MODEL Projects

Get in touch
info@modelprojects@co.uk
020 7095 8833

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

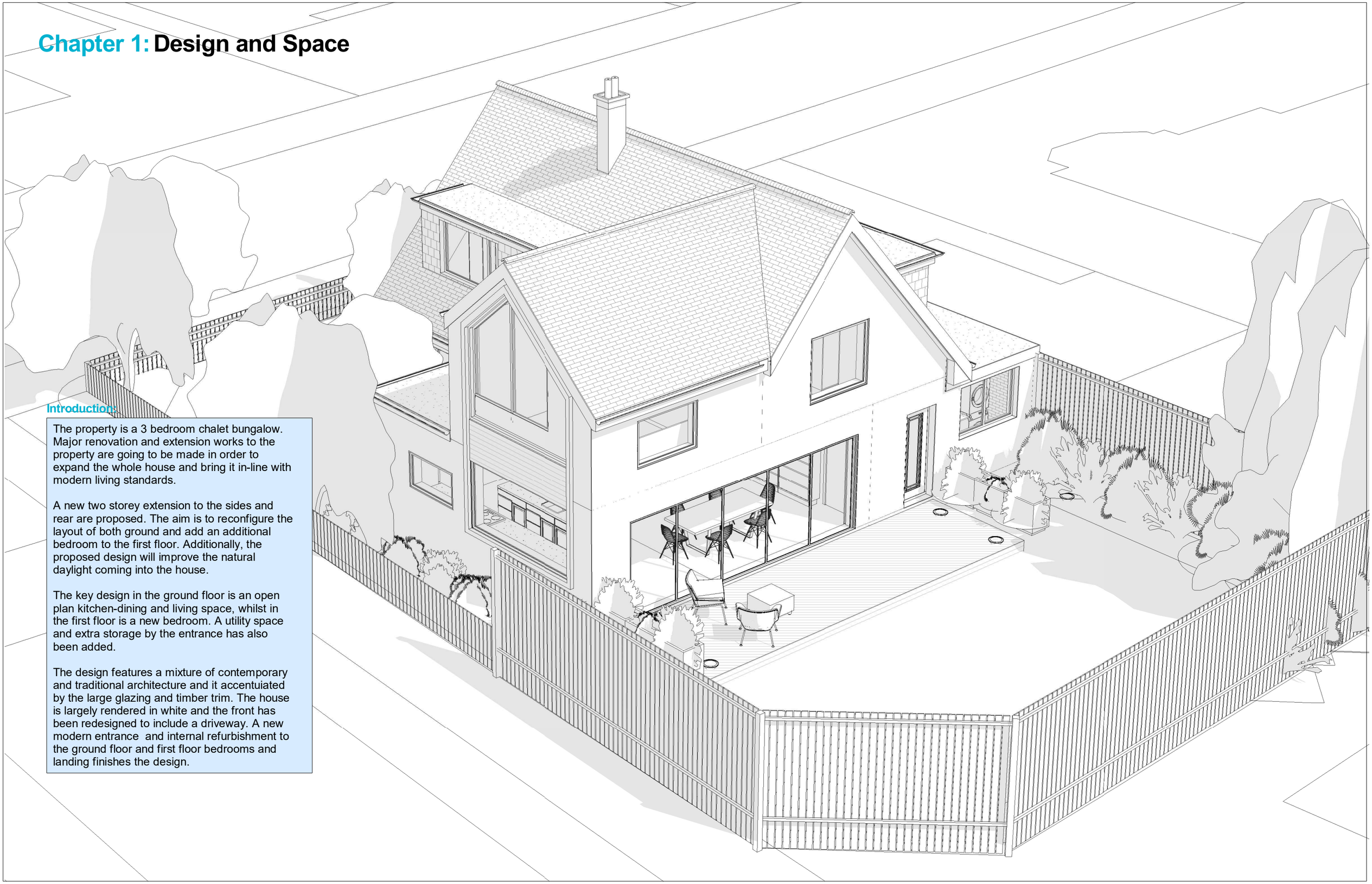
Chapter 4: Timeline and Checklist

- 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



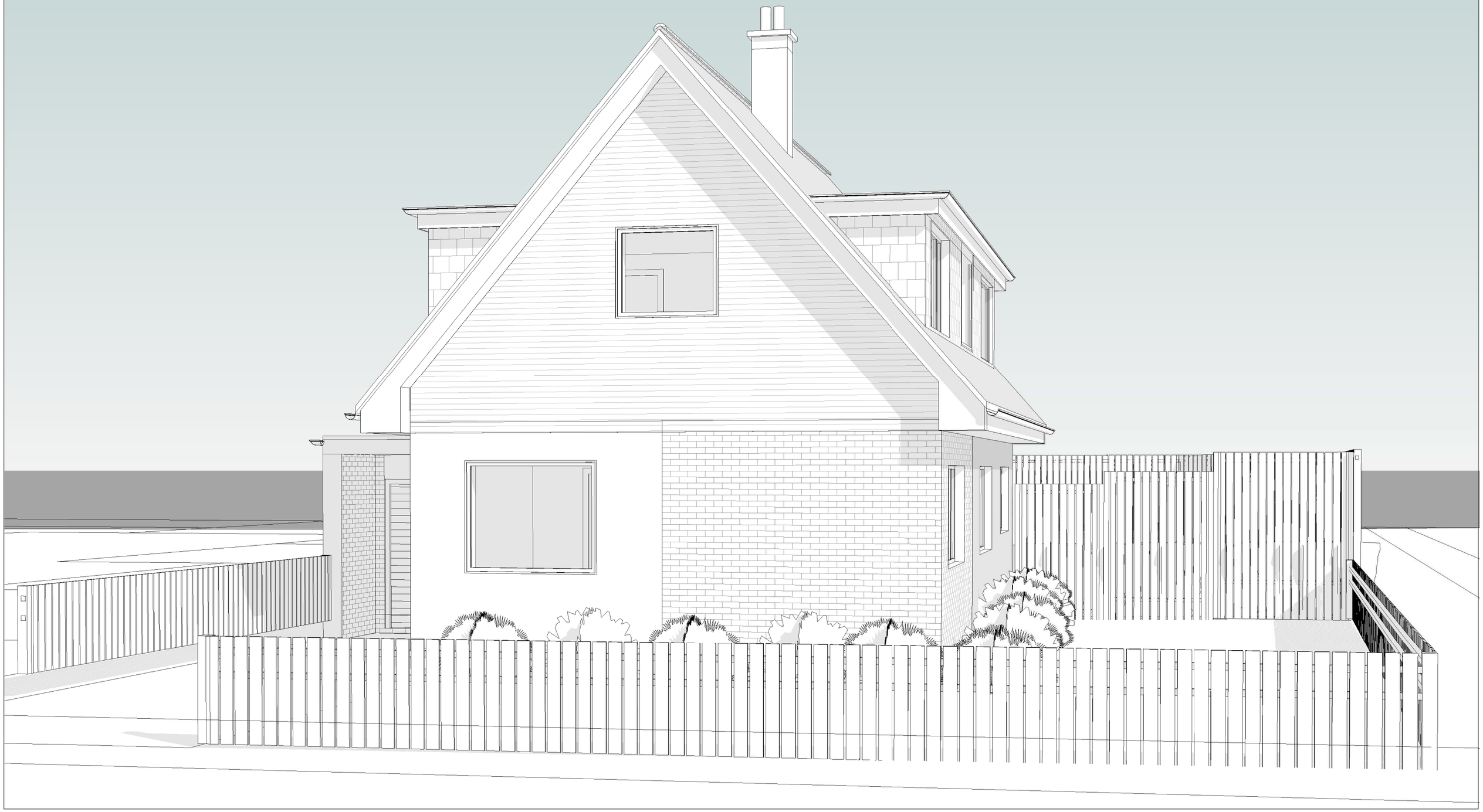
Introduction:

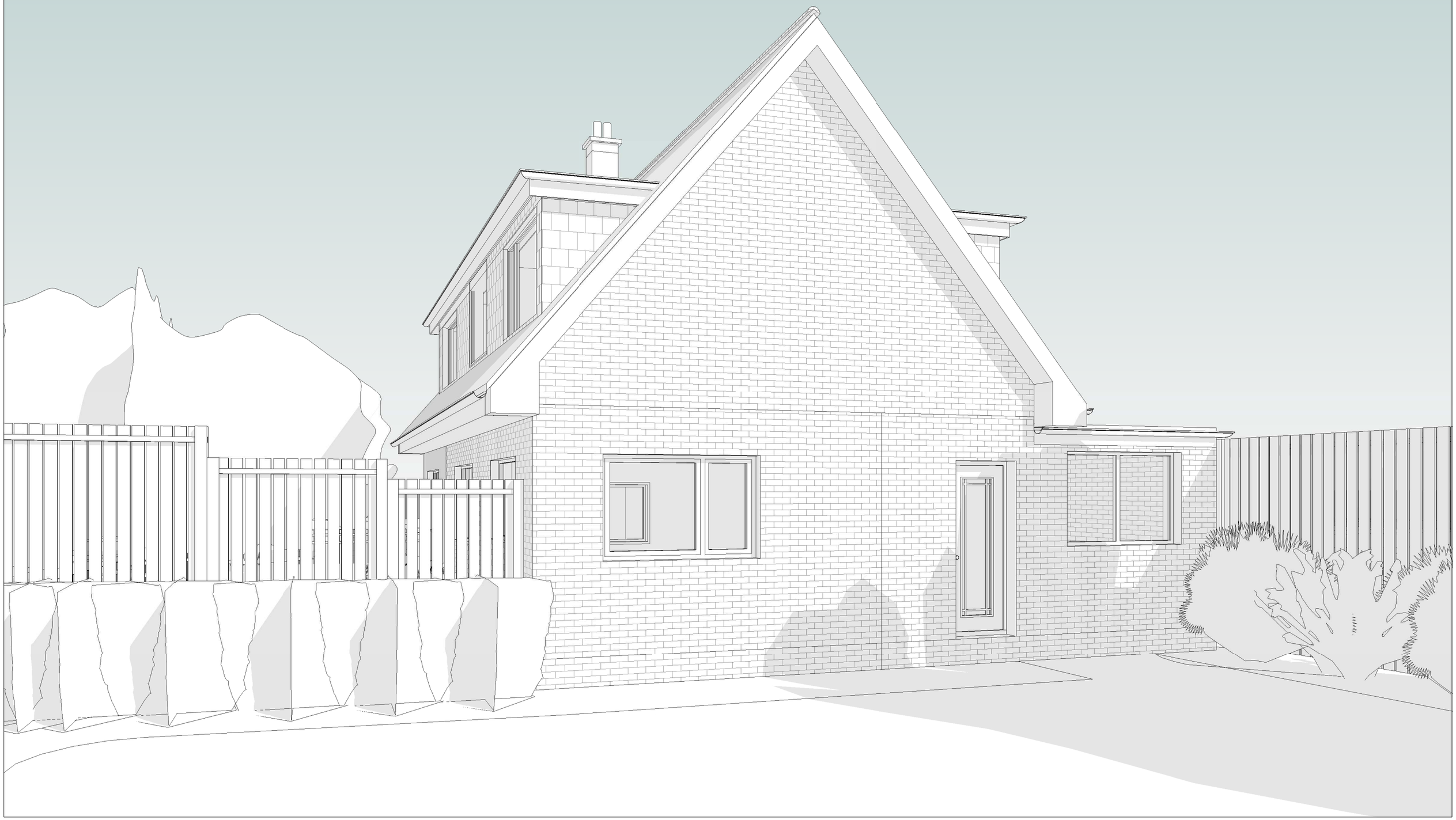
The property is a 3 bedroom chalet bungalow. Major renovation and extension works to the property are going to be made in order to expand the whole house and bring it in-line with modern living standards.

A new two storey extension to the sides and rear are proposed. The aim is to reconfigure the layout of both ground and add an additional bedroom to the first floor. Additionally, the proposed design will improve the natural daylight coming into the house.

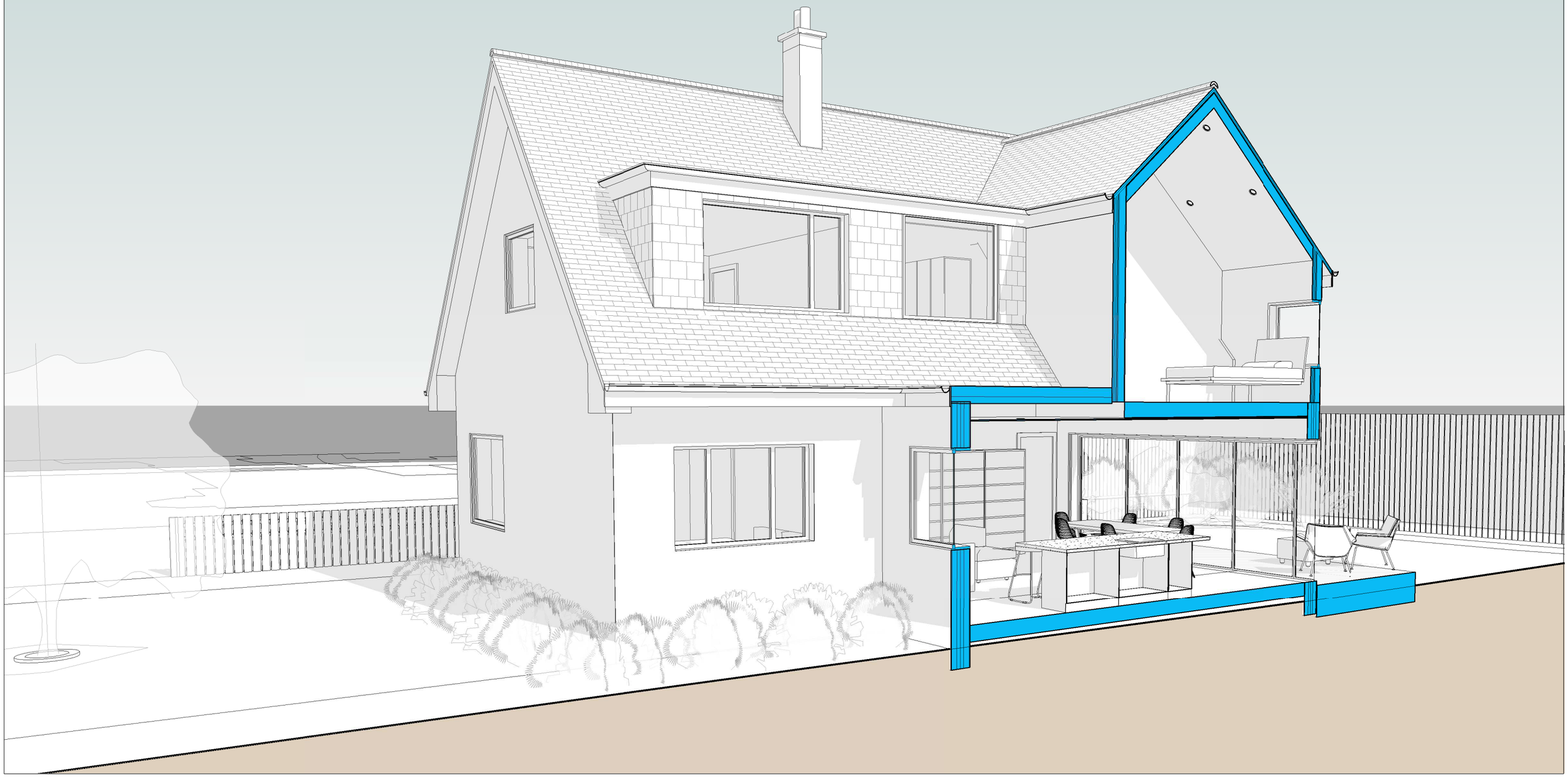
The key design in the ground floor is an open plan kitchen-dining and living space, whilst in the first floor is a new bedroom. A utility space and extra storage by the entrance has also been added.

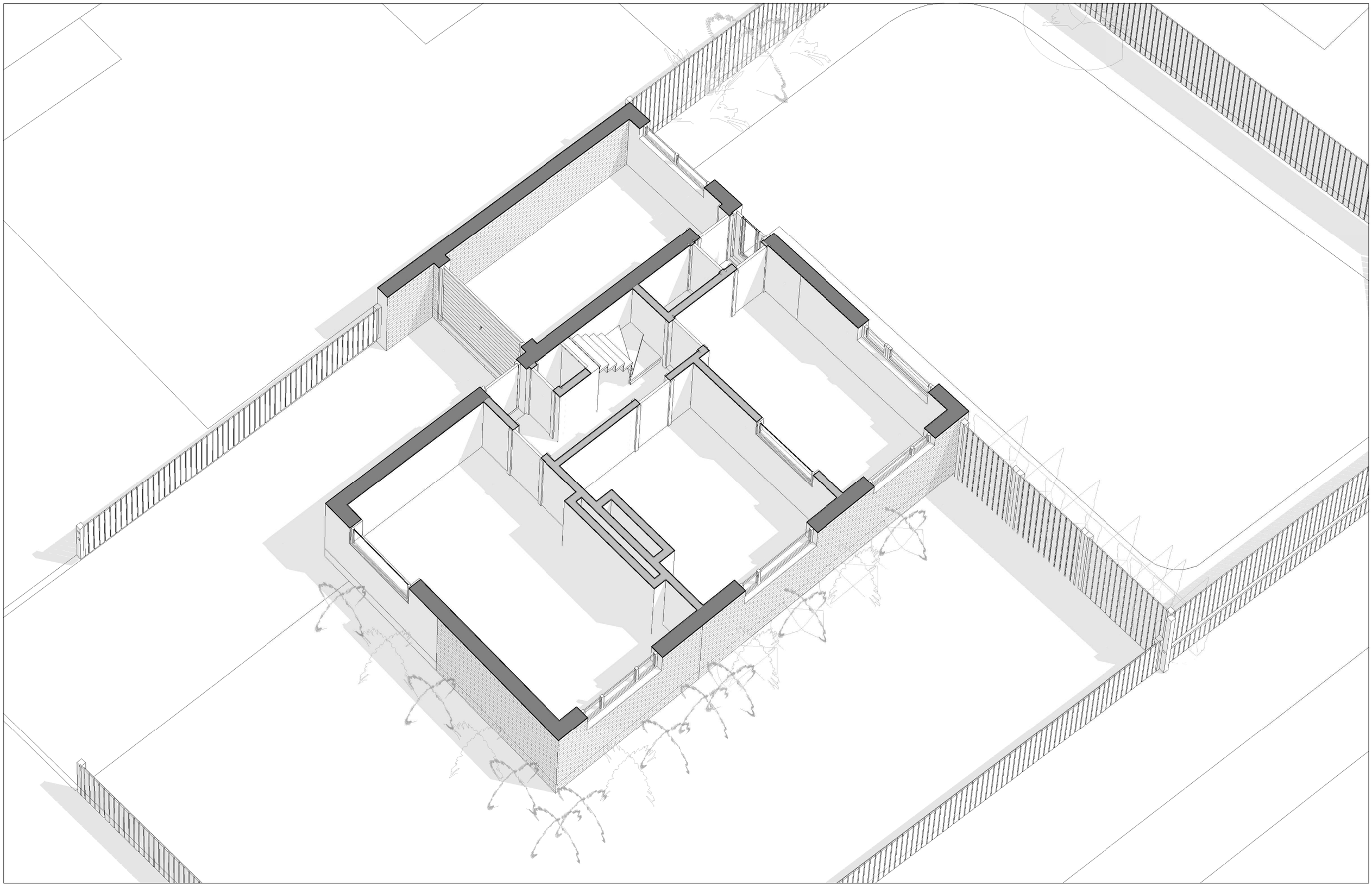
The design features a mixture of contemporary and traditional architecture and it accentuiated by the large glazing and timber trim. The house is largely rendered in white and the front has been redesigned to include a driveway. A new modern entrance and internal refurbishment to the ground floor and first floor bedrooms and landing finishes the design.

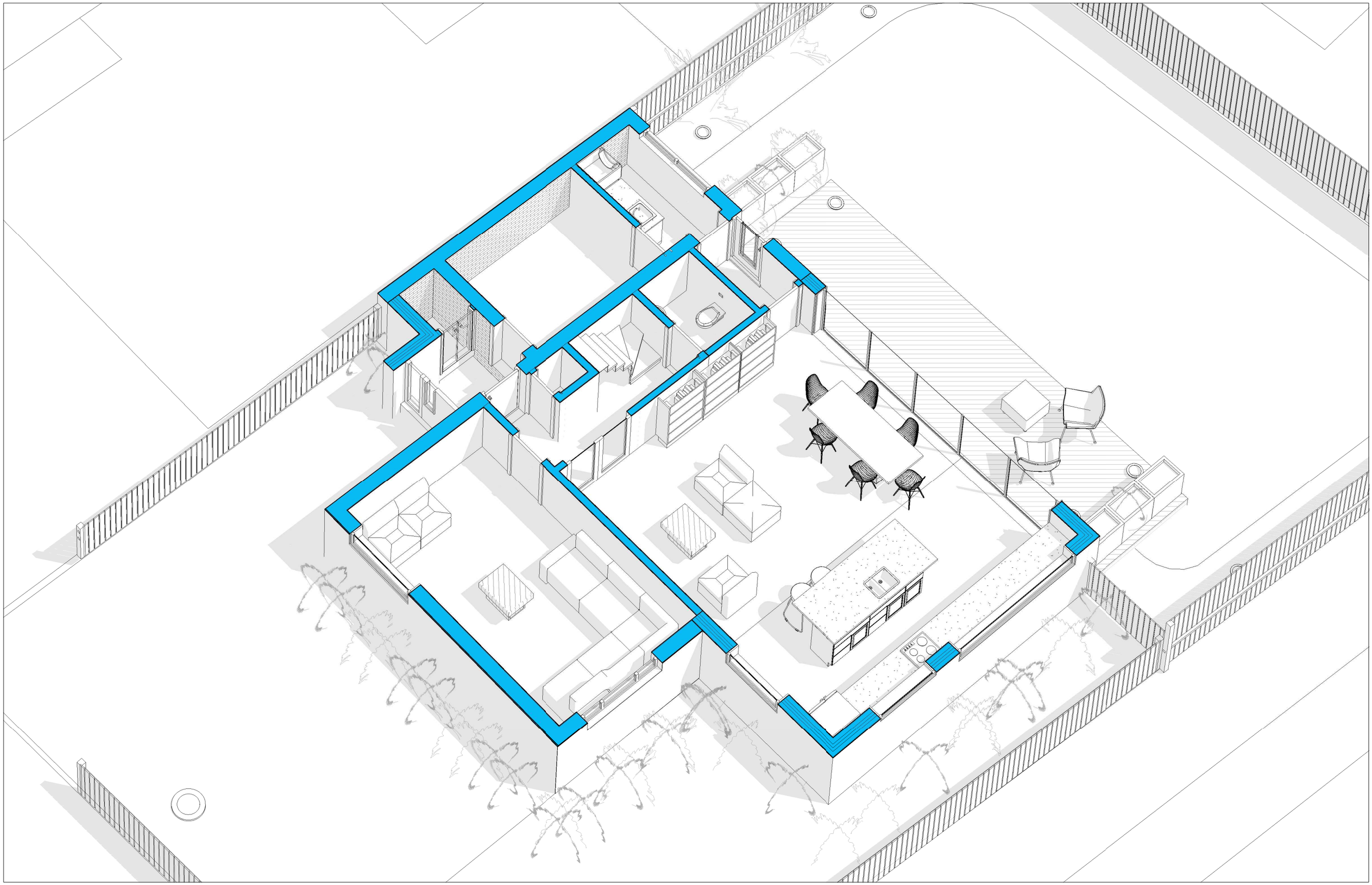


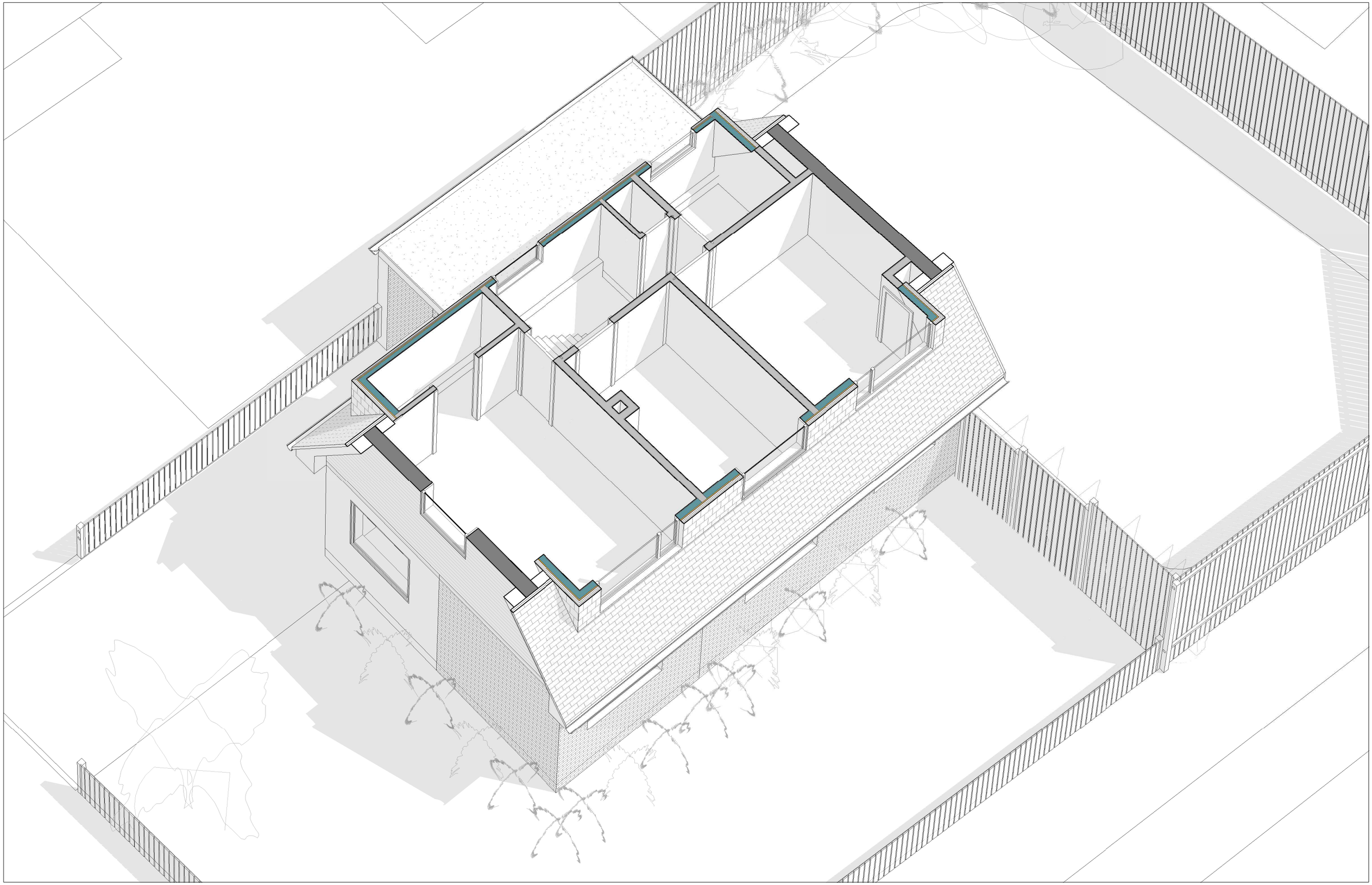


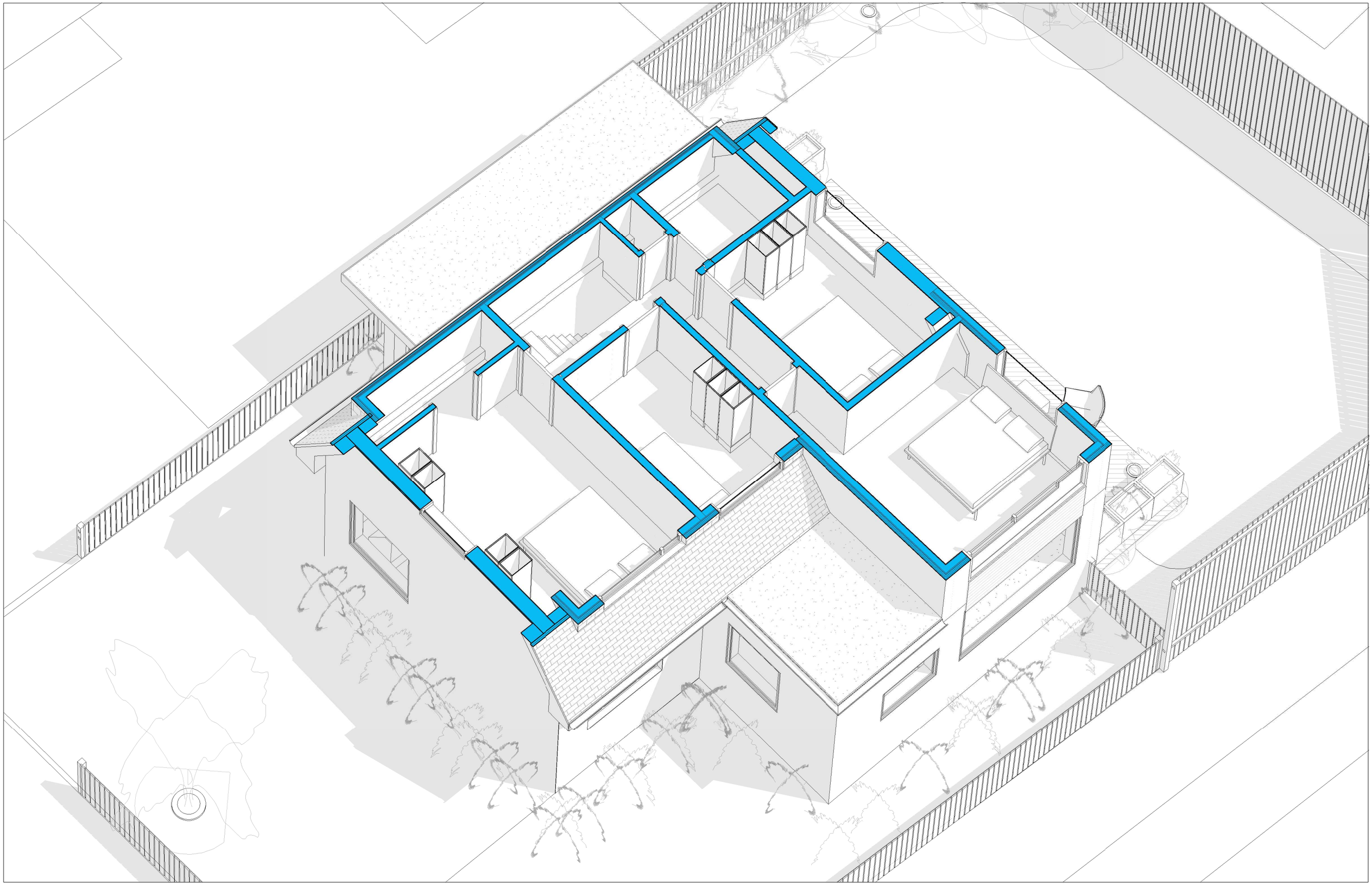
Chapter 2: Space and Layout

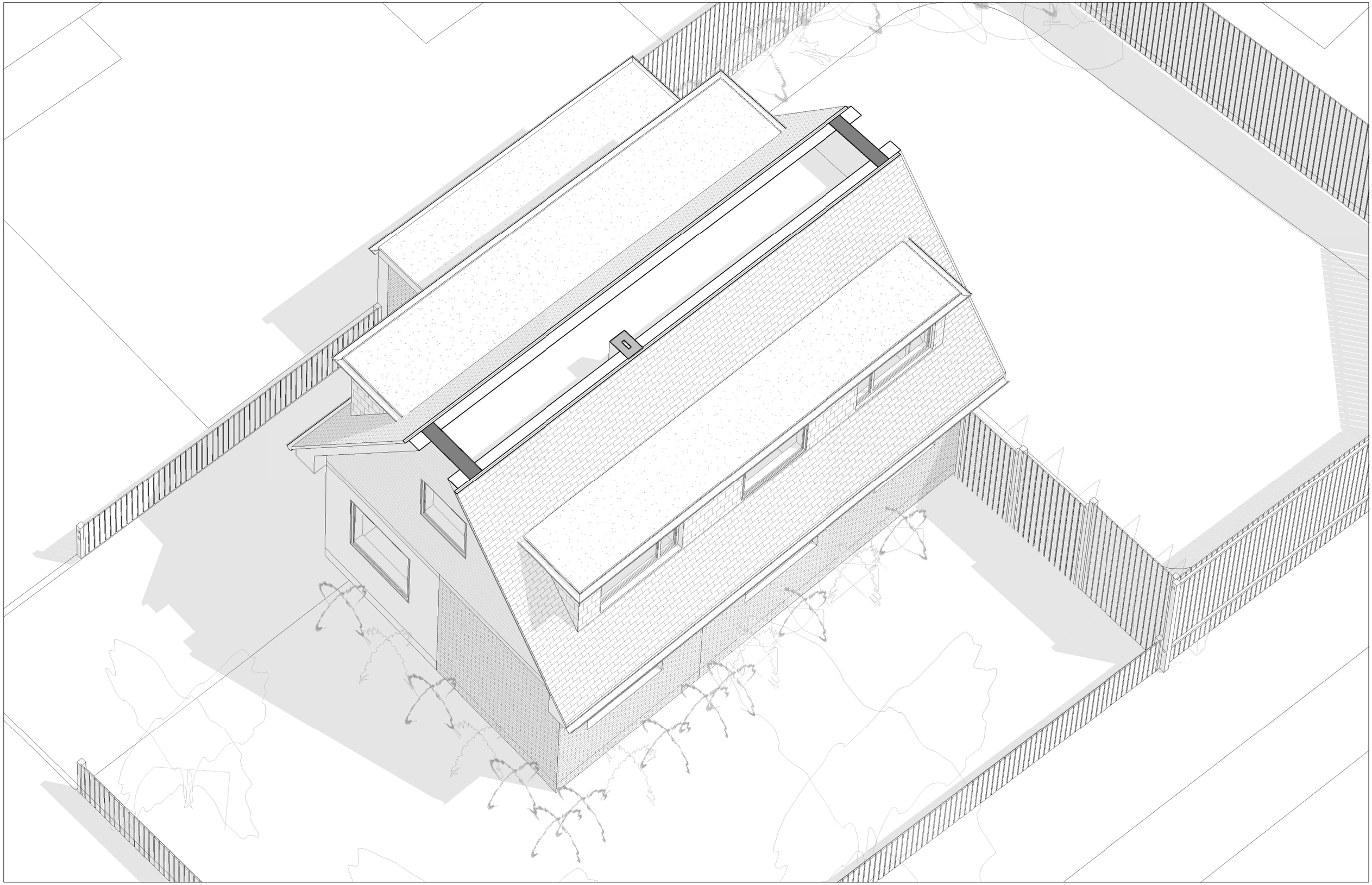


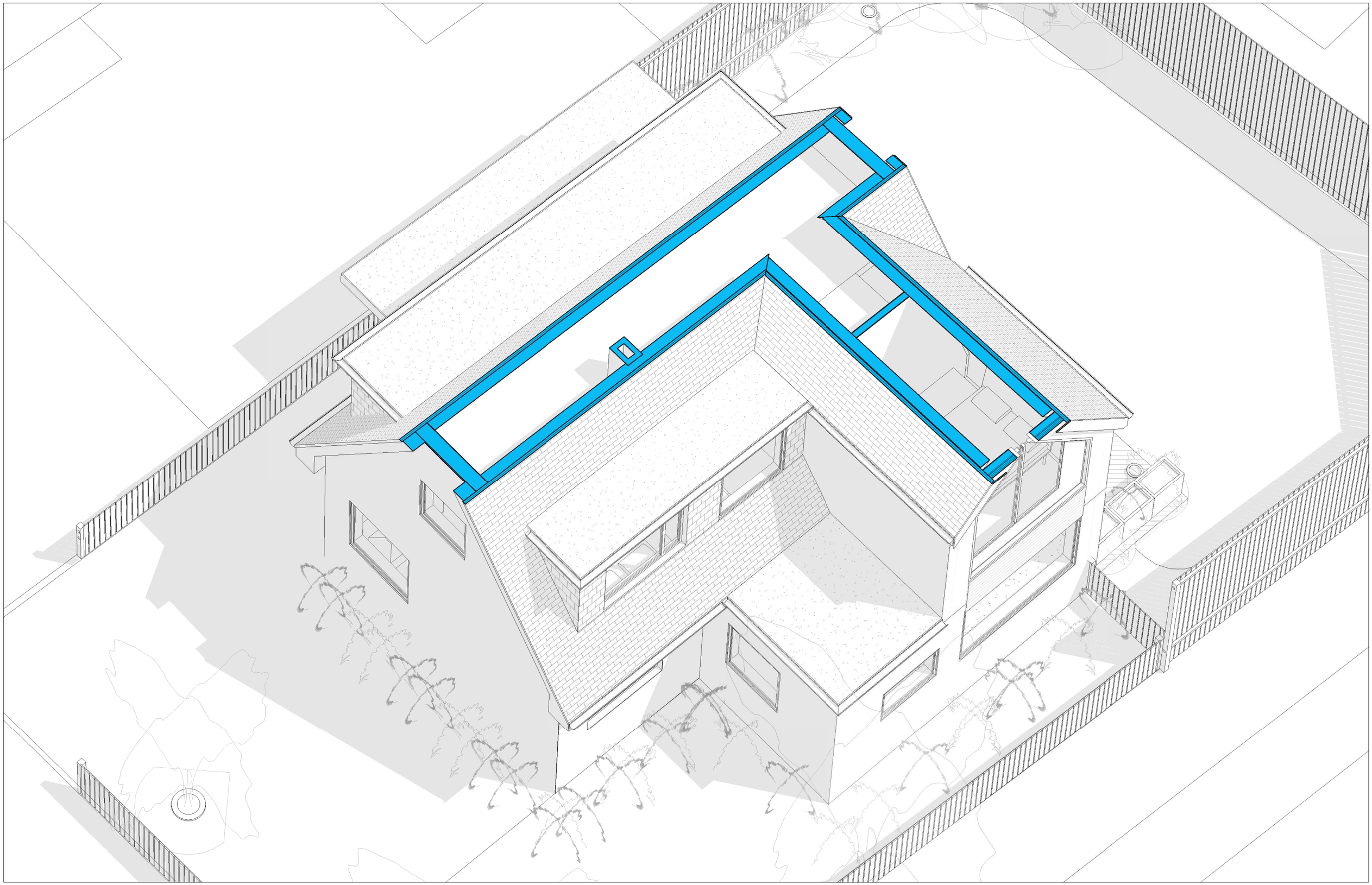


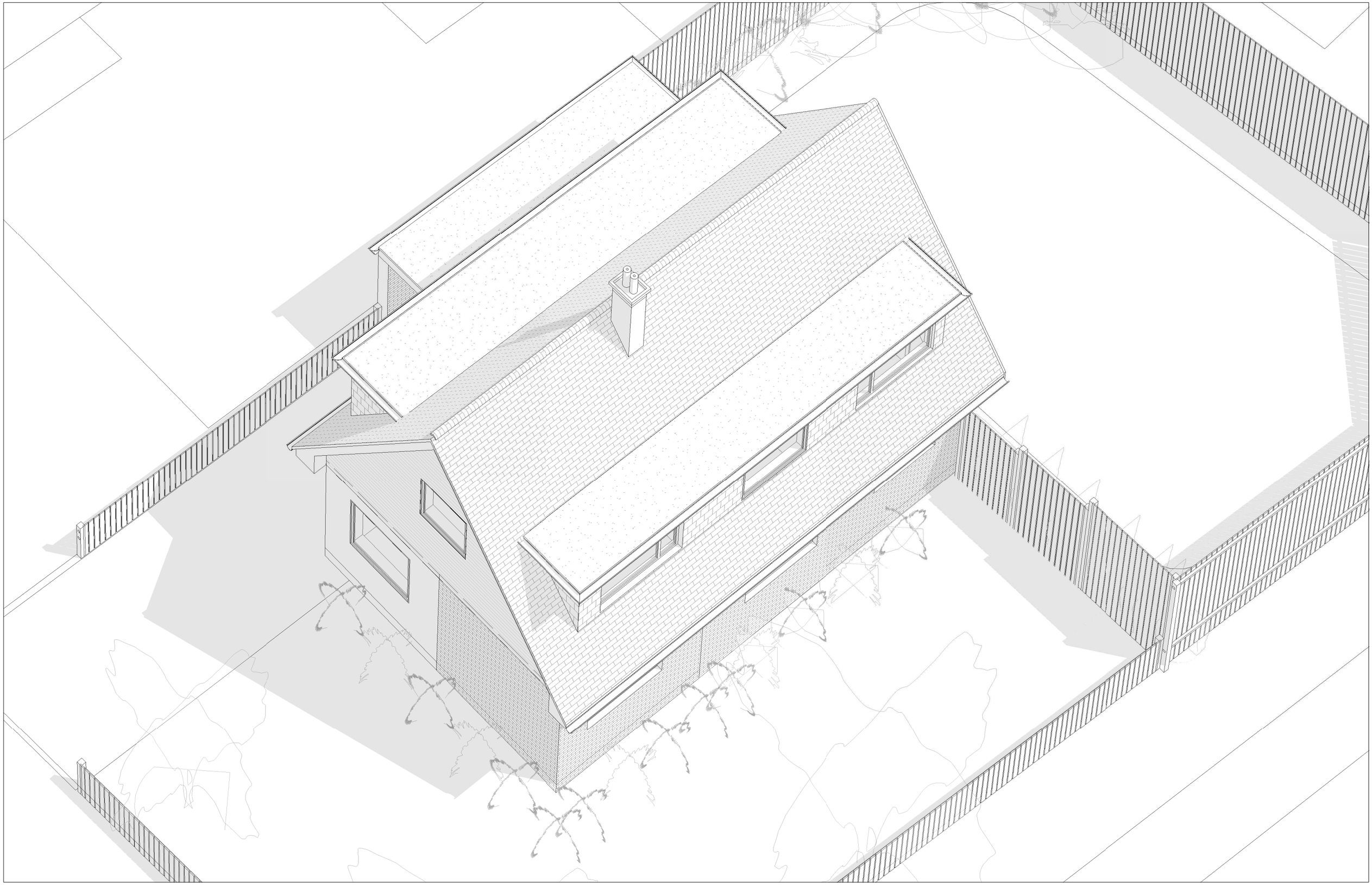












Chapter 3: Budget Analysis

Build Cost Range

This section shows the budget range, base rate to high rate, of where the project is most likely to fall between. The high rate is calculated by an additional 15% project variable percentage. This is dependant on many variables and will be explored in further detail in Home Design Pack build cost..

Base Rate exc VAT £163,680 → £188,232 High Rate exc VAT

Build Cost Analysis

Project Preparation — £18,000

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

Construction — £50,400

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 — £14,150

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 — £20,650

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 — £53,320

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 — £7,160

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 Preparation & Overheads				
	Input	Unit	Driver	Result
	180,000	%	£10	£18,000
			Total Section Sub-total =	***£18,000***
Section 2: Construction				
Construction GF	29	m2	£700	£20,300
Construction FF	16	m2	£700	£11,200
Construction Roof	27	m2	£700	£18,900
			Total Section Sub-total =	***£50,400***
Section 3: Core Services				
Heating (Underfloor)	44	m2	£100	£4,400
Radiators	4	nos	£250	£1,000
Internal Plumbing (Cold, Hot Water and Waste)	1	nos	£4,000	£4,000
Heated Towel Rails	1	nos	£250	£250
External Plumbing	1	nos	£4,500	£4,500
			Total Section Sub-total =	***£14,150***
Section 4: Building Envelope				
External Sliding Doors	1	nos	£8,000	£8,000
White Render	75	m2	£50	£3,750
Front Entrance Door	1	nos	£900	£900
Window (Bespoke)	1	nos	£5,000	£5,000
Window (medium size)	5	nos	£600	£3,000
			Total Section Sub-total =	***£20,650***
Section 5: Room Log				
Refurbishment & Decoration	200	m2	£100	£20,000
Internal firerated standard Doors	2	nos	£400	£800
Standard Doors	3	nos	£300	£900
Double glazed Doors	1	nos	£600	£600
New Kitchen	1	nos	£15,000	£15,000
Power & Lighting	80	nos	£80	£6,400
Smoke, heat and extraction	1	nos	£250	£250
Flooring (GF) (Wood)	73	m2	£60	£4,380
Flooring (FF) (Carpet)	33	m3	£30	£990
Utility Room	1	nos	£2,500	£2,500
WC	1	nos	£1,500	£1,500
			Total Section Sub-total =	***£53,320***
Section 6: Garden Log				
New decked terrace	48	m2	£120	£5,760
External Lights, socket and Tap (1 tap, 2 sockets, 8 deck mounted lights)	1	nos	£1,400	£1,400
			Total Section Sub-total =	***£7,160***
			Total Project Budget =	**£163,680**
		exc.	Vat	
			Total Project Budget =	**£196,416**
		inc.	Vat	

Project Variable Percentage	15%
Project Variable Value	£188,232

Local Market Analysis

Current Property		Proposed Property

Area m²	**107**	**+38**	**145**	Area m²
Volume m³	**257**	**+86**	**343**	Volume m³
Area ft²	**1,151**	**+409**	**1,560**	Area ft²
Volume ft³	**9,088**	**+3,051**	**12,139**	Volume ft³

Entrance Hall	**1**	**0**	**1**	Entrance Hall
Storage	**2**	**+1**	**3**	Storage
Living Room	**1**	**0**	**1**	Living Room
Dining	**1**	**-1**	**0**	Dining
Kitchen	**1**	**-1**	**0**	Kitchen
Circulation	**1**	**0**	**1**	Circulation
WC	**1**	**0**	**1**	WC
Garage	**1**	**0**	**1**	Garage
Landing	**1**	**0**	**1**	Landing
Bedroom	**3**	**+1**	**4**	Bedroom
En Suite	**1**	**0**	**1**	En Suite
Bathroom	**1**	**0**	**1**	Bathroom
Kitchen, Dining, Sitting	**0**	**+1**	**1**	Kitchen, Dining, Sitting
Utility	**0**	**+1**	**1**	Utility
Hallway	**0**	**+1**	**1**	Hallway

Current Valuation

Your home is likely to be the most valuable (and important) asset you will ever own. We have based our current and proposed valuation figures on comparable properties that are either currently for sale or have recently sold in your area.

£585,000

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.

£852,500

Uplift

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

£267,500

Budget

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

£196,416

Local Area Market Comparison:

Comparable 1

Address: >> Westbury Road	**Current Valuation**	**>> £830,000**
Feedback:	*>> A 4 bedroom semi-detatched house, it is of similar size to the proposed, currently for sale at £830,000*	

Comparable 2

Address: >> Regent Place	**Current Valuation**	**>> £875,000**
Feedback:	*>> This is a new bungalow, similar size to proposed, open plan, currently for sale at £875,000.*	

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

Apr 19

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

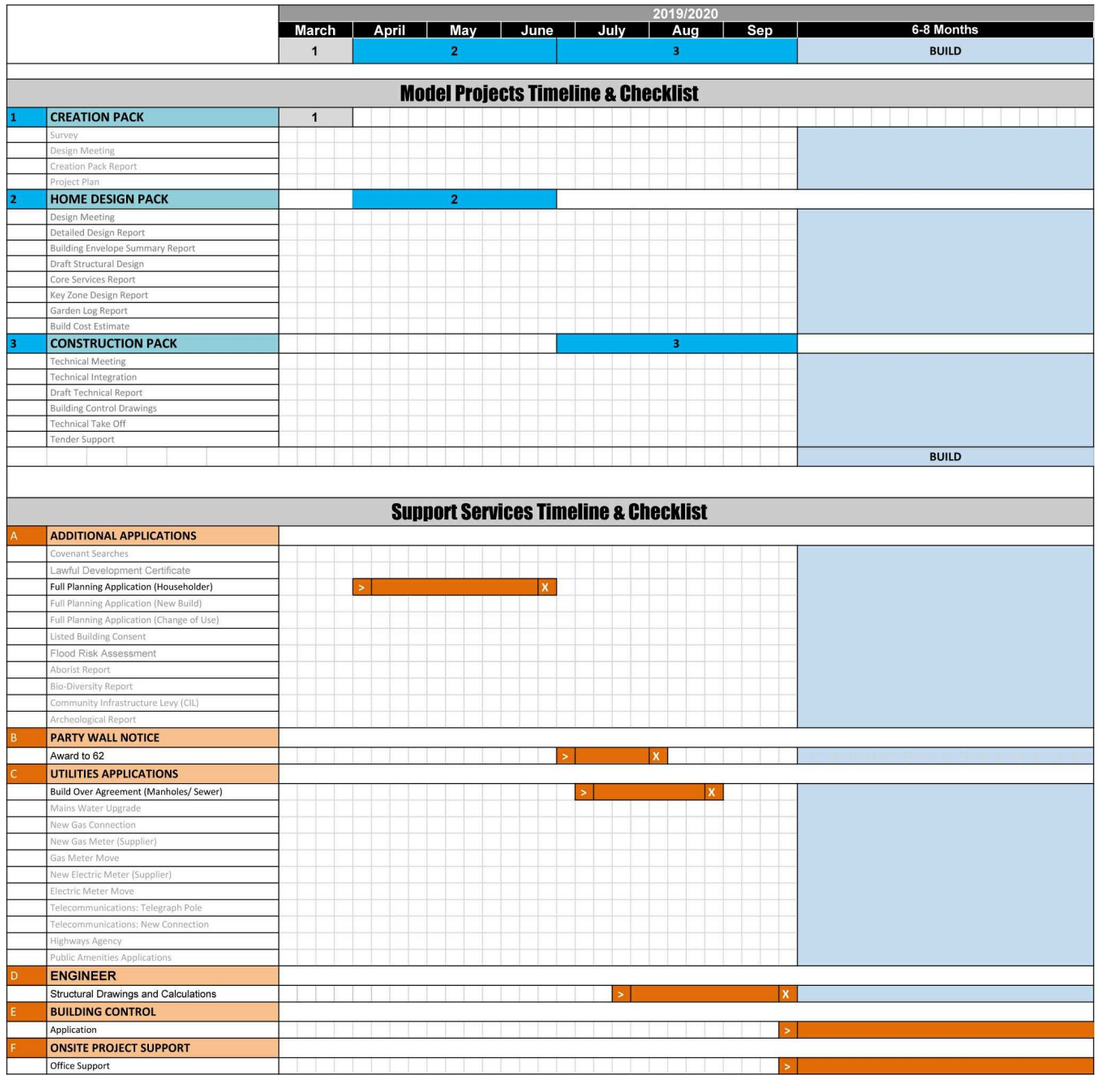
Oct 19

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

May 20

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



Next Steps: Planning Overview

Existing Planning History

>>>

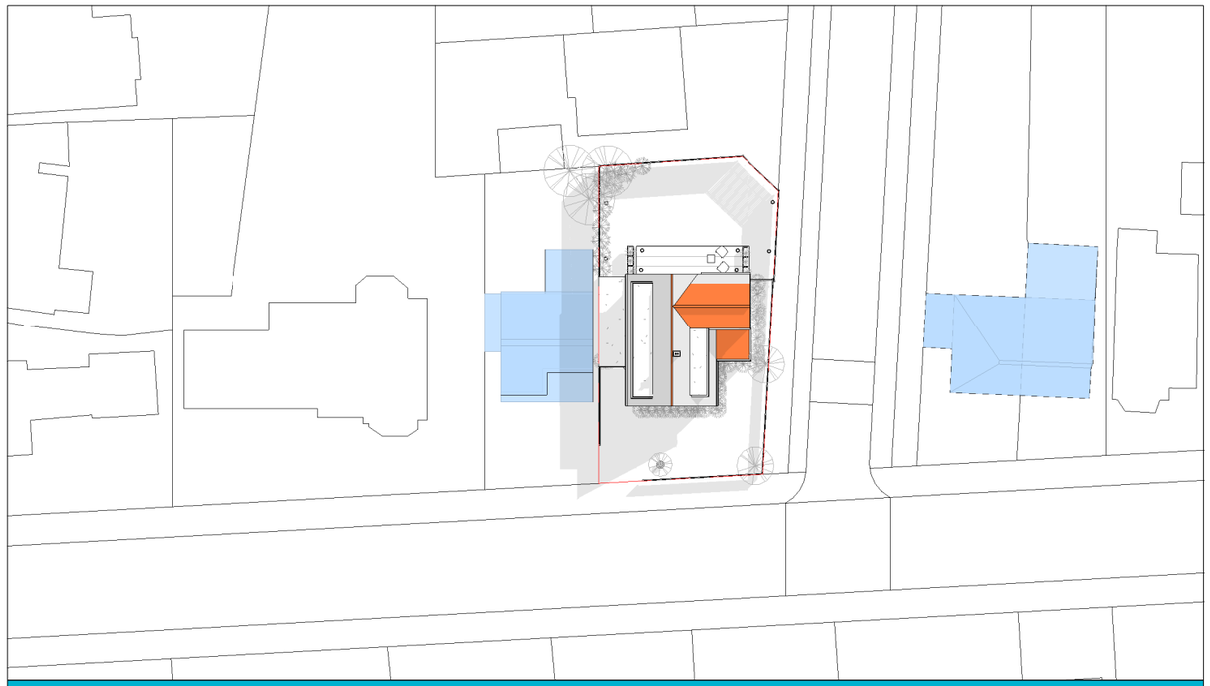
Planning History

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	NO	
Smoke Free Zone (London)	N/A	
Bio-diversity Application(s)	N/A	
Permitted Development	NO	
Previous Developments	NO	
Additional Applications Required	YES	Party Wall Notice Build Over Agreement
Local Planning authority	N/A	
Green belt	NO	
Neighbour Planning Info	YES	67 - Demolish conservatory and construct single storey rear extension, approved. 61 - Demolish existing conservatory, store and w.c. and construct single storey side/rear extension, approved. 61 - Application for a Lawful Development Certificate for a proposed use or development of a hip to gable loft conversion with dormers to rear, lawful. 53 -Two Storey Rear Extension, approved. 64 - Extension Of Hipped Roof At The Side To Form Gabled Roof Together With Porch At The Front And First Floor Extension At The Rear, approved. 68 - Part Two Storey Part First Floor Rear Extension, Alterations To Roof, approved. 62 - Part Two Storey, Part Single Storey And First Floor Extensions To Side, approved.

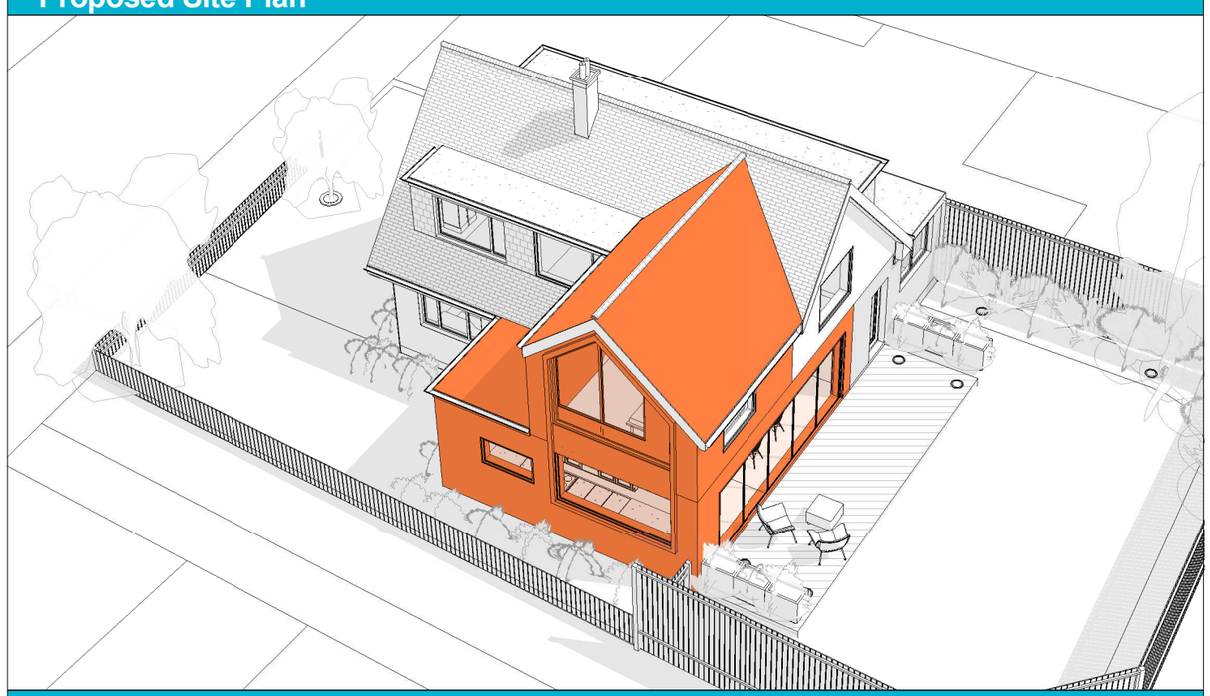
Proposed Planning Application(s)

>>>>> Full Planning Application

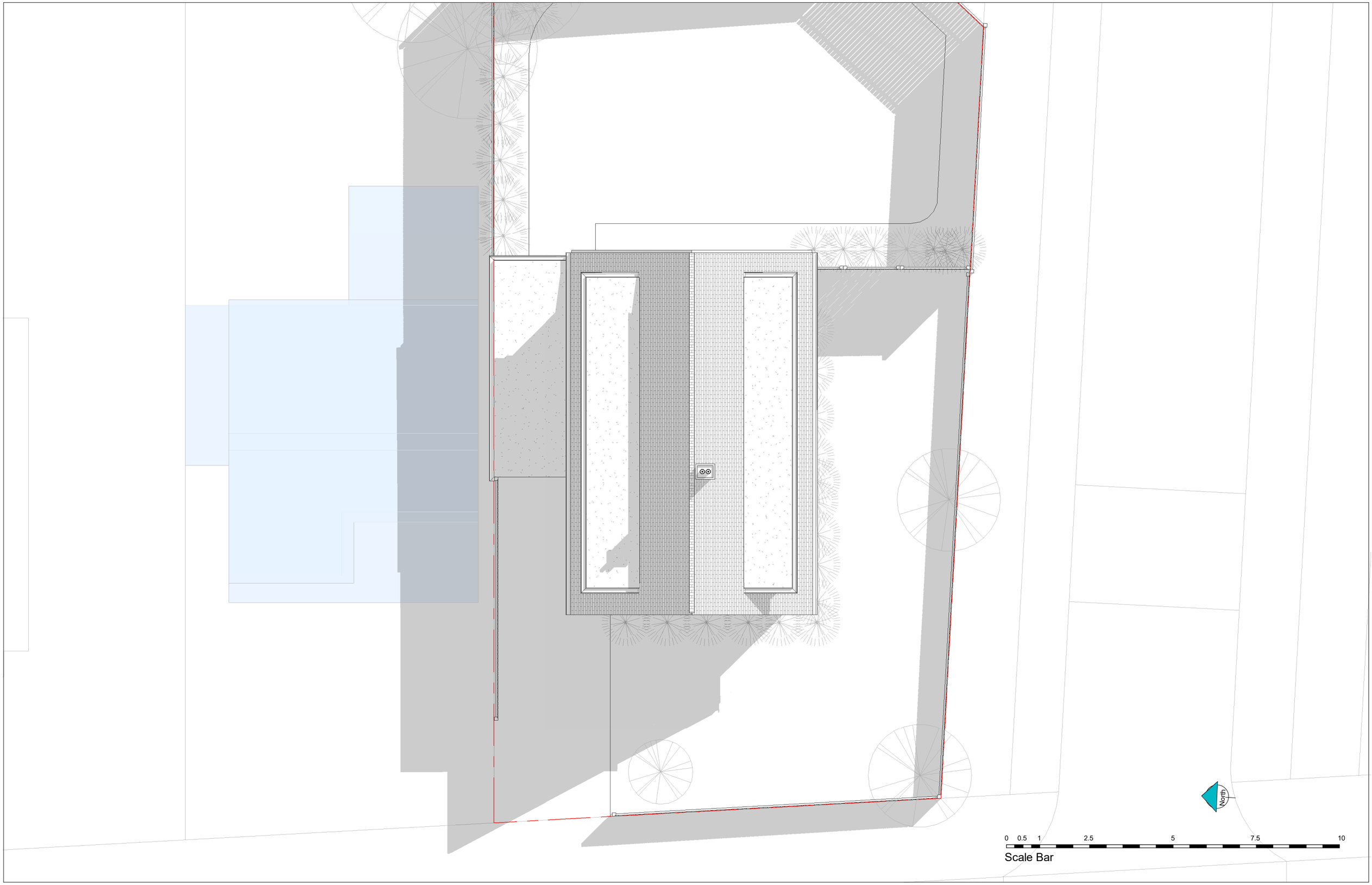
Planning Strategy



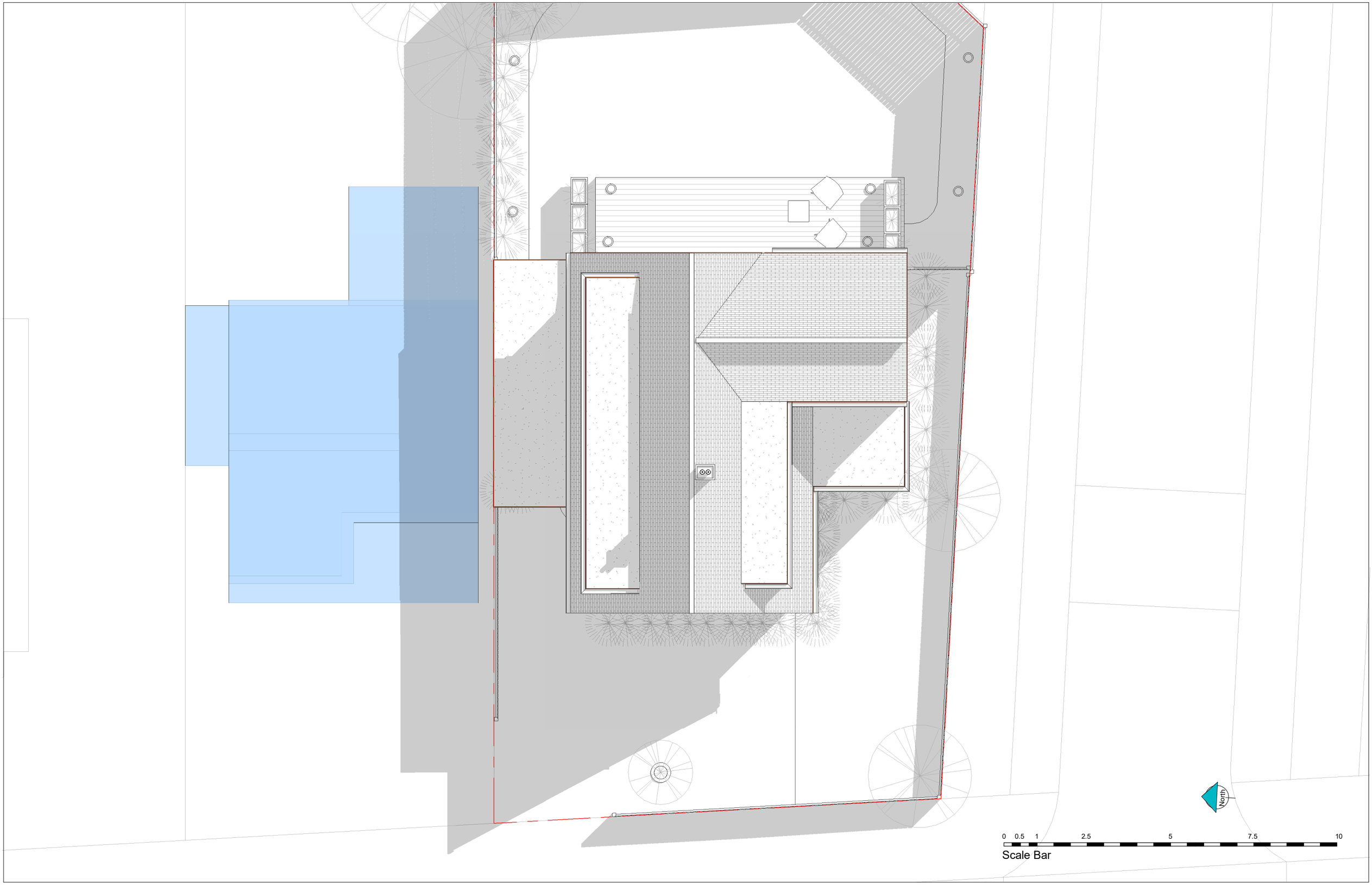
Proposed Site Plan

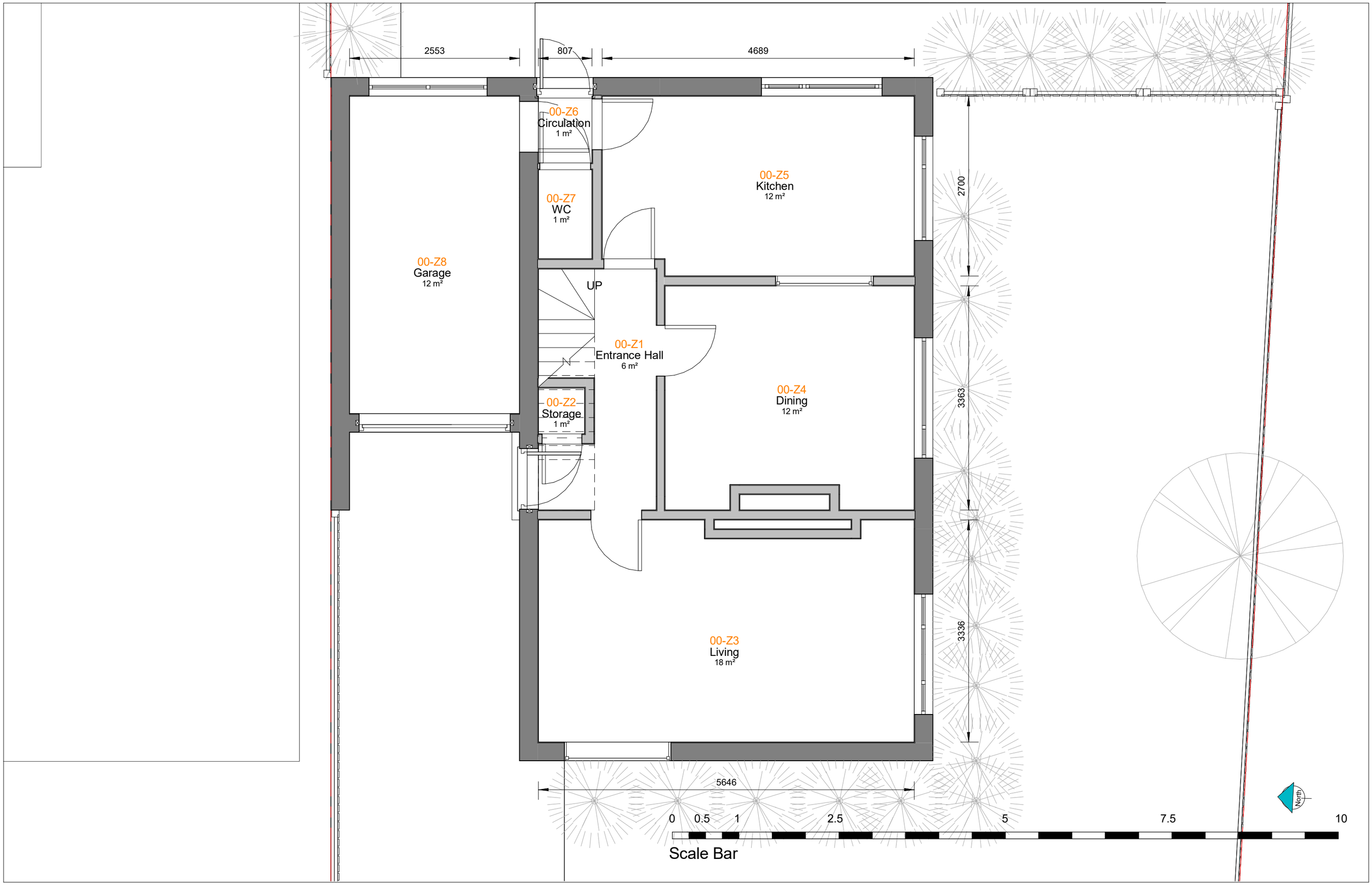


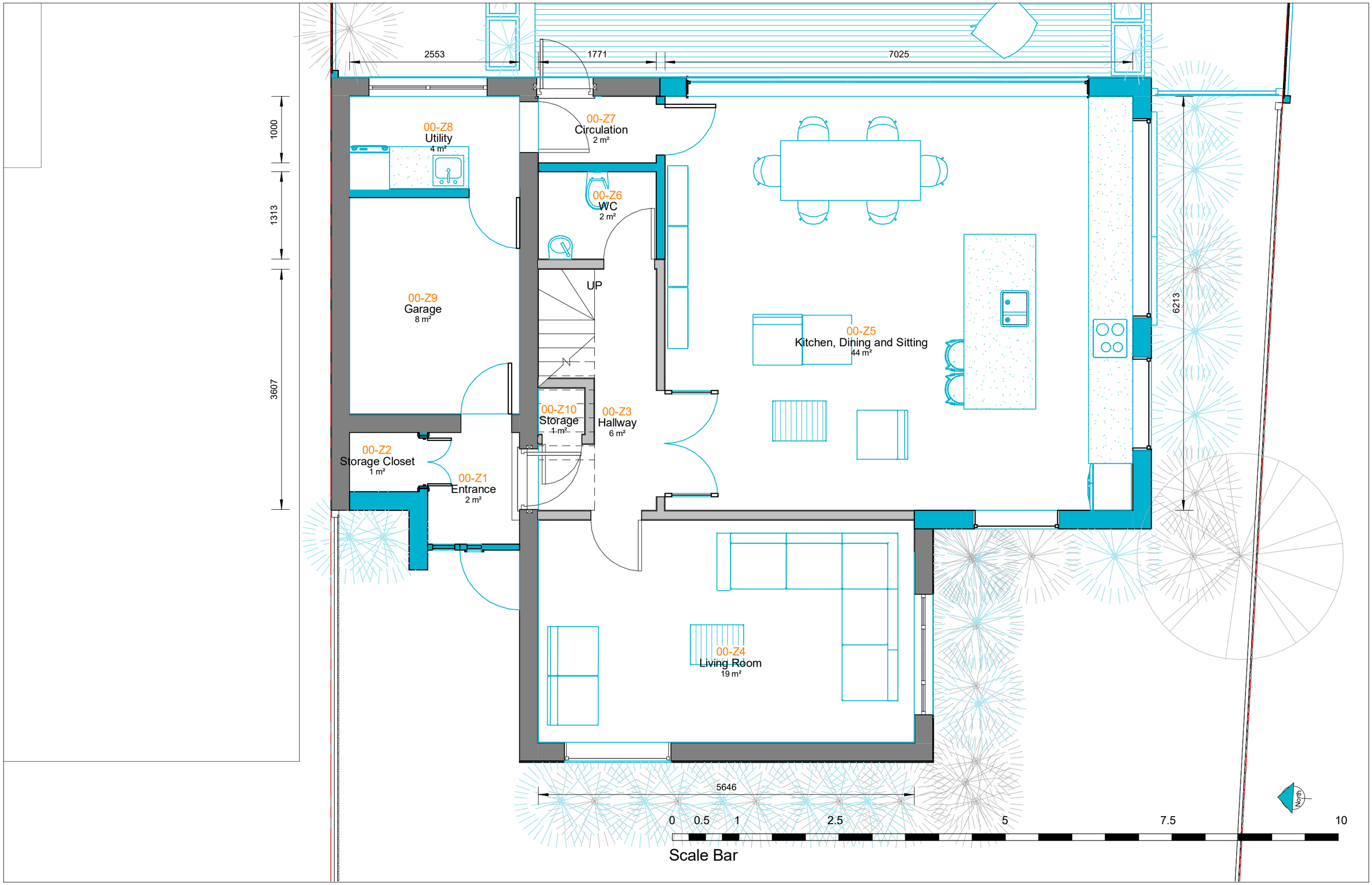
Proposed 3D View

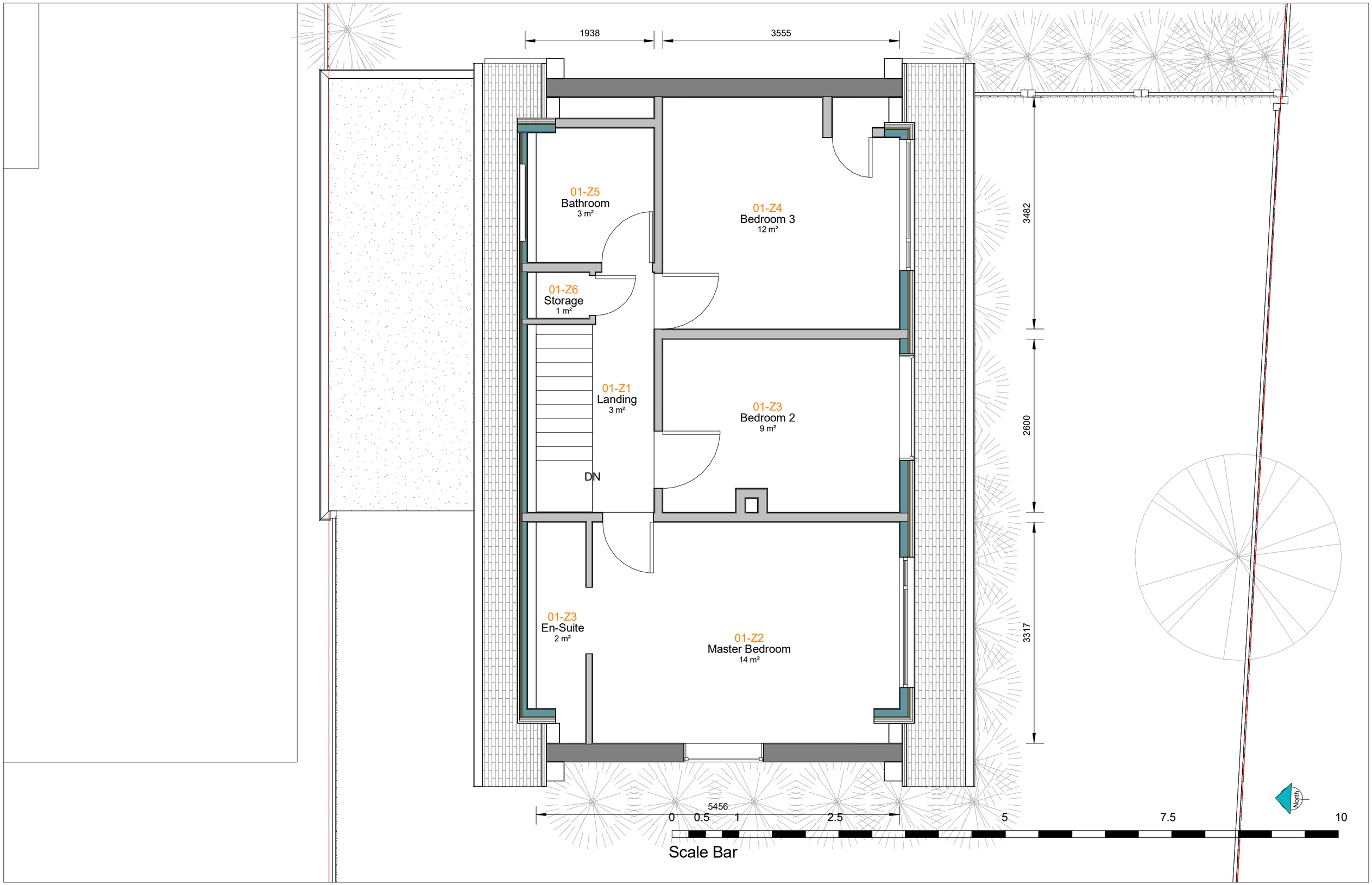


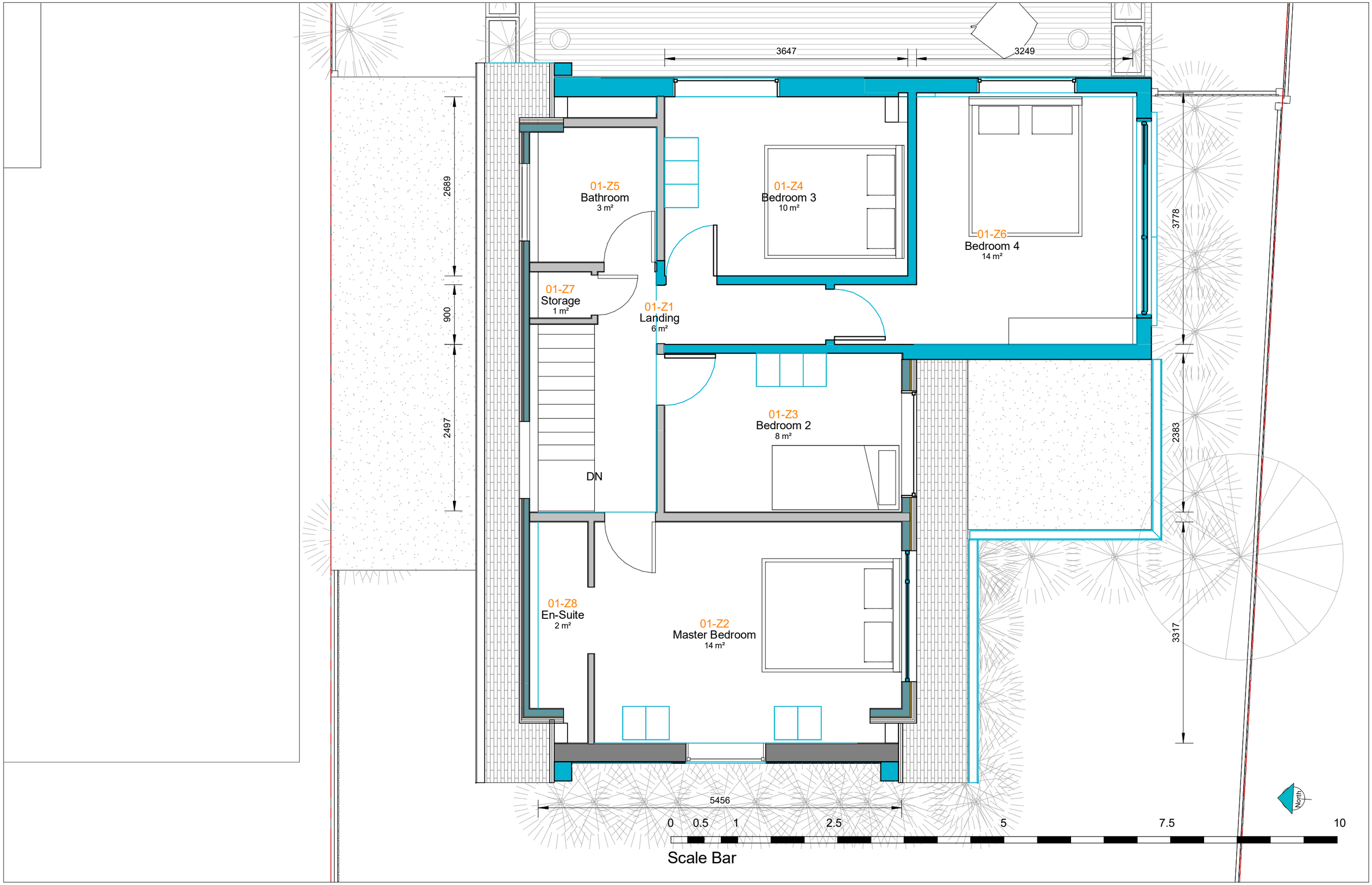
Existing Site Plan - Scale 1:100

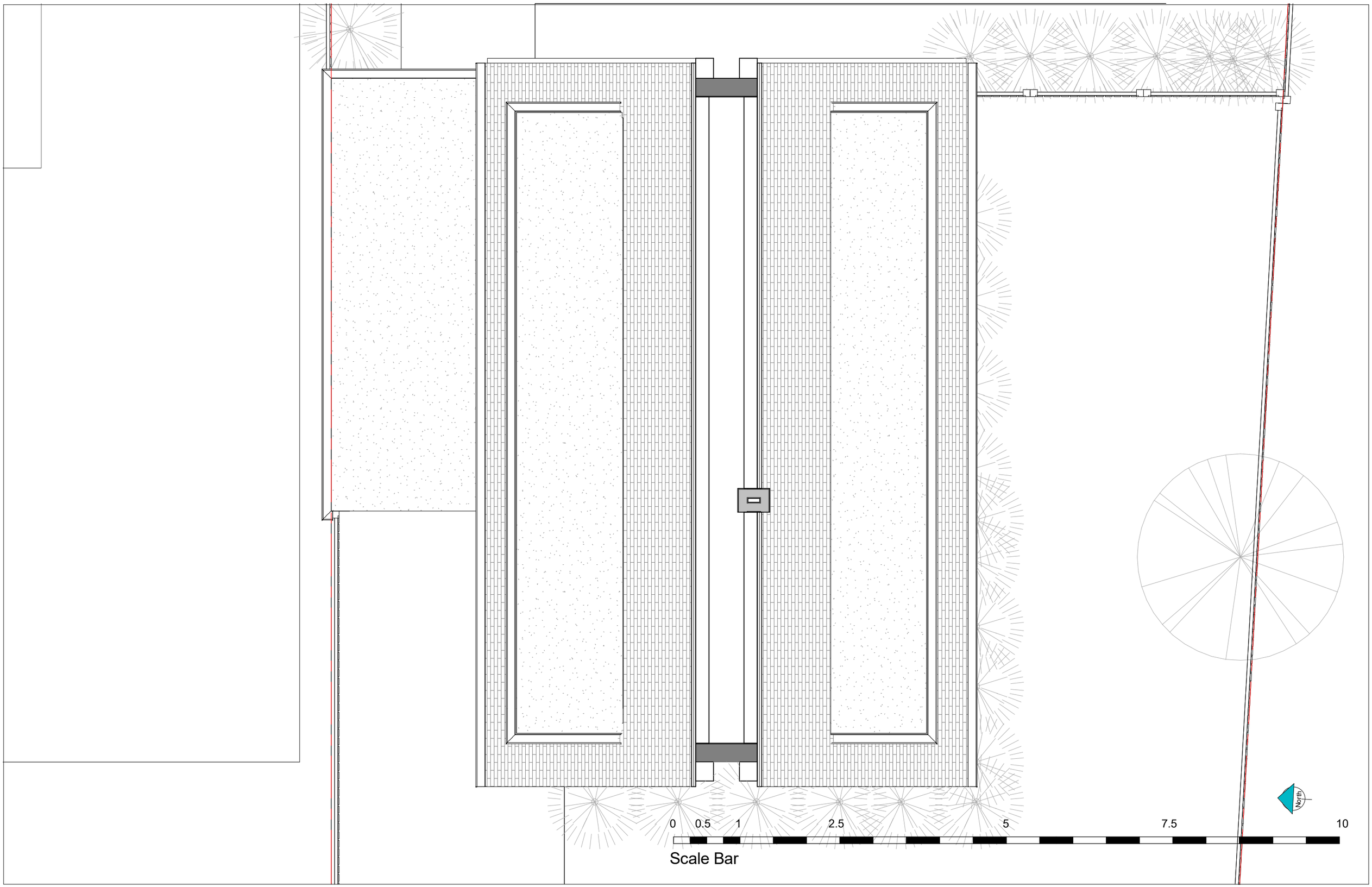

North
0 0.5 1 2.5 5 7.5 10
Scale Bar

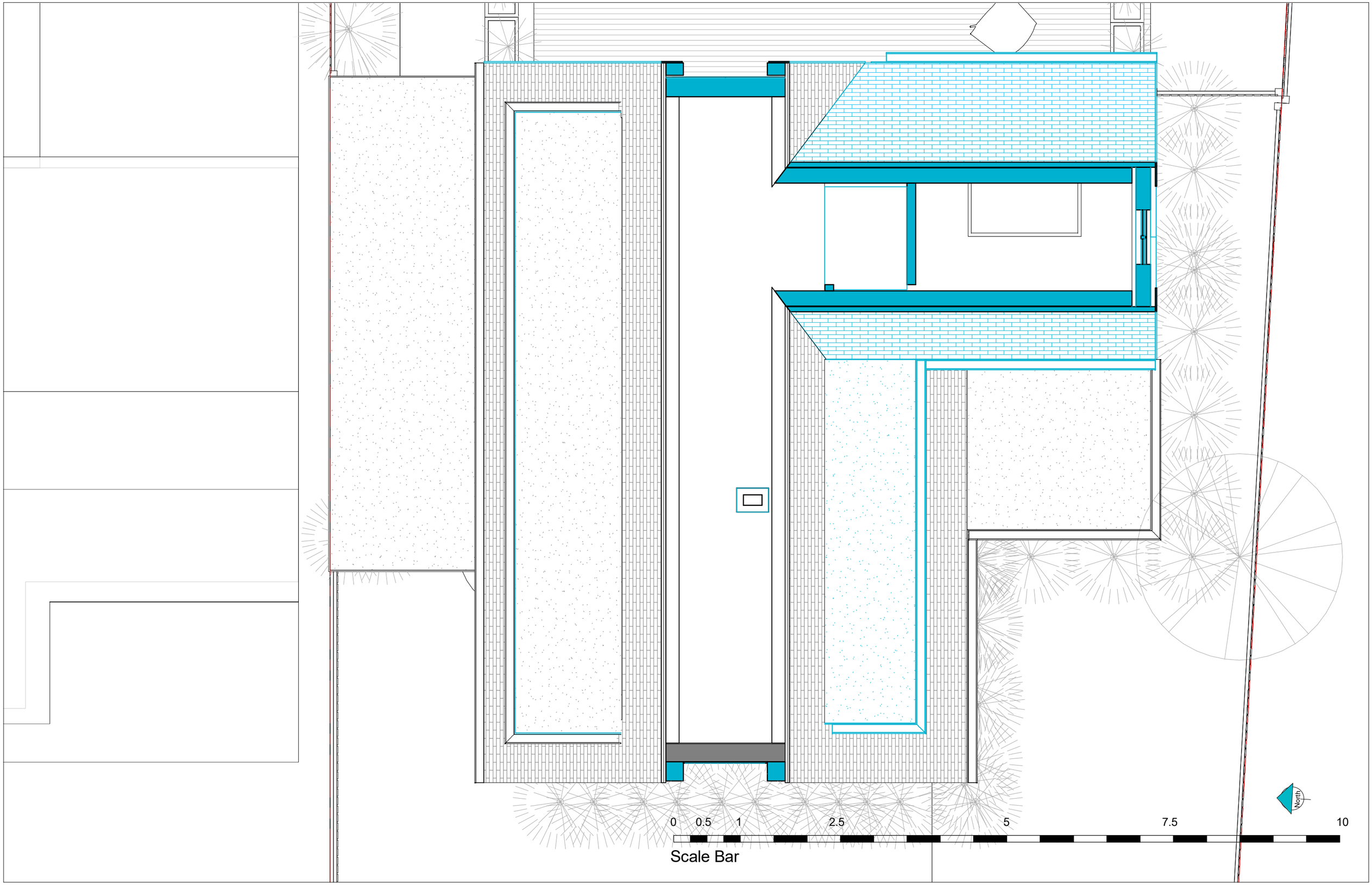

2553
807
4689
00-Z6
Circulation
1 m²
00-Z7
WC
1 m²
00-Z5
Kitchen
12 m²
2700
00-Z8
Garage
12 m²
UP
00-Z1
Entrance Hall
6 m²
00-Z4
Dining
12 m²
3363
00-Z2
Storage
1 m²
00-Z3
Living
18 m²
3336
5646
0
0.5
1
2.5
5
7.5
10
Scale Bar
North

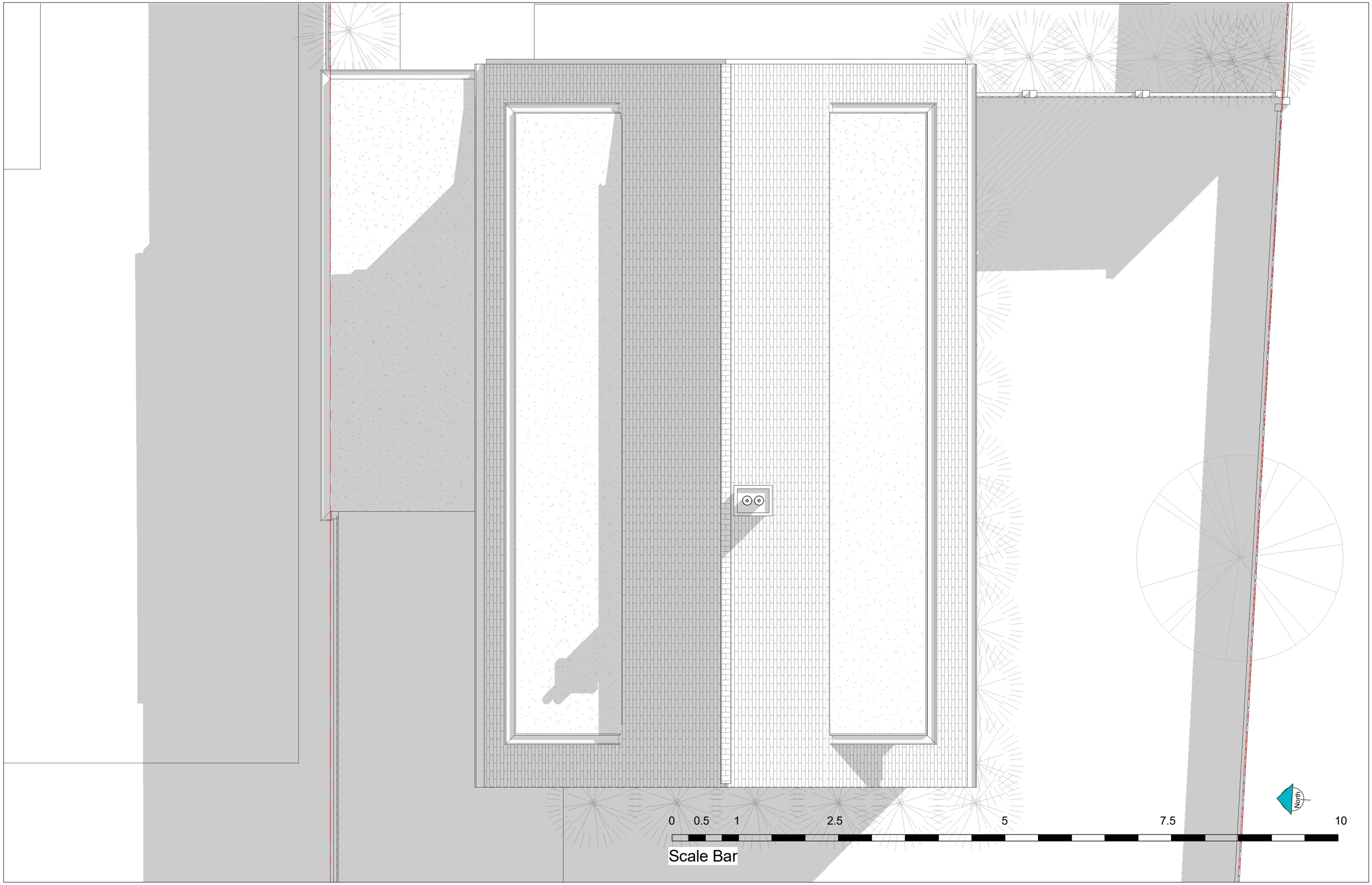

2553
1771
7025
1000
1313
3607
6213
00-Z8
Utility
4 m²
00-Z7
Circulation
2 m²
00-Z6
WC
2 m²
UP
00-Z9
Garage
8 m²
00-Z5
Kitchen, Dining and Sitting
44 m²
00-Z10
Storage
1 m²
00-Z3
Hallway
6 m²
00-Z2
Storage Closet
1 m²
00-Z1
Entrance
2 m²
00-Z4
Living Room
19 m²
5646
0
0.5
1
2.5
5
7.5
10
Scale Bar
North

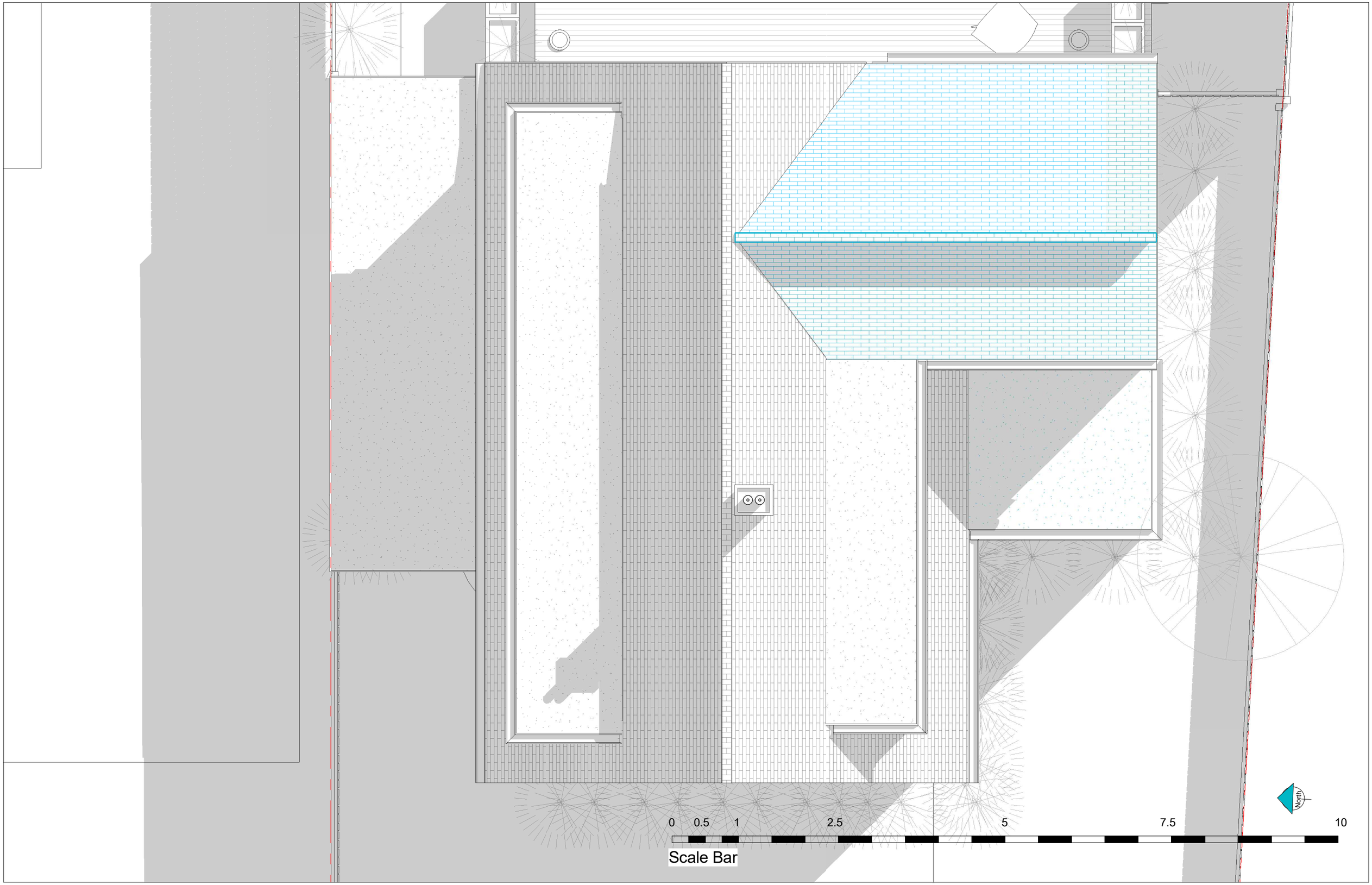

1938
3555
01-Z5
Bathroom
3 m²
01-Z4
Bedroom 3
12 m²
01-Z6
Storage
1 m²
01-Z1
Landing
3 m²
DN
01-Z3
Bedroom 2
9 m²
01-Z3
En-Suite
2 m²
01-Z2
Master Bedroom
14 m²
3482
2600
3317
5456
0
0.5
1
2.5
5
7.5
10
Scale Bar
North


3647
3249
2689
900
2497
3778
2383
3317
01-Z5
Bathroom
3 m²
01-Z4
Bedroom 3
10 m²
01-Z6
Bedroom 4
14 m²
01-Z7
Storage
1 m²
01-Z1
Landing
6 m²
01-Z3
Bedroom 2
8 m²
DN
01-Z8
En-Suite
2 m²
01-Z2
Master Bedroom
14 m²
5456
0
0.5
1
2.5
5
7.5
10
North
Scale Bar


0
0.5
1
2.5
5
7.5
10
Scale Bar
North


0
0.5
1
2.5
5
7.5
10
Scale Bar
North


0
0.5
1
2.5
5
7.5
10
Scale Bar
North


0
0.5
1
2.5
5
7.5
10
Scale Bar
North

MODEL Projects

Get in touch
info@modelprojects@co.uk
020 7095 8833