuilding sits, with further space to be utilised.

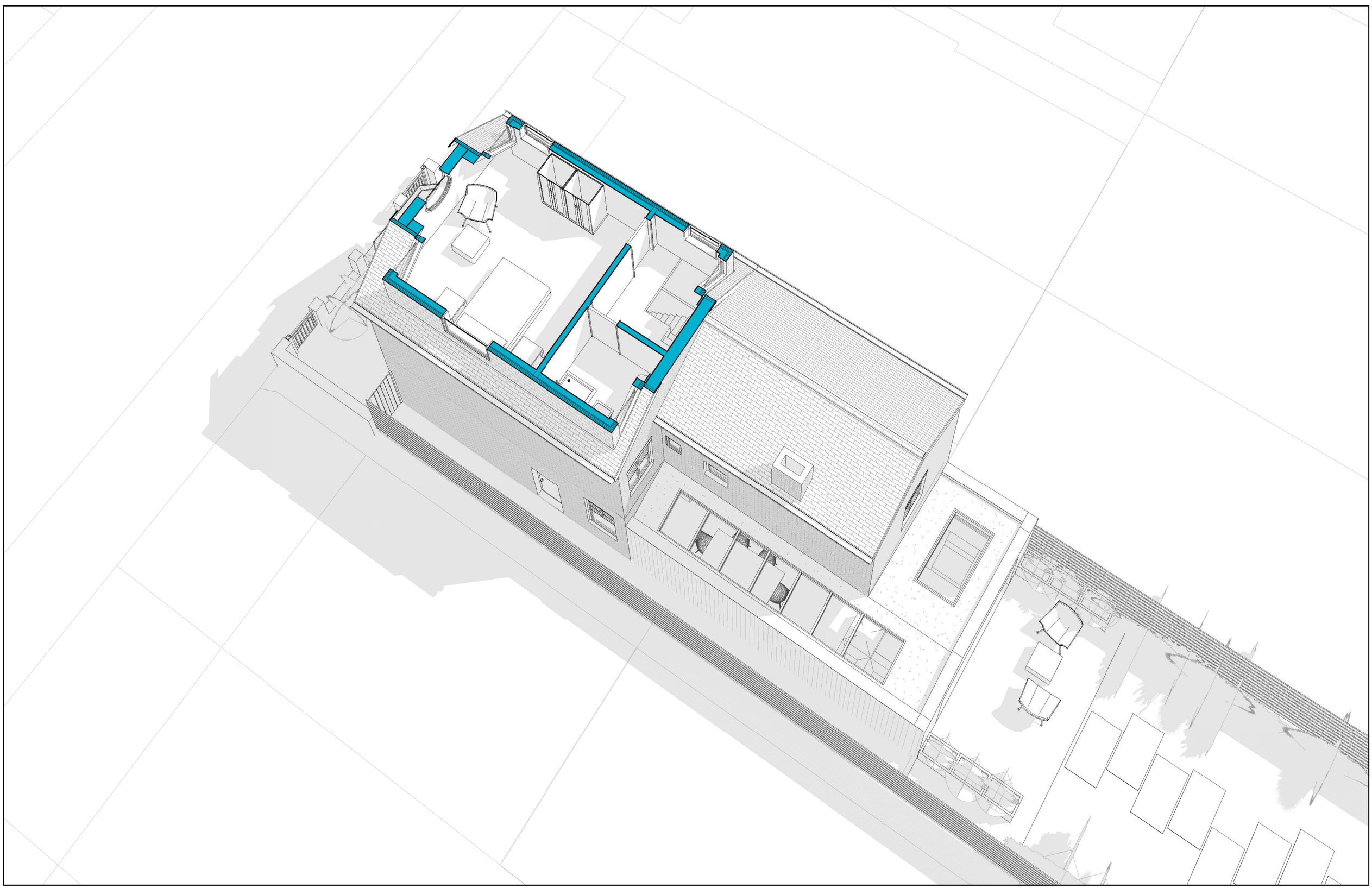
To the first floor, the bathroom will be upgraded and the rear windows will be replaced. Finally, a large new loft space, featuring a modern design, a large master bedroom and an en-suite complete the transformation of the home.

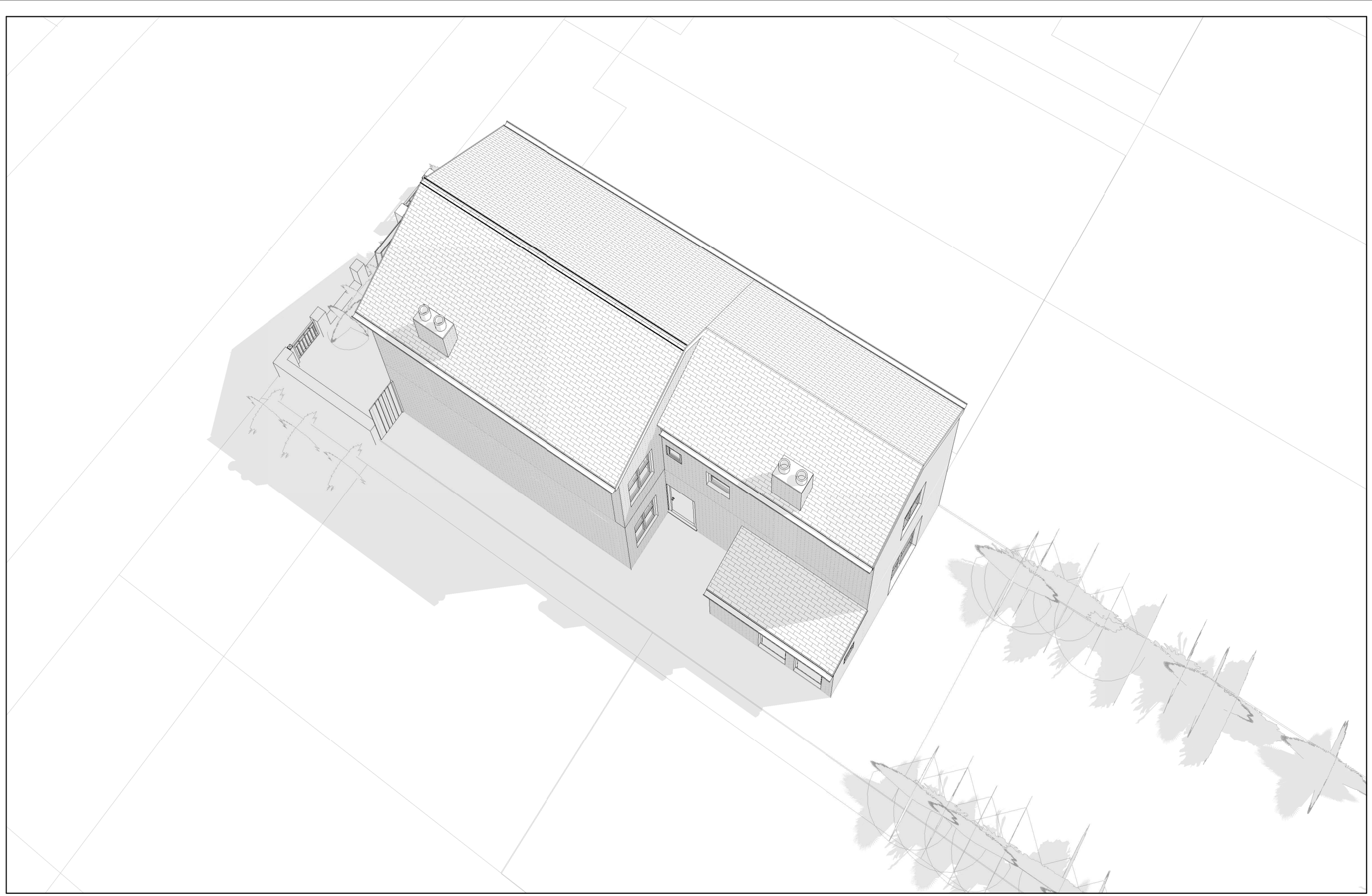
Chapter 2: Space and Layout

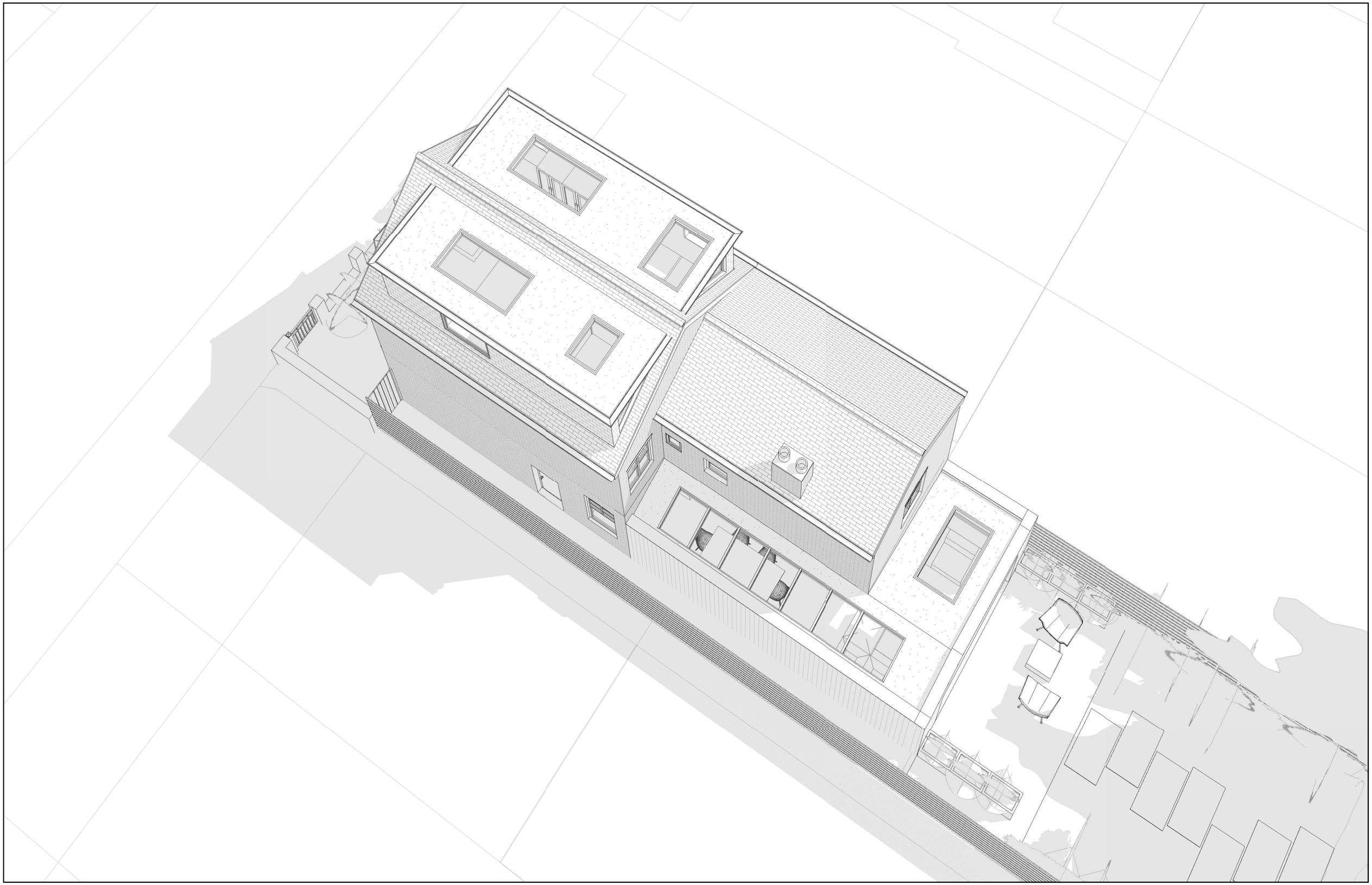












Chapter 3: Budget Analysis

Budget Analysis

Project Preparation — £25,000

This section sets out our estimate for elements such as demolition, temporary services and tool tire etc.

Construction — £42,900

This section sets out or estimate for the construction of the building shell from floors, walls, roofs to steel beams and contains the technical stuff.

Core Services — £14,980

This section sets out our estimate for upgrading your drainage, water, fuel and mains electric and also includes any additional microgeneration or high end sound and lighting systems.

Building Envelope — £30,500

The Building Envelope section takes care of all of the outside claddings, windows, doors and rooflights. This sets out your allowance for each element in line with your style and requirements.

Room Log — £60,900

The Room Log sections defines the size and scope of each area and sets a realistic budget for everything you will need to pick for the inside and your new home - typically your main components (kitchens, bathrooms) flooring and decoration, and much more..

Garden Log — £24,000

Your garden log includes an allowance for all aspects of landscaping, surface treatment and lighting (and much more) within your new garden design.

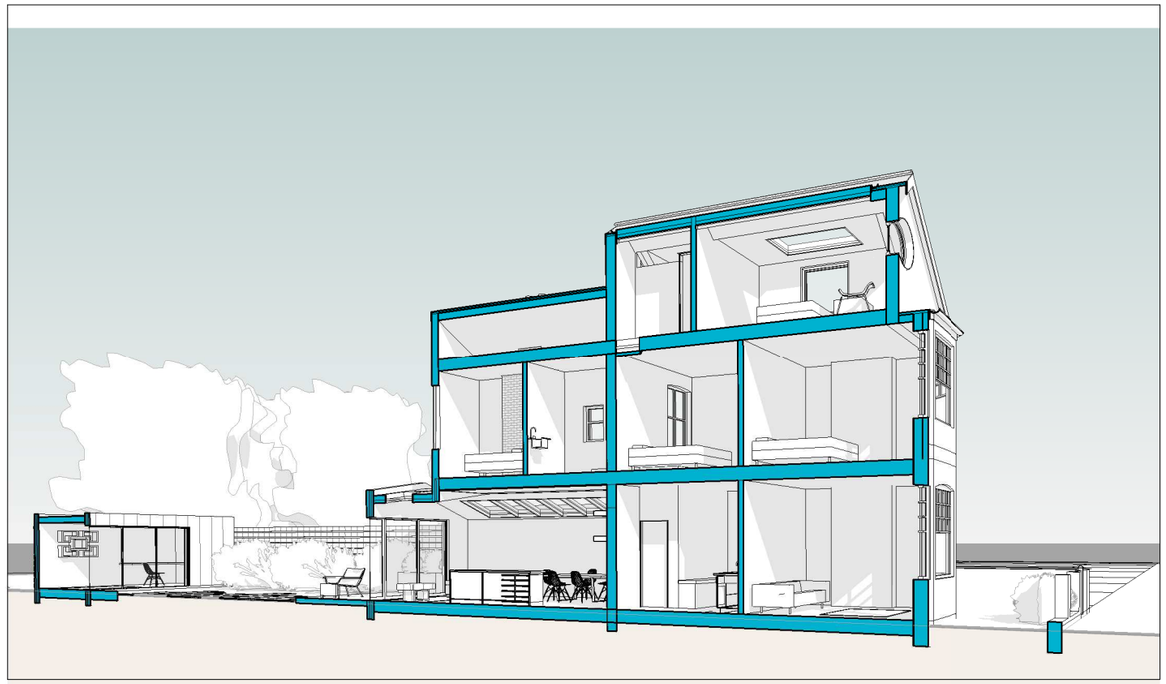
*All costs shown in your Budget Planner include material and labour costs for each item

* Your project variable cost is added to your project at this early feasibility stage. Its tailored to your exact project and is principally based on your project type, size and complexity. Your project variable will reduce as we develop your design during our three step process.

Section 1: Project Preperation & Overheads				
	Input	Unit	Driver	Result
	250,000	%	10	£25,000
			Total Section Sub-total =	***£25,000***
Section 2: Construction				
Construction GD	34	m2	£650	£22,100
Construction LF	32	m2	£650	£20,800
			Total Section Sub-total =	***£42,900***
Section 3: Core Services				
General Drainage	3	nos	£900	£2,700
Heating (Underfloor)	36	m2	£80	£2,880
Heating	8	nos	£300	£2,400
CCU	1	nos	£1,000	£1,000
Rewiring	2	nos	£3,000	£6,000
			Total Section Sub-total =	***£14,980***
Section 4: Building Envelope				
External Windows (bespoke dormer)	4	nos	£2,000	£8,000
External Windows	8	nos	£750	£6,000
External Doors (large sliding)	1	nos	£5,500	£5,500
Bespoke Rooflight over Dining Area	1	nos	£6,000	£6,000
External Roof Lights	5	nos	£1,000	£5,000
			Total Section Sub-total =	***£30,500***
Section 5: Room Log				
Refurbishment & Decoration	199	m2	£100	£19,900
Flooring	80	m2	£90	£7,200
New Kitchen	1	nos	£20,000	£20,000
Utility	1	nos	£4,000	£4,000
Bathroom & Ensuites	2	nos	£4,000	£8,000
Internal Doors	4	nos	£450	£1,800
			Total Section Sub-total =	***£60,900***
Section 6: Garden				
Works to Front and Rear Garden	1	nos	£4,000	£4,000
Outbuilding (total)	1	nos	£20,000	£20,000
			Total Section Sub-total =	***£24,000***
			Total Project Budget =	**£198,280**
	exc.	Vat		
			Total Project Budget =	**£237,936**
	inc.	Vat		

Project Variable Percentage	20%
Project Variable Value	£39,656

Local Market Analysis



Current Property			Proposed Property	
Area m²	99	+62	161	Area m²
Volume m³	272	+148	420	Volume m³
Area ft²	1066	+666	1732	Area ft²
Volume ft³	9606	+5226	14832	Volume ft³
Hallway	1	0	1	Hallway
Living Room	1	0	1	Living Room
Kitchen	1	0	1	Kitchen
Utility	1	0	1	Utility
Dining Room	1	0	1	Dining Room
Storage	2	-2	0	Storage
WC	1	-1	0	WC
Landing	1	0	1	Landing
Bedroom	3	+1	4	Bedroom
Bathroom	1	0	1	Bathroom
Study	0	+1	1	Study
En-Suite	0	+1	1	En-Suite
Outbuilding	0	+1	1	Outbuilding

Current Valuation

Your home is likely to be the most valuable (and important) asset you will ever own. To ensure that your equity is protected we have published your Project's 3D Design & Specification to three expert local Estate Agents to gauge what the optimum re-sale value of your property would be when fully developed.

£1,060,000

Proposed Valuation

The proposed valuation estimate in your report defines the sale value of your property in today's market were it completed in line with the design, specification and standard defined within your Creation Pack.

£1,225,333

Uplift

This is the difference between the existing and proposed valuations which expresses the increase in value after the work has been completed.

£165,333

Budget

This is the total figure from your Project Budget Calculator which can be balanced against your Uplift as an understanding into the profitability of the project. Please note, this includes VAT.

£237,936

Similar Houses in the area:

Atbara Road

4 bedroom detached house converted to a high standard

Current Valuation >> £1,495,000

Adjusted Valuation >> £1,241,000

Comments: *'This is a 4 bedroom detached house converted to a high standard, very similar to the proposed design. This house is currently for sale at £1,495,000, however this house is larger than the proposed design (194 sqm) , therefore based on the floor area of the proposed design we feel the house will be worth £1,241,000'*

Atbara Road

5 bedroom detached house with a loft conversion

Current Valuation >> £1,550,000

Adjusted Valuation >> £1,140,000

Agent Feedback: *'This is a 5 bedroom detached house, converted to a good standard with loft conversion. This house is currently for sale at £1,550,000, however this is larger (220 sqm), therefore based on the floor area of the proposed design we feel the house will be worth £1.14m'*

Atbara Road

5 bedroom semi-detached house

Current Valuation >> £1,295,000

Agent Feedback: *'This is a 5 bedroom semi detached house of similar size to the proposed design, currently on the market for £1,295,000. This is a good comparable.'*

Chapter 4: Timeline and Checklist

Model Projects Timeline

Your Model Project timeline sets out the duration of the following stages of our architectural services. There is a breakdown of each report and what you can expect at each stage.

Support Services Checklist

Your supporting services checklist outlines all of the aspects outside of our architectural design packages. You will need to complete all of the identified elements in order to get your project on site. We can manage some or all of these supporting services on your behalf.

Submit Planning Date

Feb 2018

This key stage happens when you have fixed your building form and external appearance. The planning process typically takes 8 weeks, so while your local authority is considering your application, we can work through your tailored Design Development reports. The spaces of your home will be developed and detailed as we progress towards getting on site.

Start Build Date

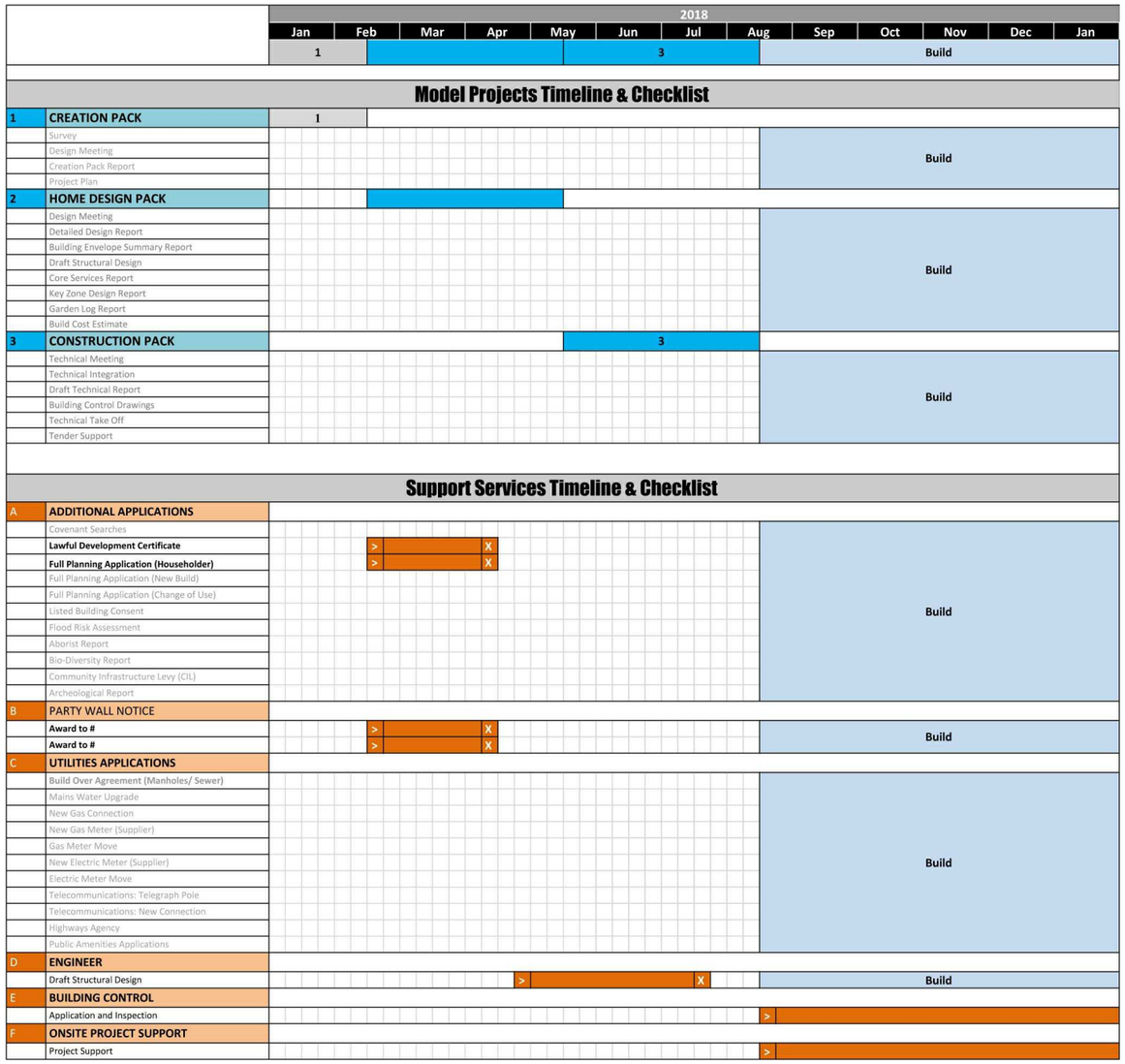
Aug 2018

This is the expected start date of work on site. We work towards getting all of your consents and permissions in place prior to the work beginning so the construction process runs smoothly and efficiently.

Complete Build Date

Jan 2019

This is your expected finish date and when you can really enjoy your new home



Next Steps: Planning Overview

Existing Planning History

Our research has indicated that there are no restrictions on your home for the proposed works

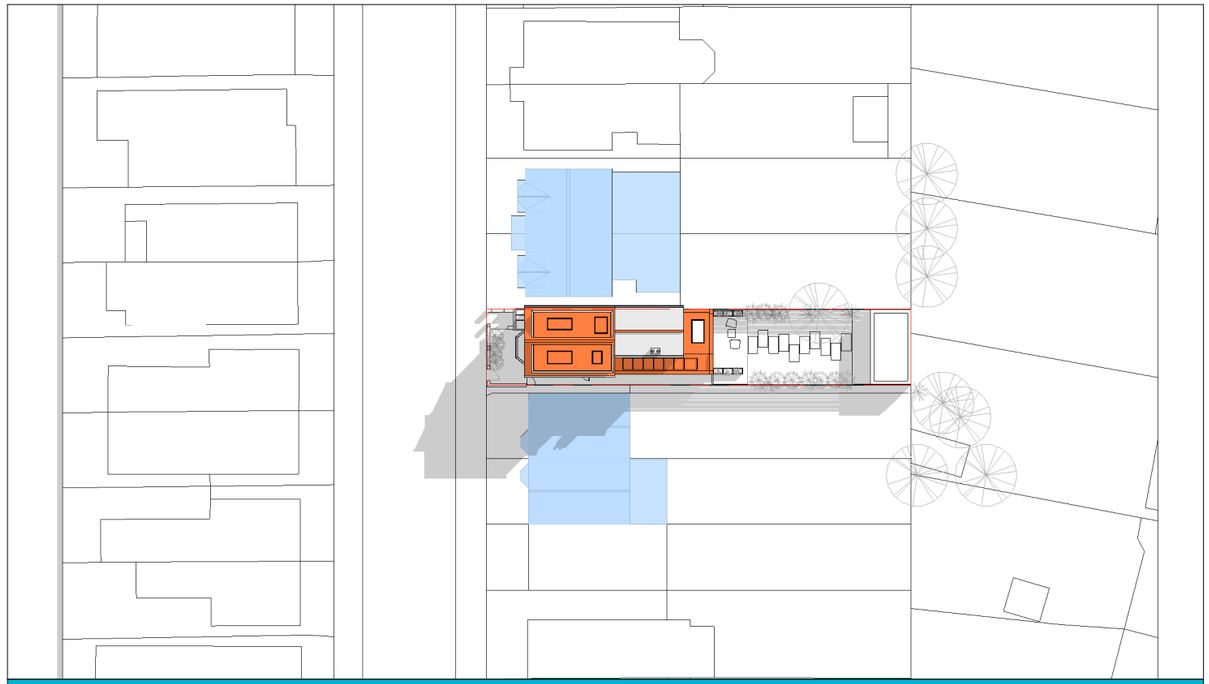
Planning History

Topic	Status	
Conservation area	NO	
AONB (Outstanding Natural beauty)	NO	
Article 4 direction	NO	
Tree Preservation order	NO	
Listed building	NO	
Site of Special Scientific Interest	NO	
Site of Archaelogical Interest	NO	
Flood Risk Zone	YES	Risk from reservoir.
Smoke Free Zone (London)	N/A	
Bio-diversity Application(s)	N/A	
Permitted Development	**YES**	
Previous Developments	NONE	
Additional Applications Required	NO	
Local Planning authority	N/A	Richmond Council
Green belt	NO	
Neighbour Planning Info	**YES**	Neighbours have had loft conversions and rear extensions agreed.

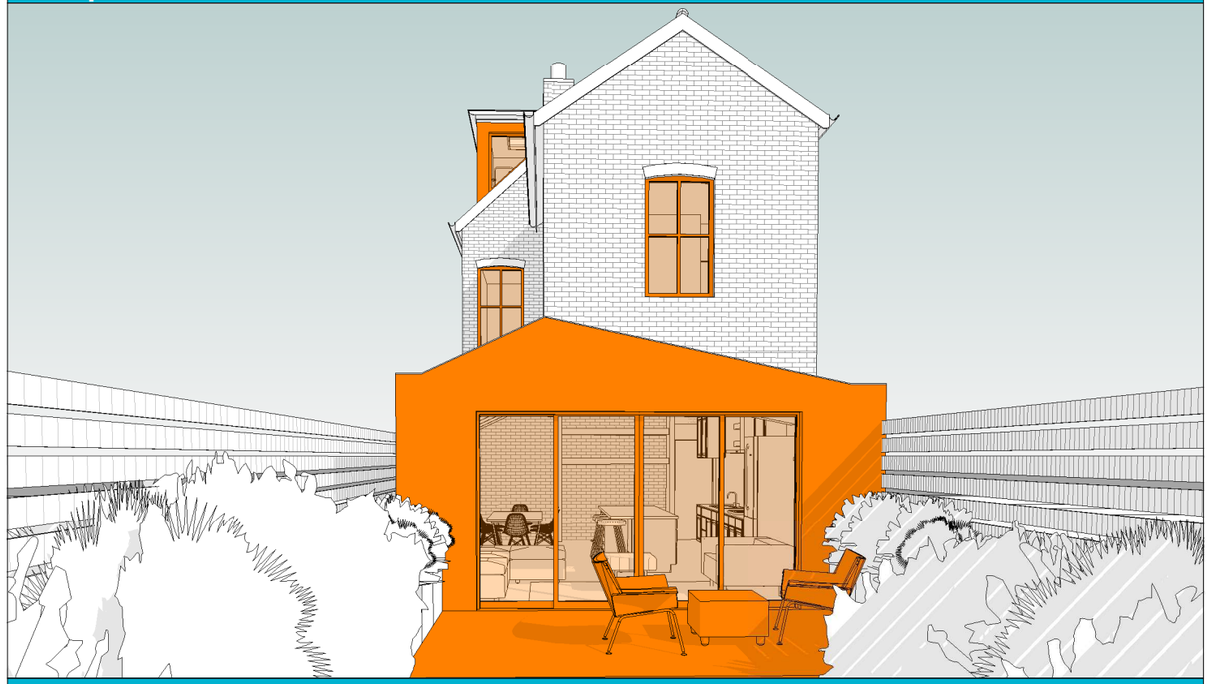
Proposed Planning Application(s)

Due to the size of the proposed works the scheme will require a full planning application.

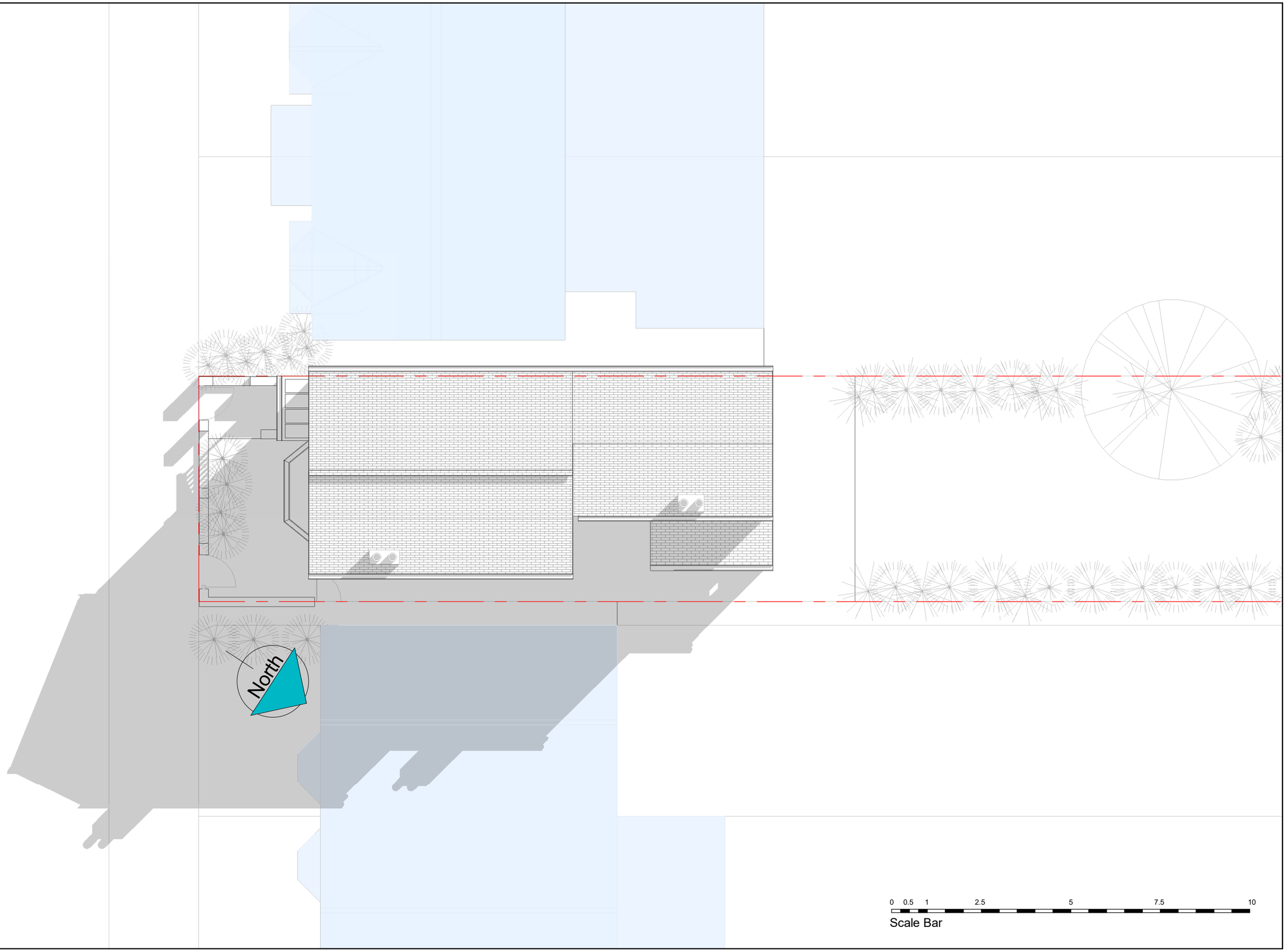
Planning Strategy

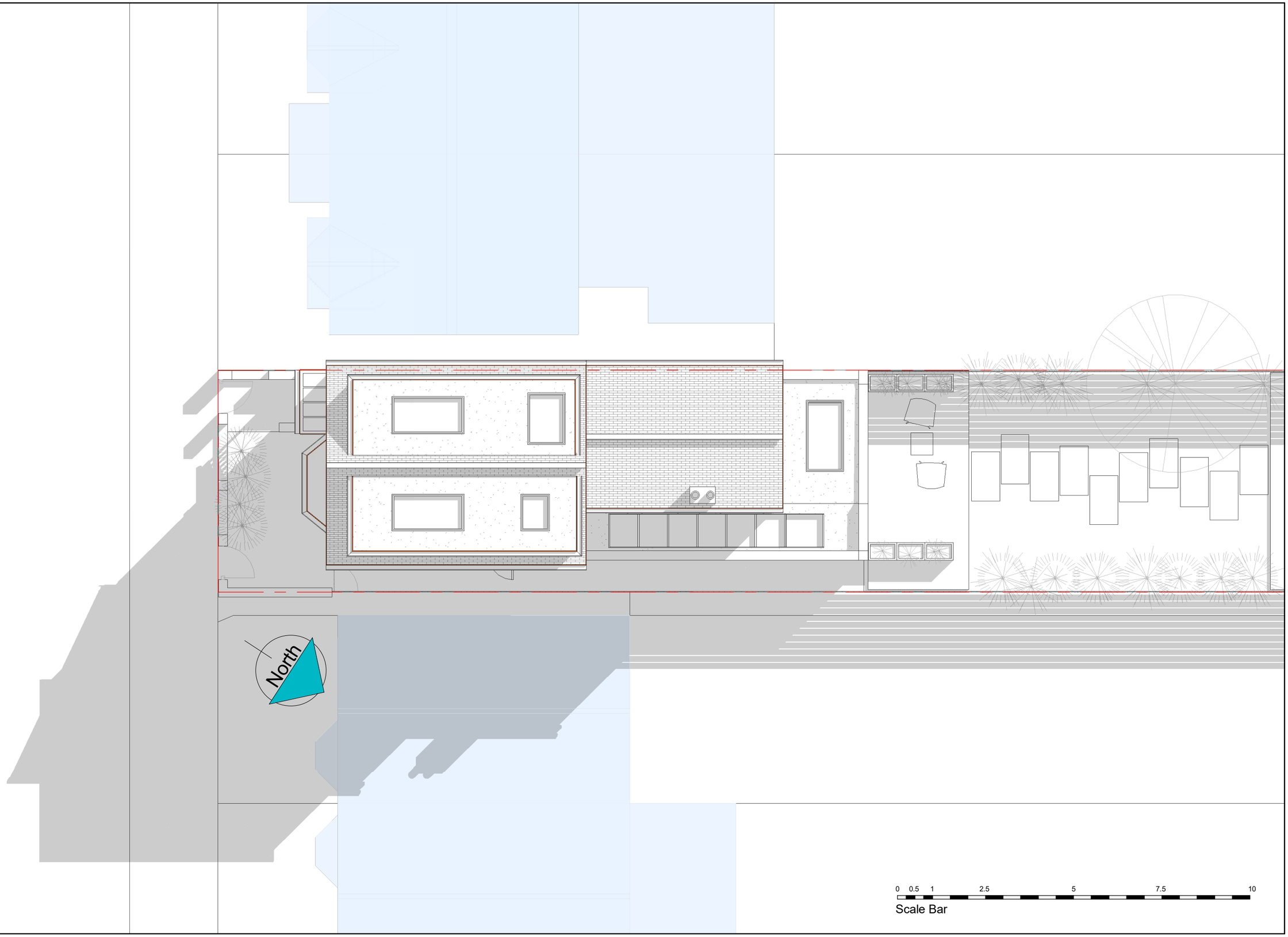


Proposed Site Plan



Proposed 3D View


North
0 0.5 1 2.5 5 7.5 10
Scale Bar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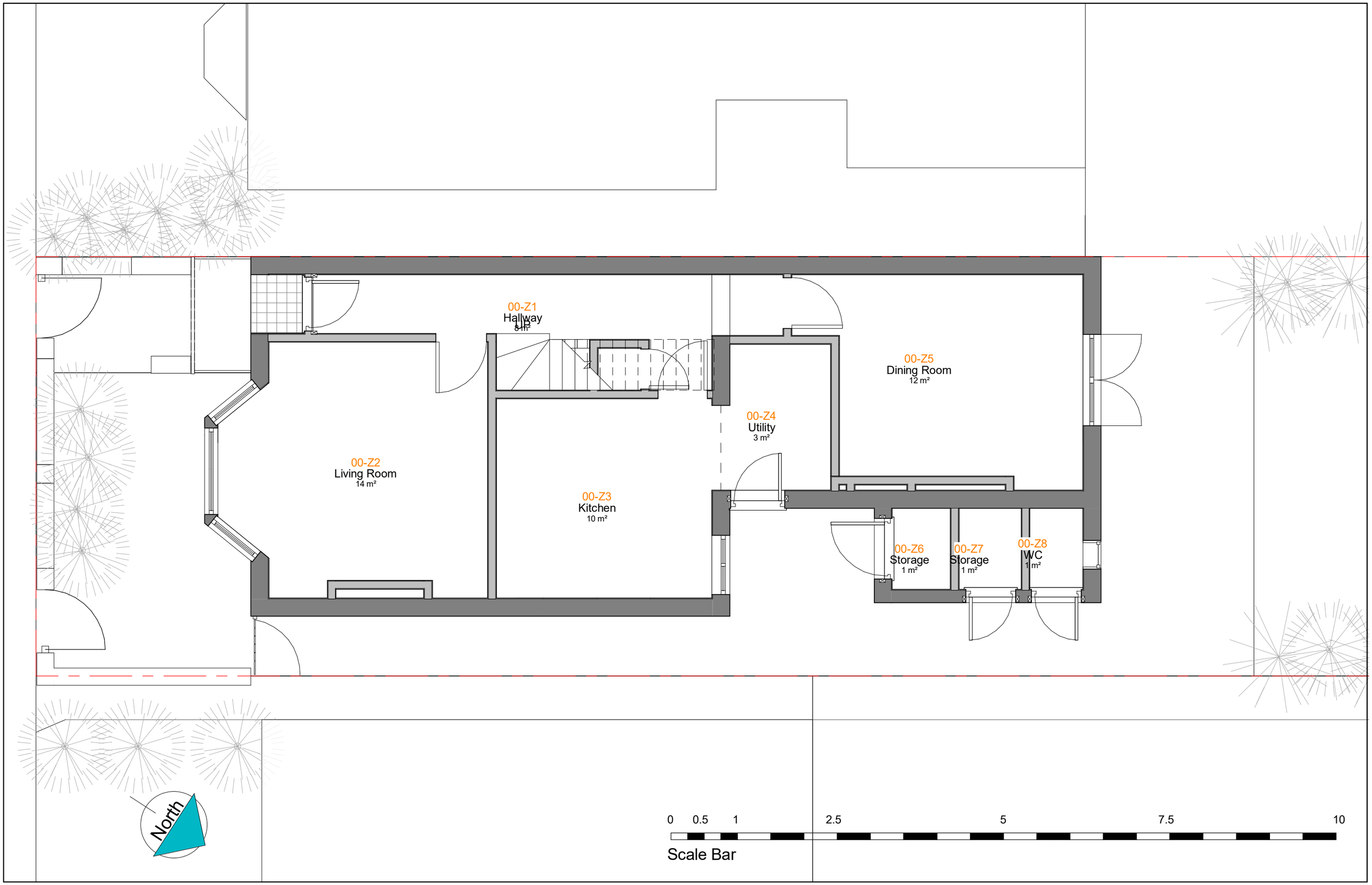
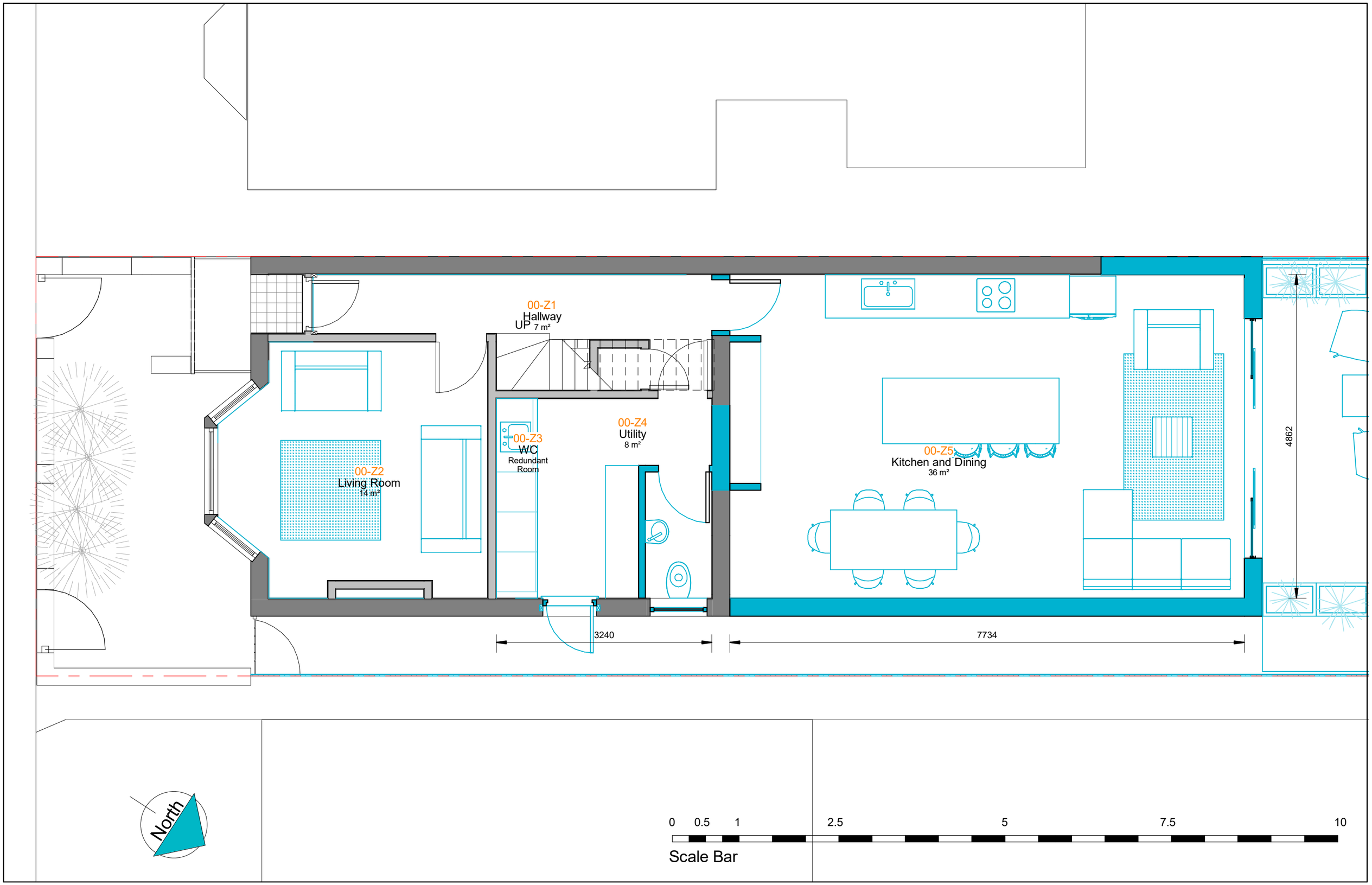
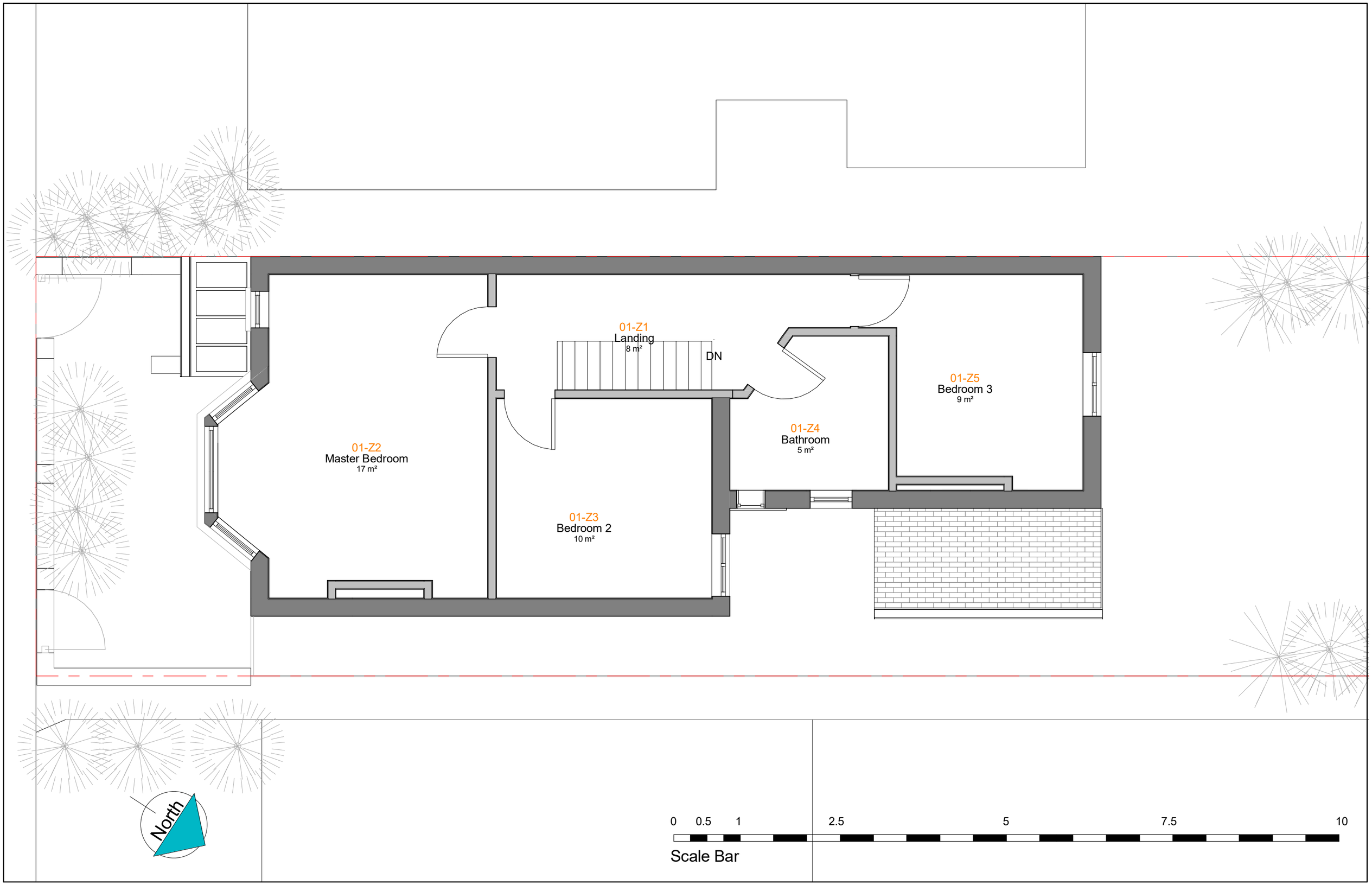
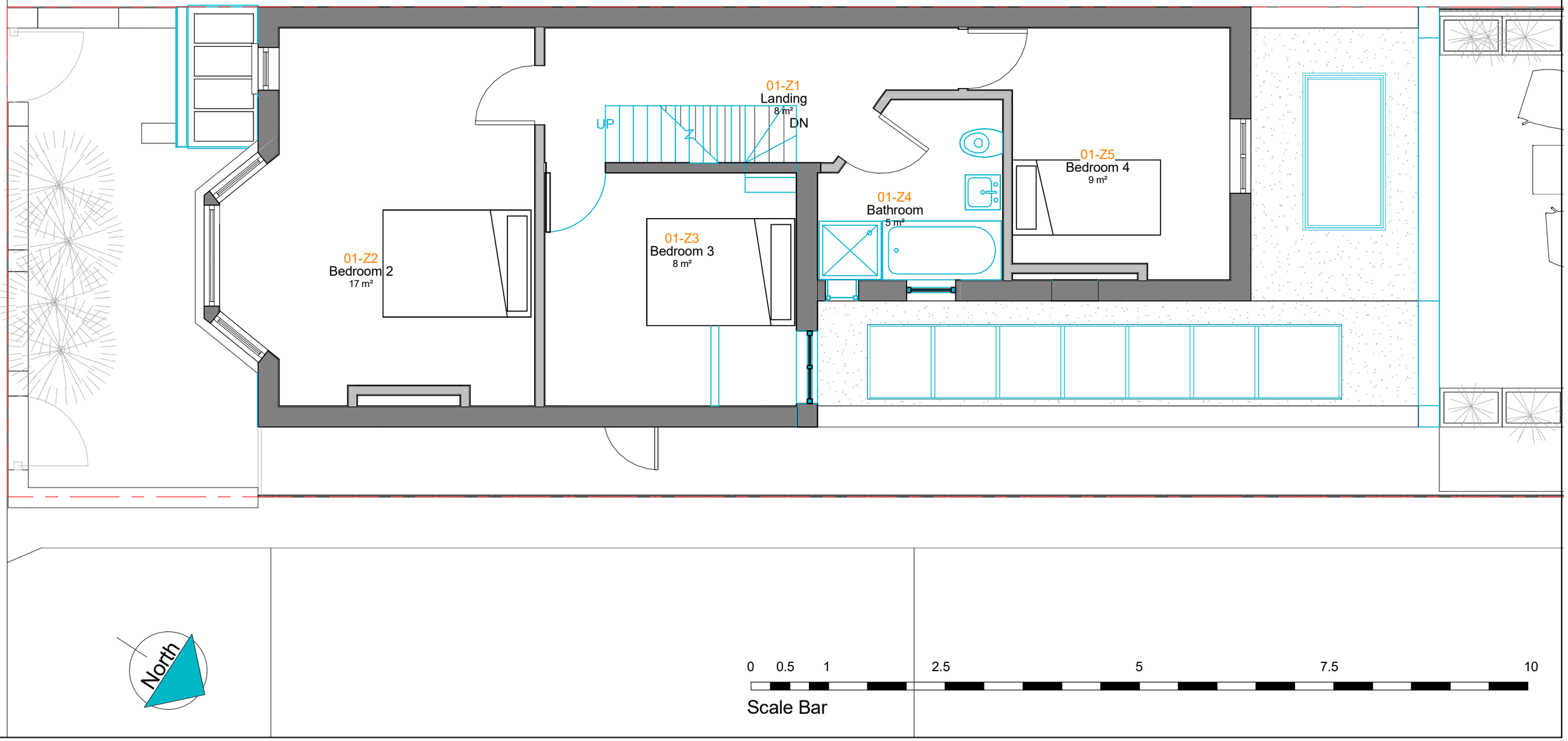
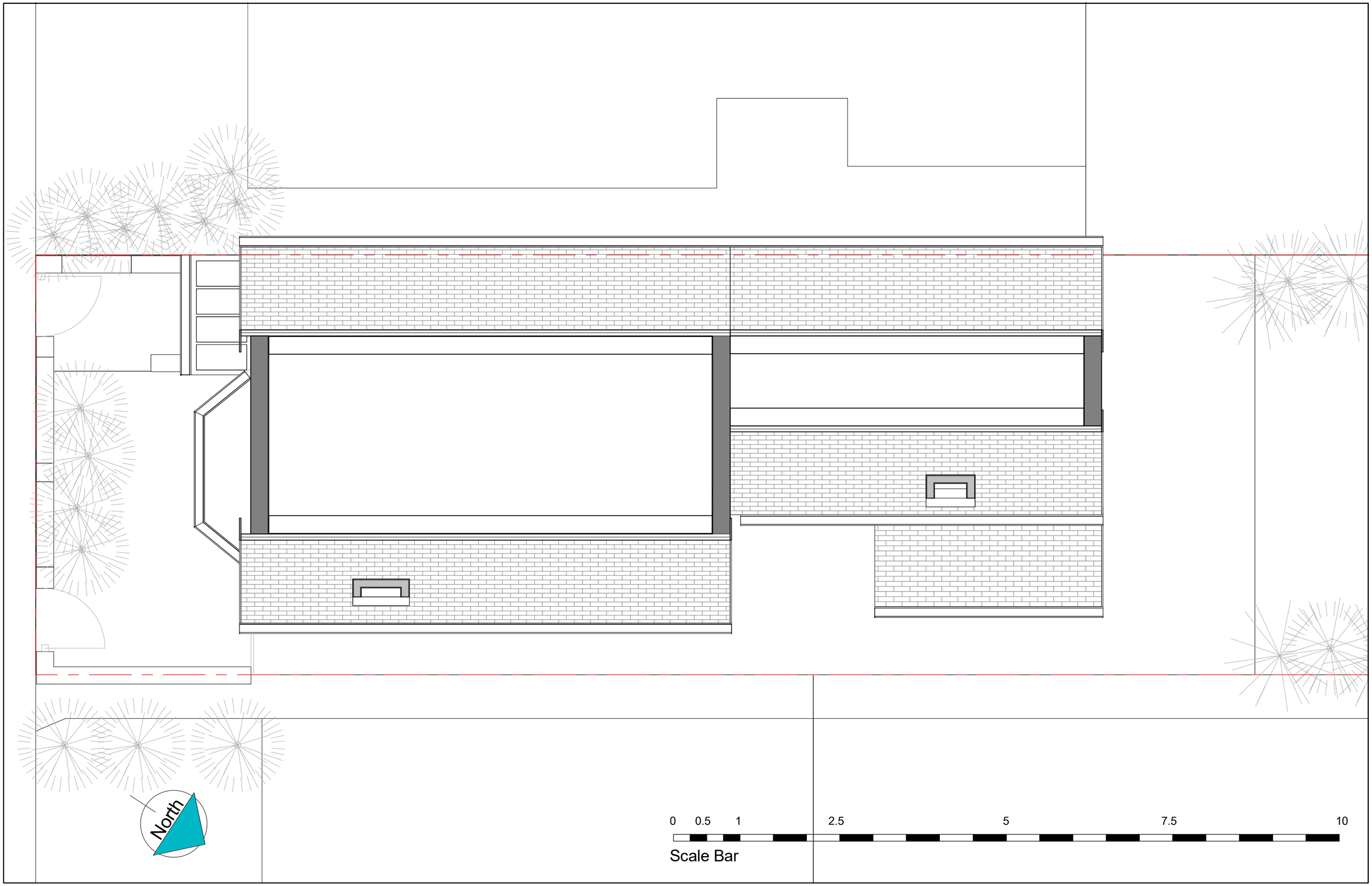

00-Z1
Hallway
8 m²
00-Z2
Living Room
14 m²
00-Z3
Kitchen
10 m²
00-Z4
Utility
3 m²
00-Z5
Dining Room
12 m²
00-Z6
Storage
1 m²
00-Z7
Storage
1 m²
00-Z8
WC
1 m²
North
0 0.5 1 2.5 5 7.5 10
Scale Bar


00-Z1
Hallway
UP
7 m²
00-Z2
Living Room
14 m²
00-Z3
WC
Redundant
Room
00-Z4
Utility
8 m²
00-Z5
Kitchen and Dining
36 m²
4862
3240
7734
North
0
0.5
1
2.5
5
7.5
10
Scale Bar


01-Z1
Landing
8 m²
DN
01-Z2
Master Bedroom
17 m²
01-Z3
Bedroom 2
10 m²
01-Z4
Bathroom
5 m²
01-Z5
Bedroom 3
9 m²
North
0
0.5
1
2.5
5
7.5
10
Scale Bar


01-Z1
Landing
8 m²
UP
DN
01-Z2
Bedroom 2
17 m²
01-Z3
Bedroom 3
8 m²
01-Z4
Bathroom
5 m²
01-Z5
Bedroom 4
9 m²
North
0
0.5
1
2.5
5
7.5
10
Scale Bar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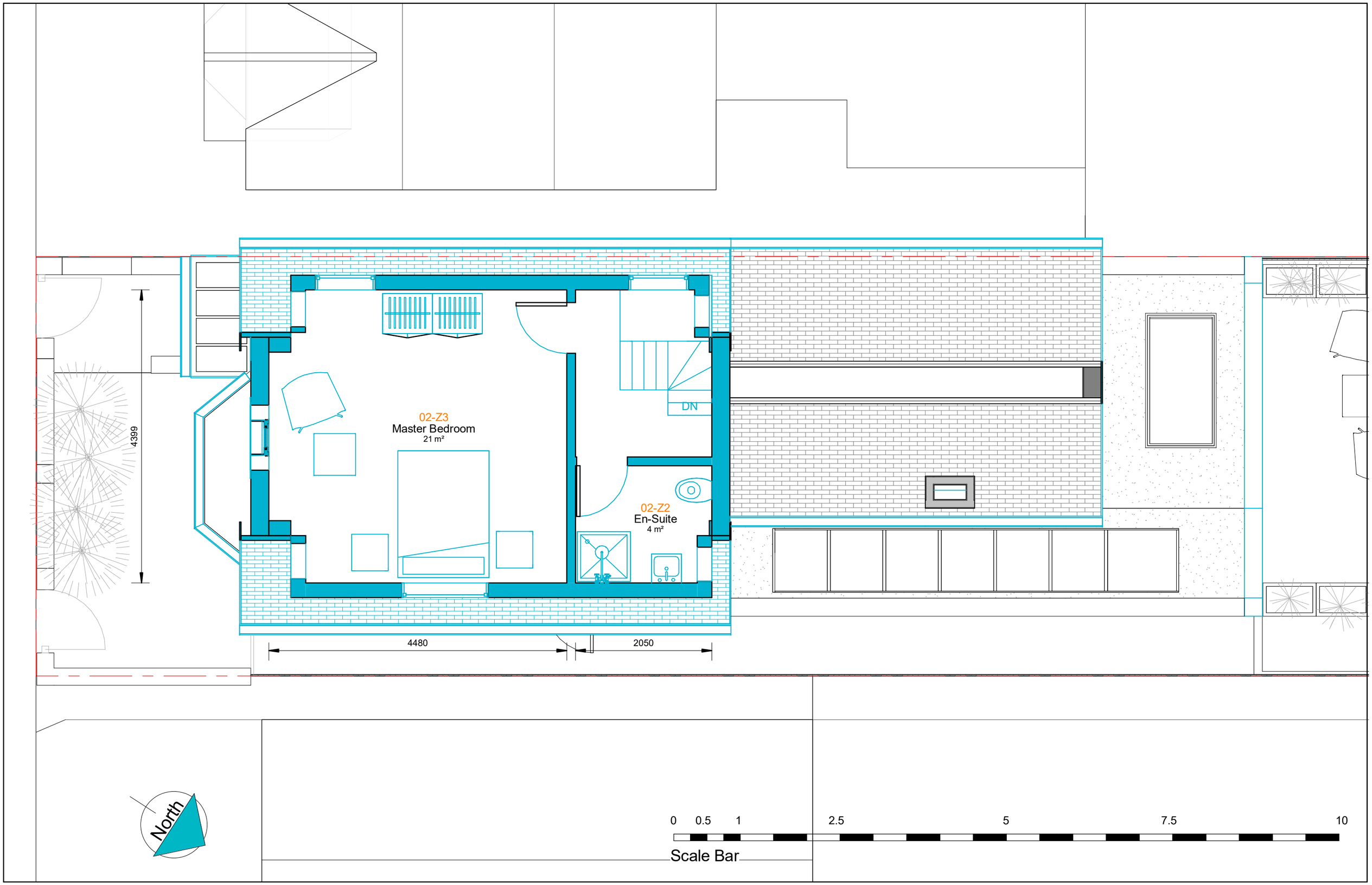
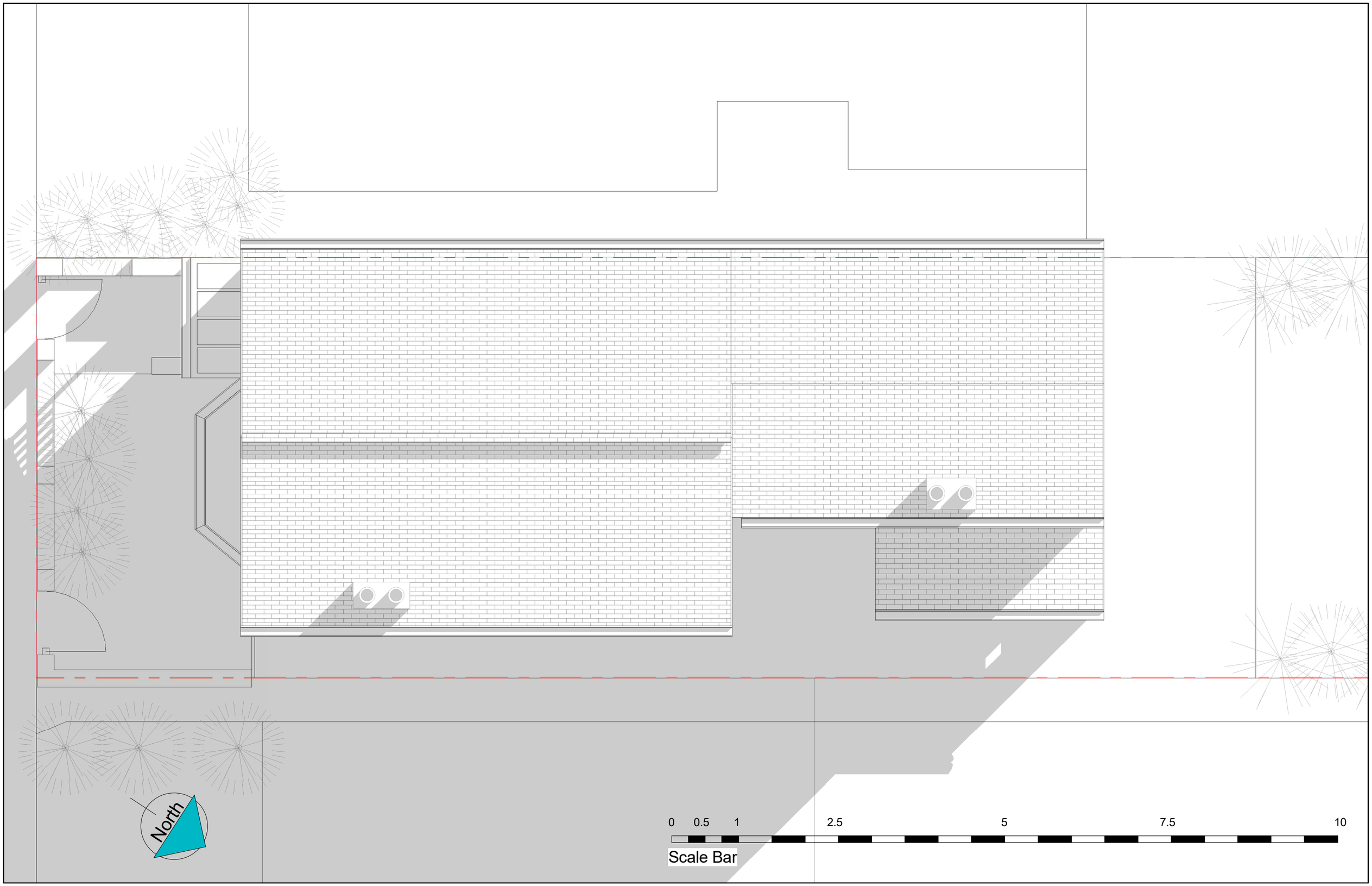
Scale Bar


02-Z3
Master Bedroom
21 m²
02-Z2
En-Suite
4 m²
DN
4399
4480
2050
North
0
0.5
1
2.5
5
7.5
10
Scale Bar


North
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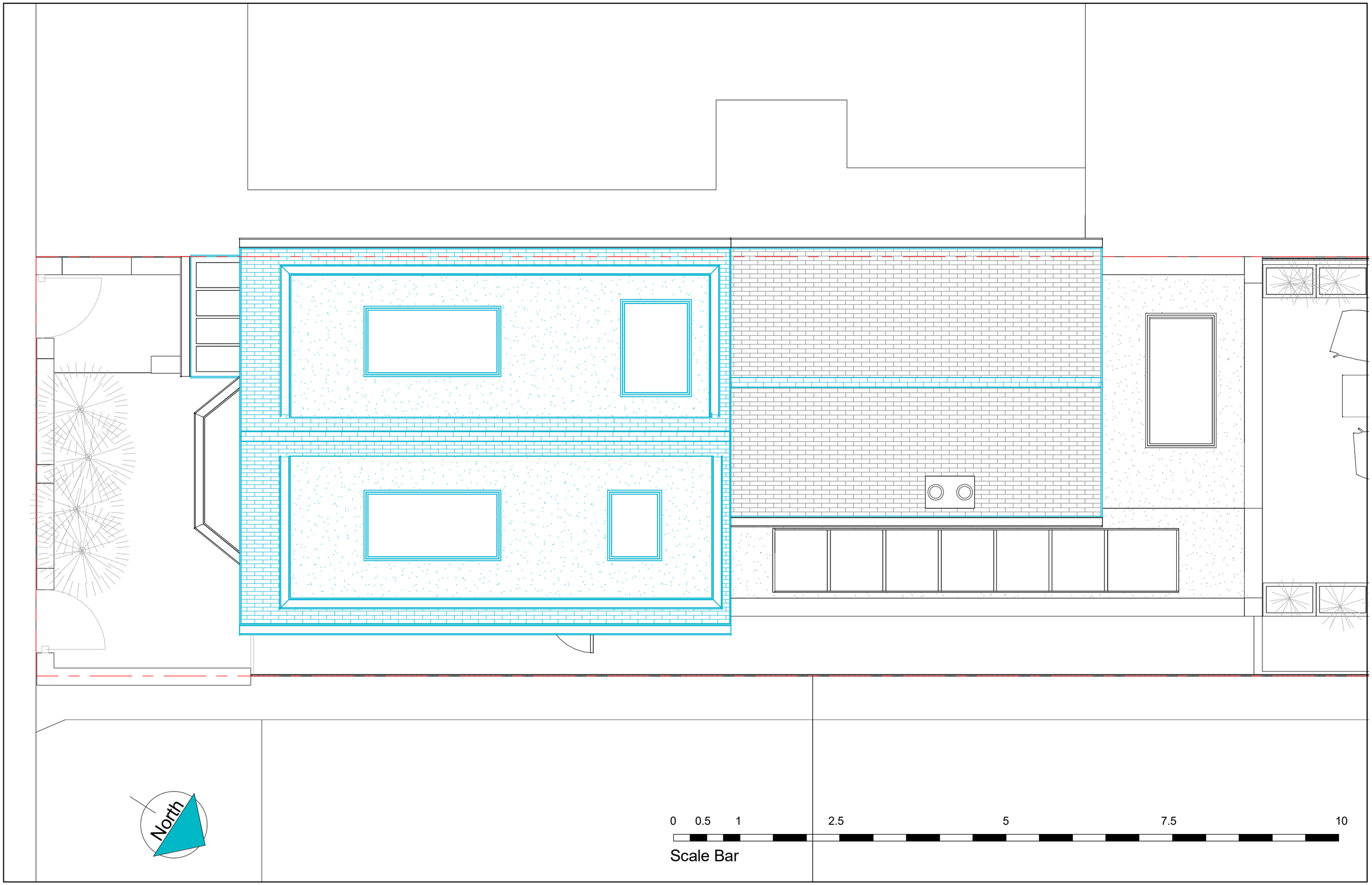
1
2.5
5
7.5
10
Scale Bar


North
0
0.5
1
2.5
5
7.5
10
Scale Bar

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