MODEL Projects

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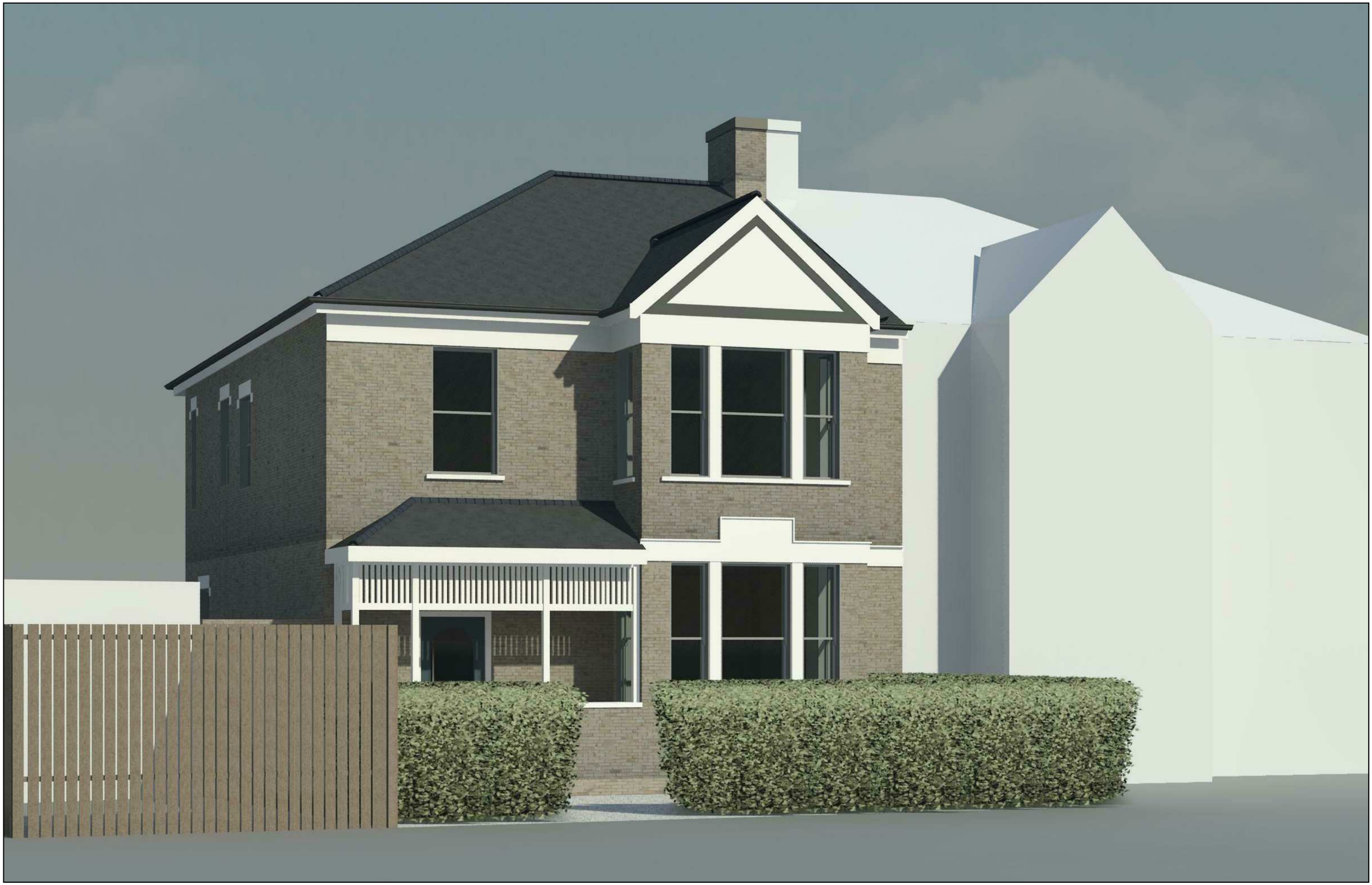
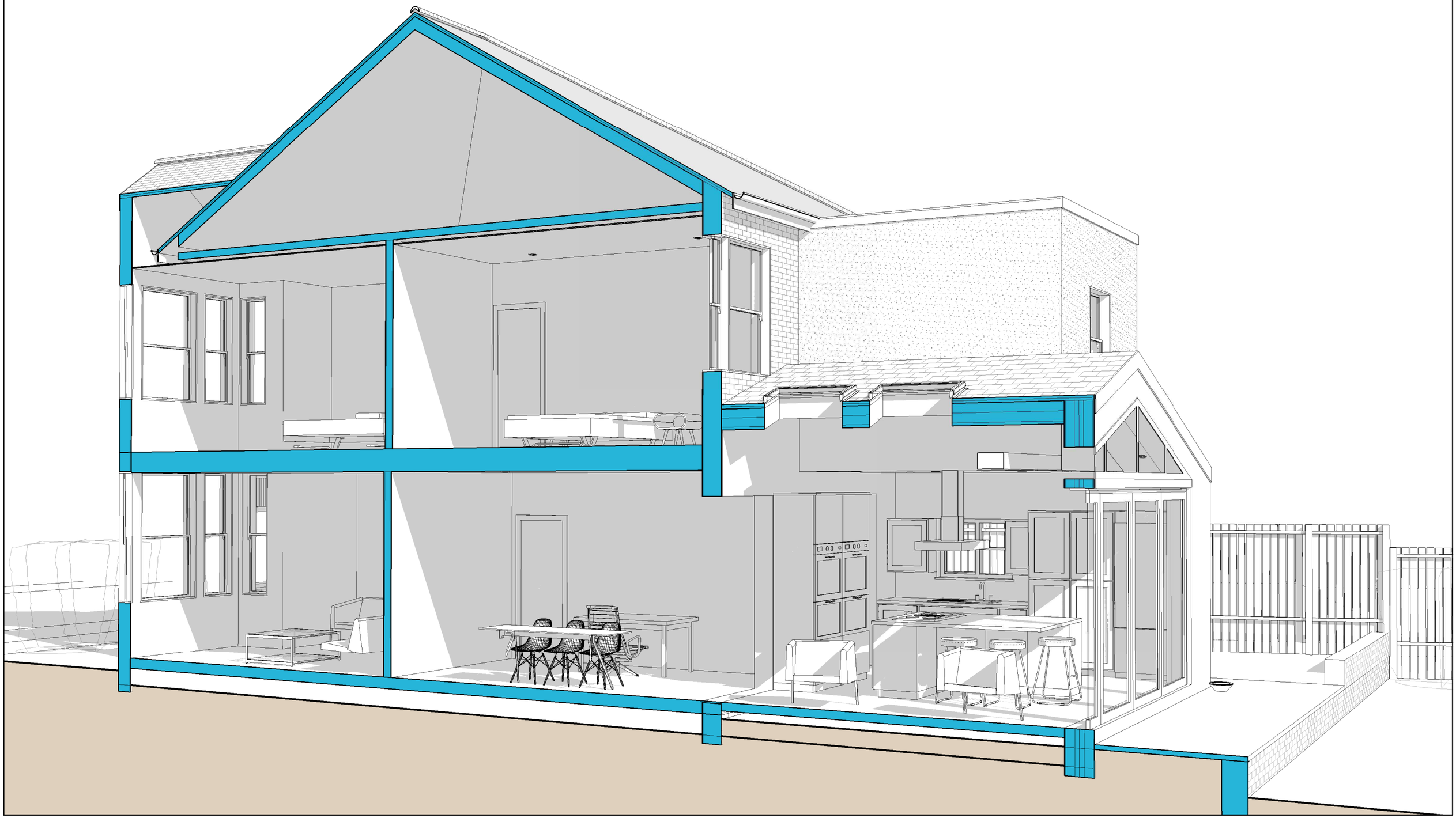
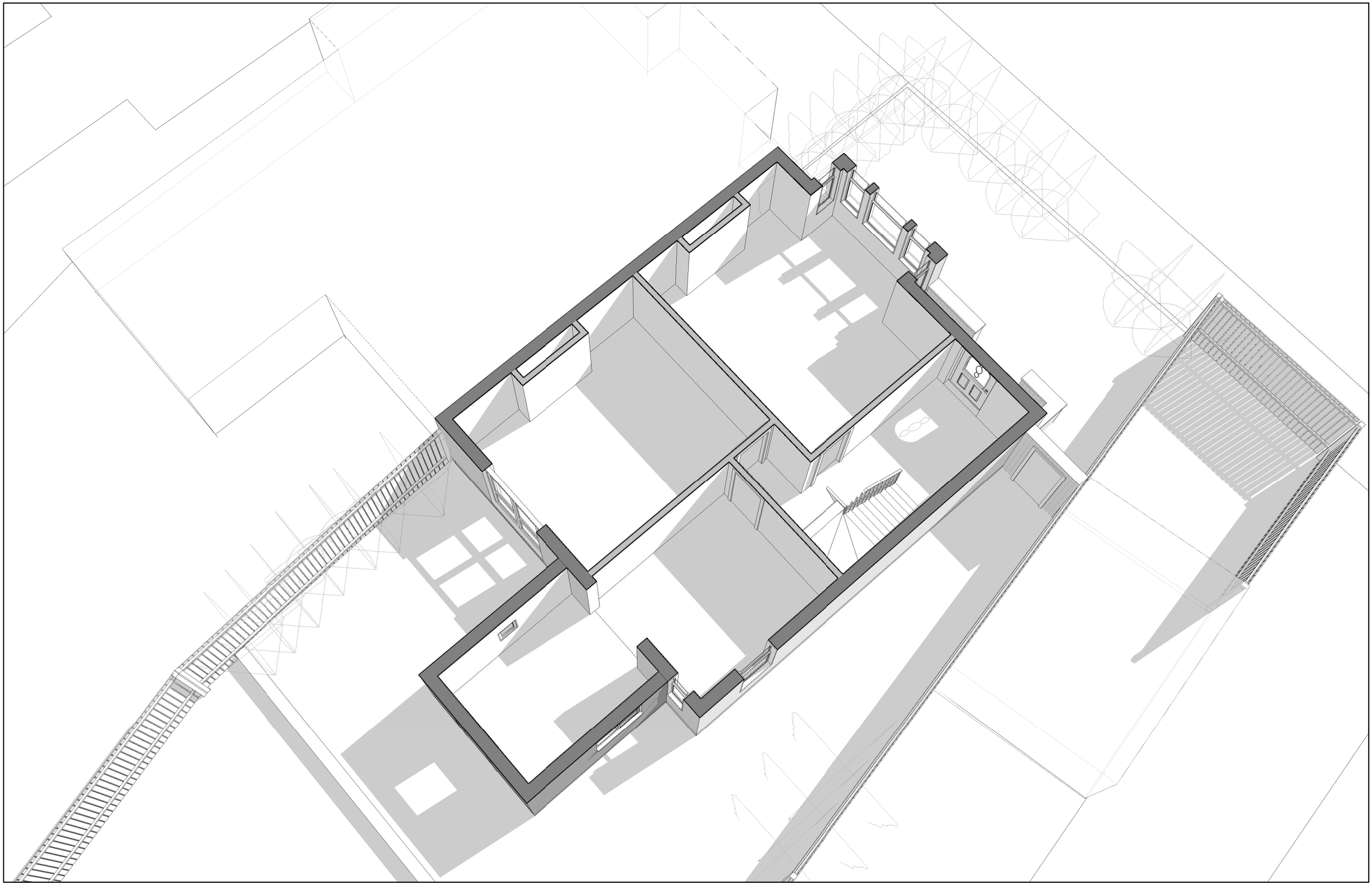
Introduction:

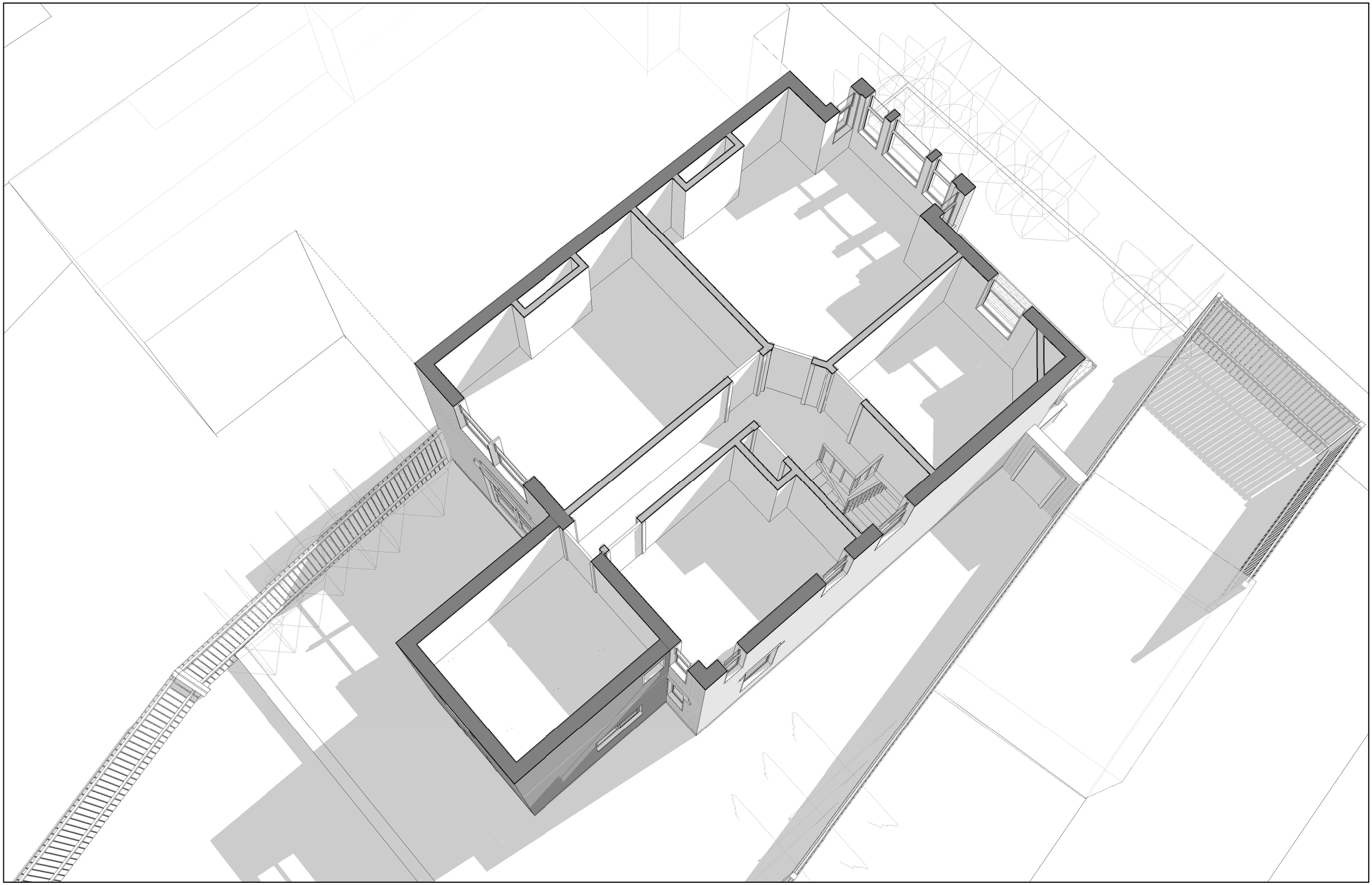
John and Diane live in a semi- detached house. They would like to create a new rear extension to make better use of the layout within their home.

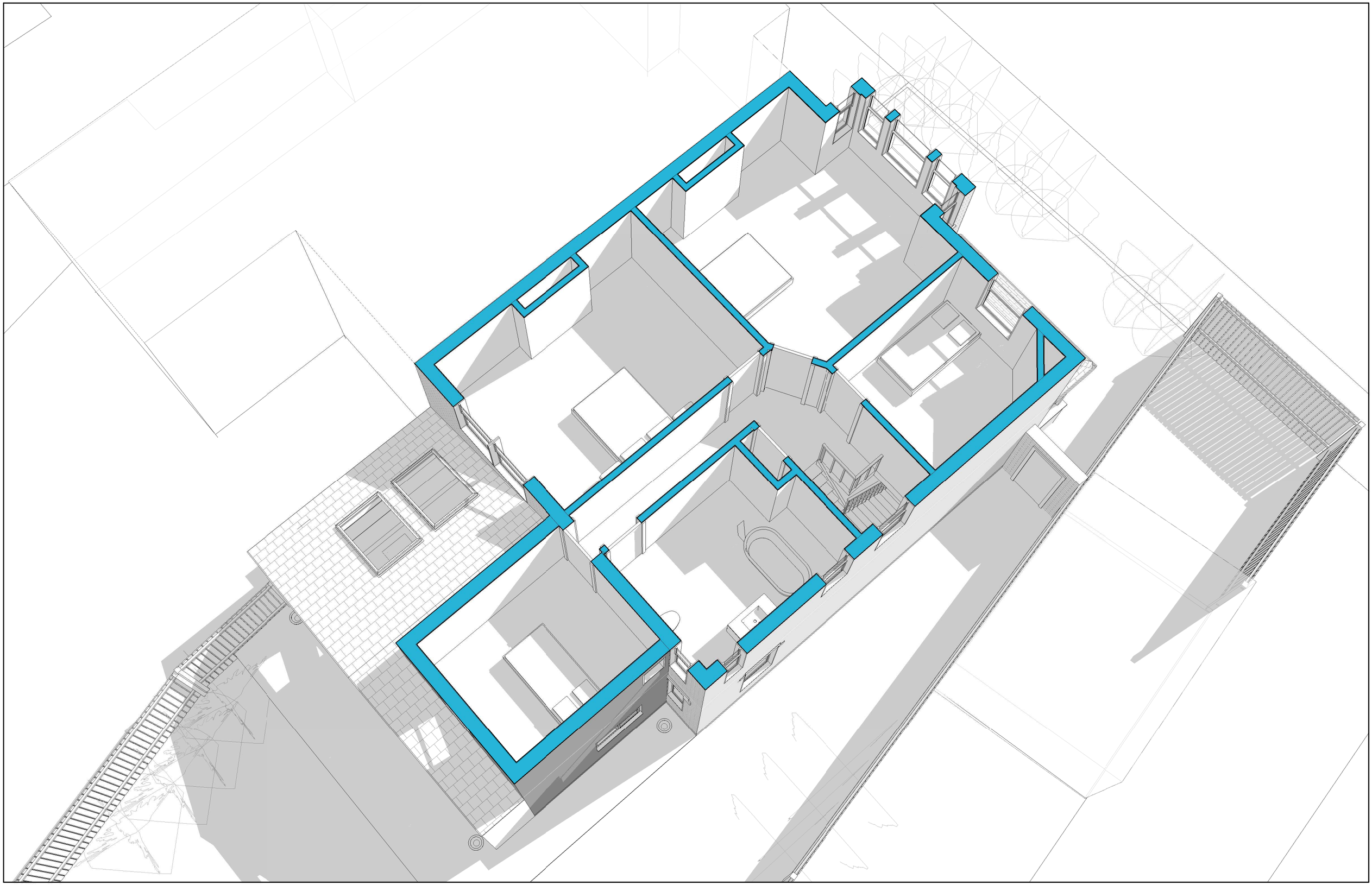
The proposed design aims to create a bigger kitchen and a W.C to the ground floor. Large sliding doors in the new kitchen open towards the new terrace area. The triangle shaped window above the doors are designed to bring maximum light into the kitchen. Rooflights are also proposed to increase the daylight.

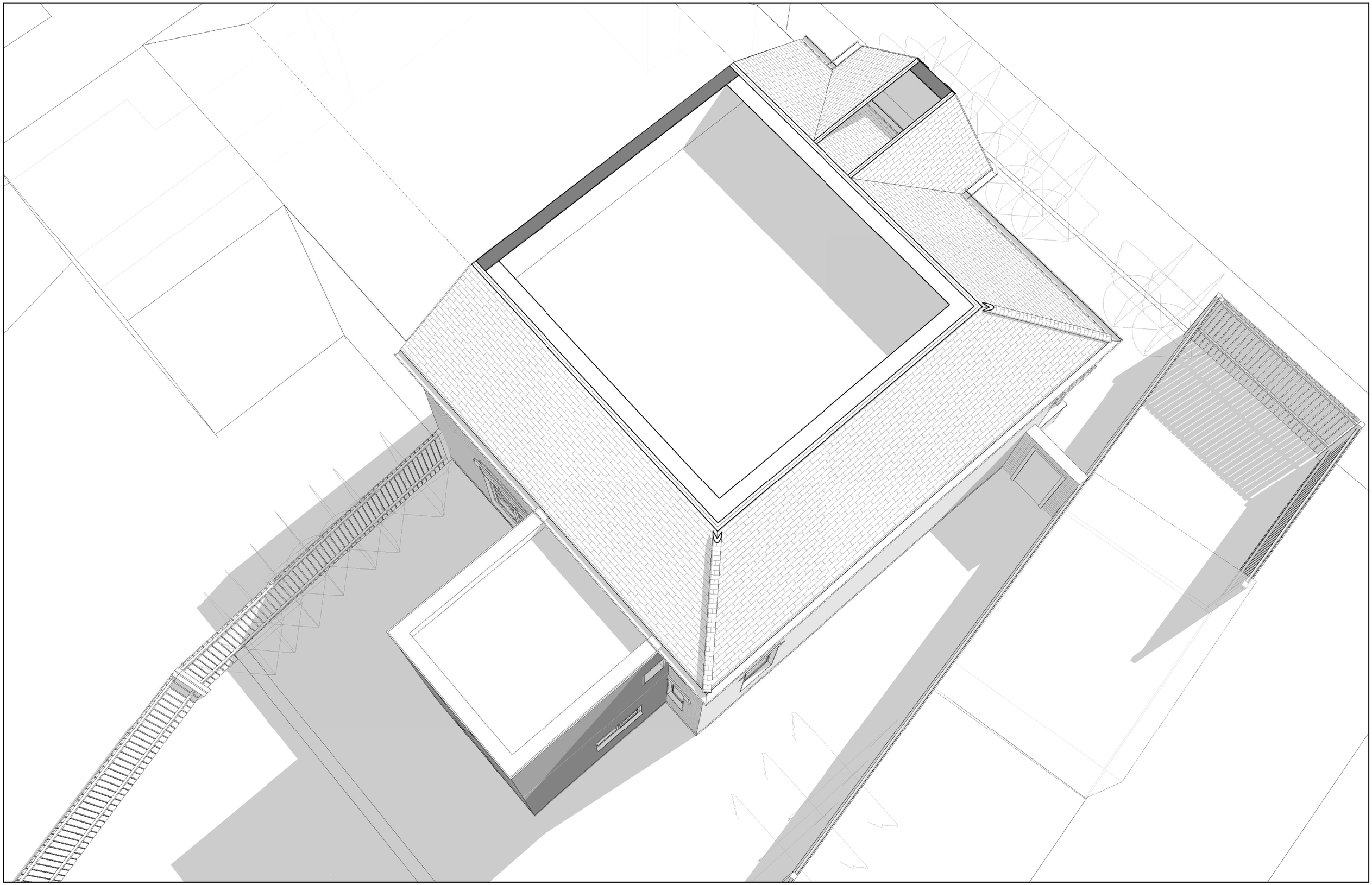


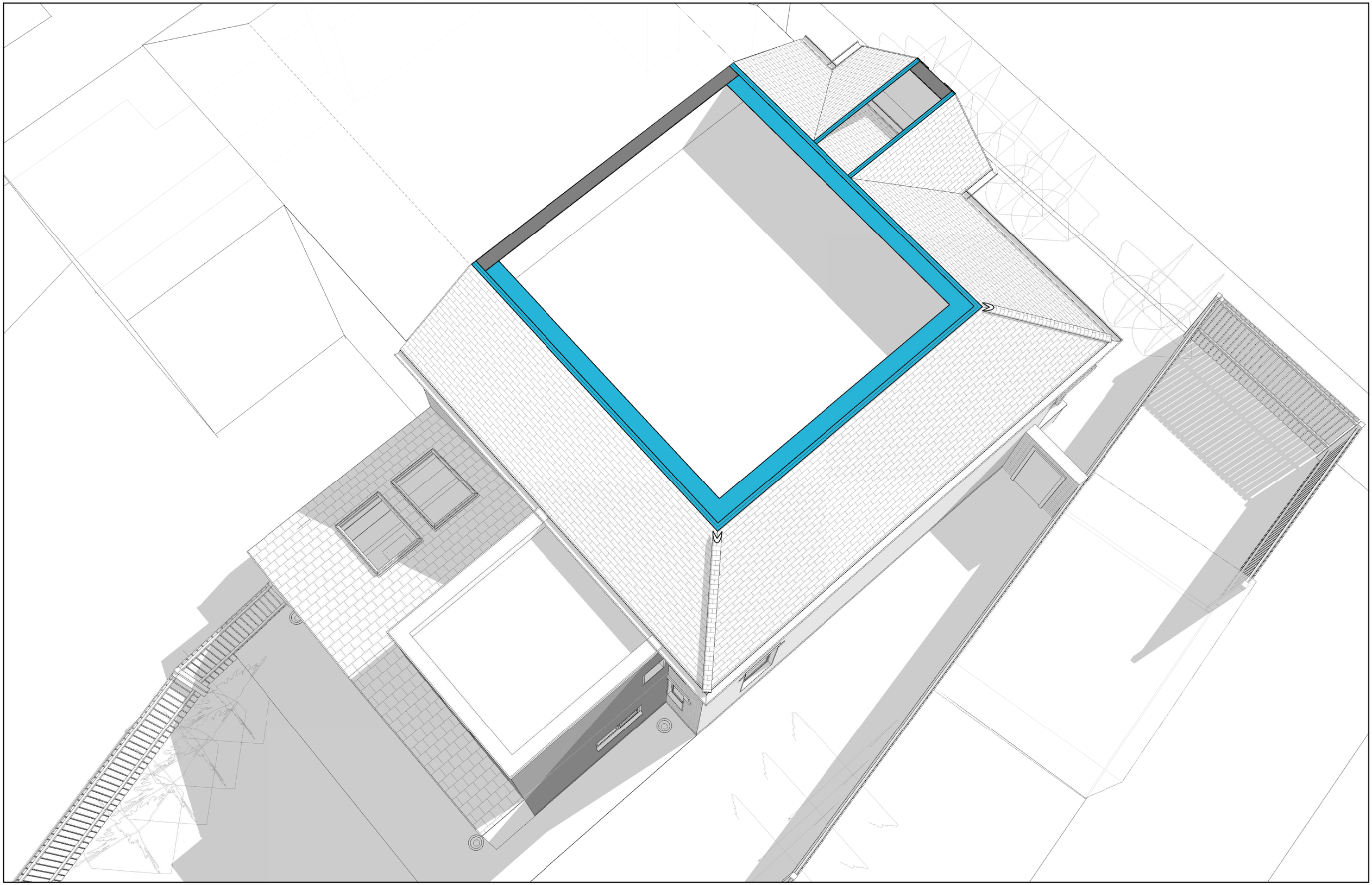


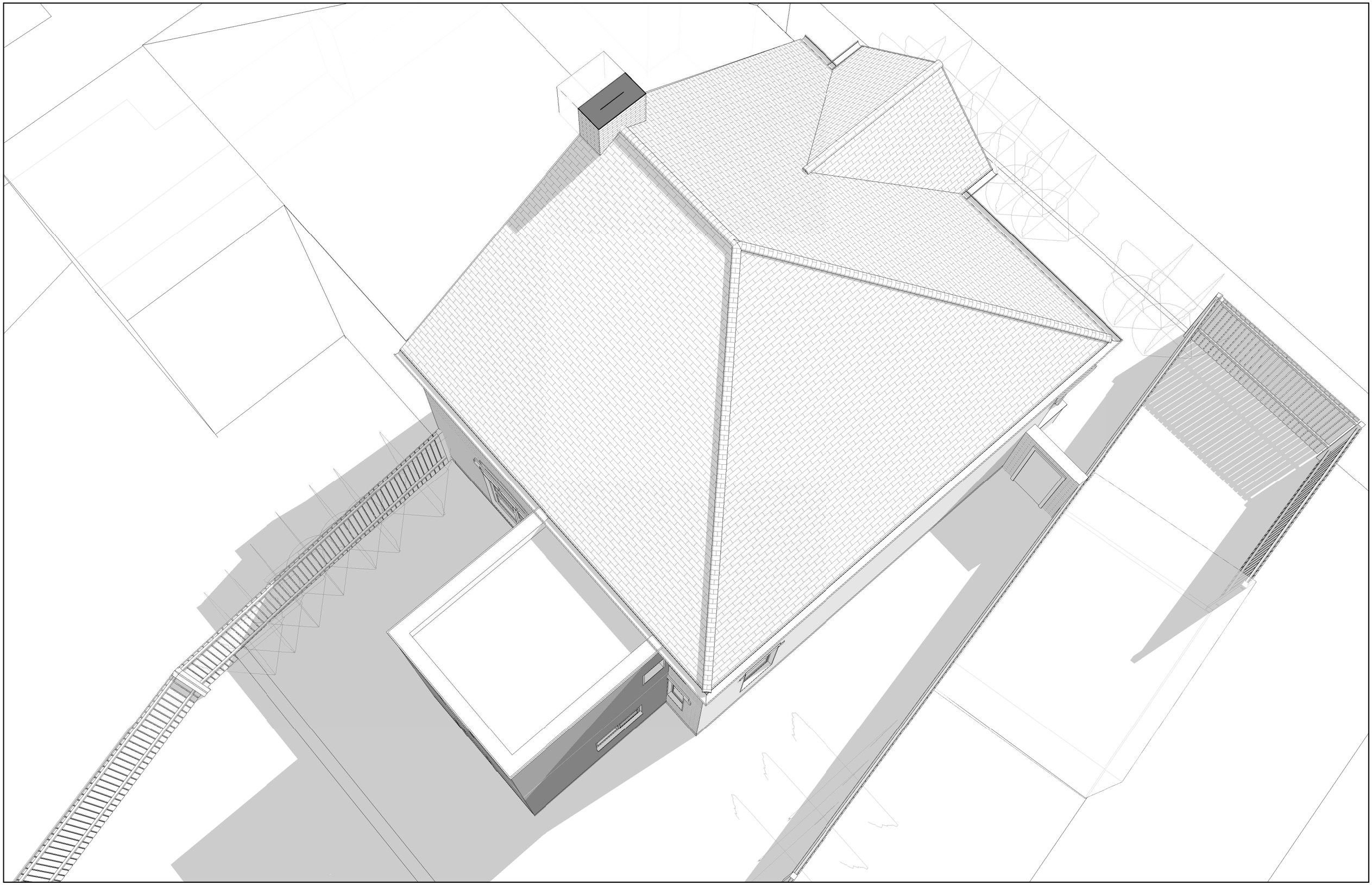


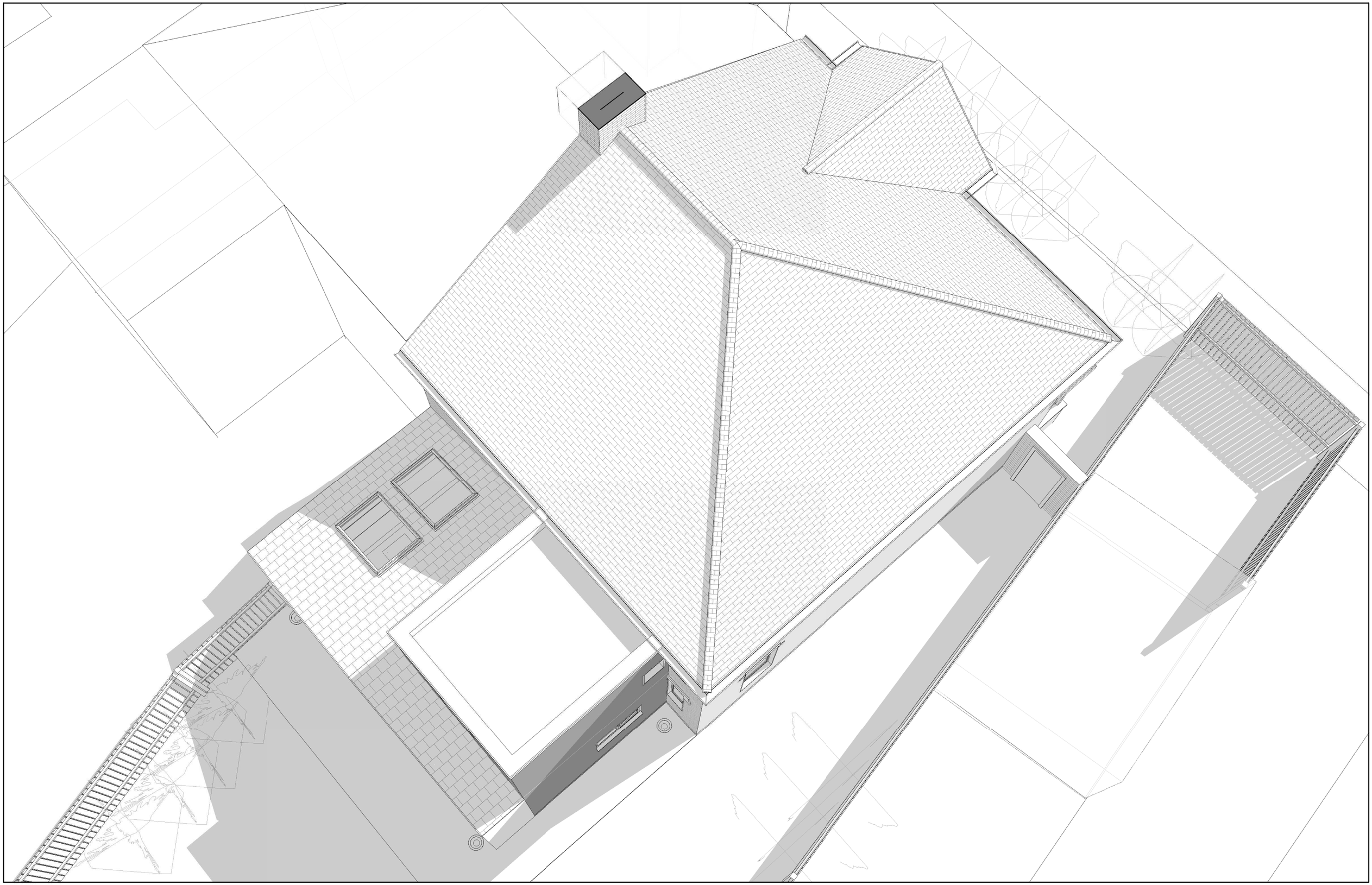












Chapter 3: Budget Analysis

Base Rate exc VAT £105,000 → £121,000 High Rate exc VAT

Budget Analysis

Project Preparation — £15,000

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

Construction — £23,100

This section sets out our estimate for the construction of the building shell from floors, walls, roofs to steel beams.

Core Services — £11,780

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

Building Envelope — £14,230

The Building Envelope section provides estimated costs for 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 — £29,115

The room log section defines the size and scope for each area and sets a realistic budget for all internal aspects of your build. This includes kitchens, bathrooms, flooring and decoration.

Garden Log — £12,050

Your garden log includes an estimated allowance for all aspects of landscaping, surface treatment and lighting 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
	150,000	%	10	£15,000
			Total Section Sub-total =	***£15,000***
Section 2: Construction				
Construction GF	21	m2	£1,100	£23,100
			Total Section Sub-total =	***£23,100***
Section 3: Core Services				
General Drainage External	1	nos	£3,500	£3,500
Internal Drainage	2	nos	£650	£1,300
Gas connection	1	nos	£550	£550
CCU	1	nos	£750	£750
Heating (UFH)	21	m2	£100	£2,100
Heating (HTR)	1	nos	£550	£550
Lighting (Spotlight)	12	nos	£90	£1,080
Lighting (Pendant)	1	nos	£120	£120
Power Sockets	12	nos	£90	£1,080
Switches	5	nos	£90	£450
Smoke & Heat Detectors	2	nos	£150	£300
			Total Section Sub-total =	***£11,780***
Section 4: Building Envelope				
Sliding Door (2300 x 5000mm)	1	nos	£6,000	£6,000
Triangle Window	1	nos	£2,500	£2,500
Rooflights (1000 x 1500mm)	2	nos	£1,500	£3,000
Roof Tiles	21	m2	£130	£2,730
			Total Section Sub-total =	***£14,230***
Section 5: Room Log				
Refurbishment & Decoration	23	m2	£125	£2,875
Internal Doors	1	nos	£450	£450
Flooring (Tiles)	23	m2	£110	£2,530
Wall Tiles	16	m2	£110	£1,760
W.C	1	nos	£1,500	£1,500
New Kitchen	1	nos	£20,000	£20,000
			Total Section Sub-total =	***£29,115***
Section 6: Garden Log				
Terrace (L shape area, Tiles + Subbase)	70	m2	£160	£11,200
Lighting	1	nos	£850	£850
			Total Section Sub-total =	**£12,050**
			Total Project Budget =	**£105,275**
	exc.	Vat		
			Total Project Budget =	**£126,330**
	inc.	Vat		
Project Variable Percentage				15%
Project Variable Value				£121,066

Local Market Analysis

Current Property			Proposed Property	
Area m²	**148**	**+18**	**166**	Area m²
Volume m³	**404**	**+55**	**459**	Volume m³
Area ft²	**1593**	**+193**	**1786**	Area ft²
Volume ft³	**14267**	**+1942**	**16209**	Volume ft³
Front Hallway	**1**	**0**	**1**	Front Hallway
Breakfast Room	**1**	**0**	**1**	Breakfast Room
Study / Dining Room	**1**	**0**	**1**	Study / Dining Room
W/C	**0**	**+1**	**1**	W/C
Kitchen	**1**	**0**	**1**	Kitchen
Living Room	**1**	**0**	**1**	Living Room
Bedroom	**4**	**0**	**4**	Bedroom
Bathroom	**1**	**0**	**1**	Bathroom
Garage	**1**	**0**	**1**	Garage

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.

£ 685,000

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.

£ 799,998

Uplift

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

£ 114,998

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.

£ 126,330

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

Property 1

Henville Road

Proposed Valuation **>> £ 800,000**

This is a 4 bedroom semi detached property, this has kitchen extension. Currently for sale at £800,000

Property 2

Murray Avenue

Proposed Valuation **>> £ 799,995**

This is a 4 bedroom semi detached property, it has a rear extension to lounge rather than kitchen. It is of similar size to the proposed design. Sold for £799,995.

Property 3

Clarence Road

Proposed Valuation **>> £ 800,000**

This is a 4 bedroom property, recently refurbished with open plan kitchen/dining area. Slightly bigger than the proposed property. Currently for sale at £800,000.

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

Jan 2019

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

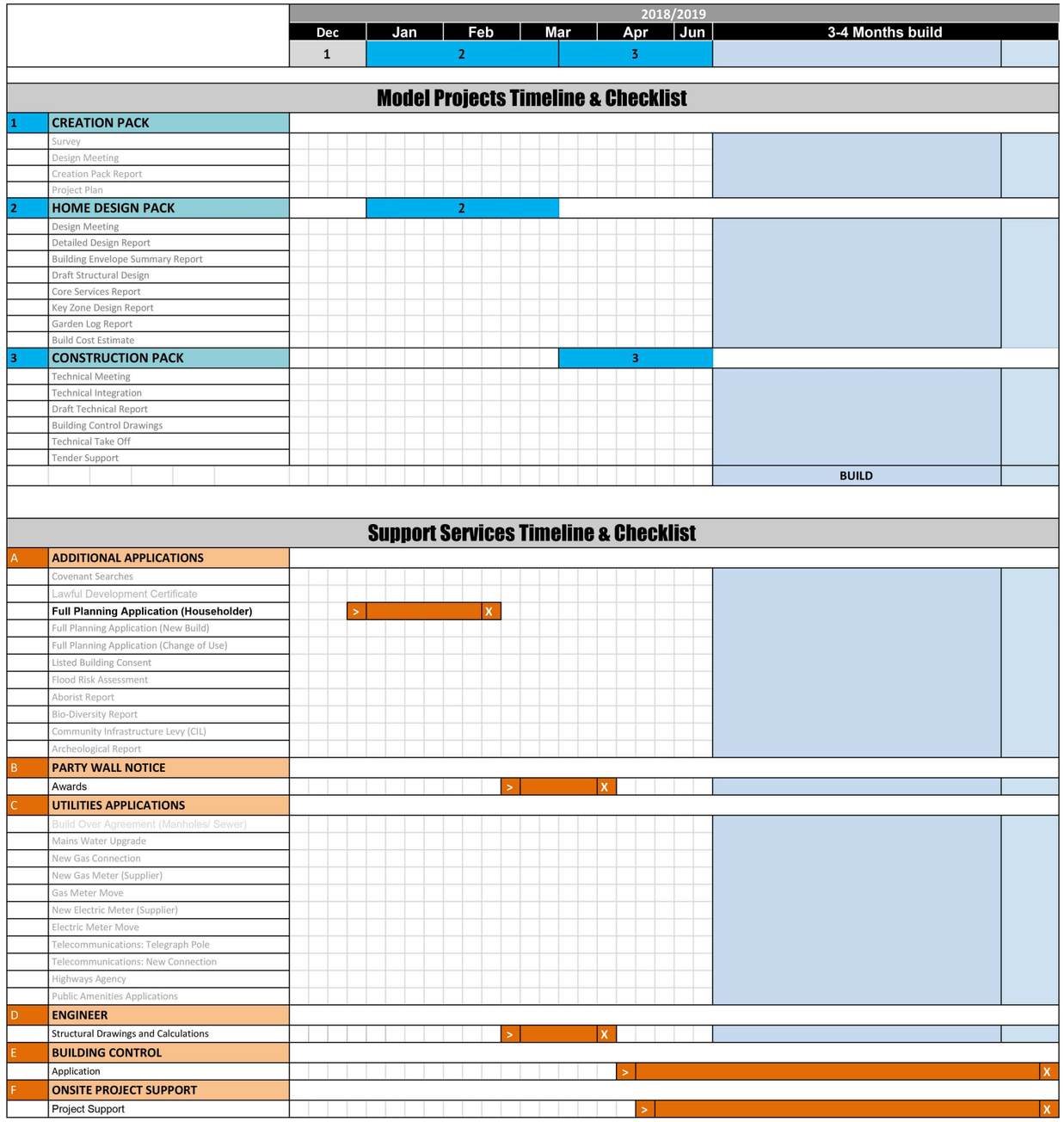
June 2019

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

Oct 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 a few restrictions on permitted development to the front of the house.

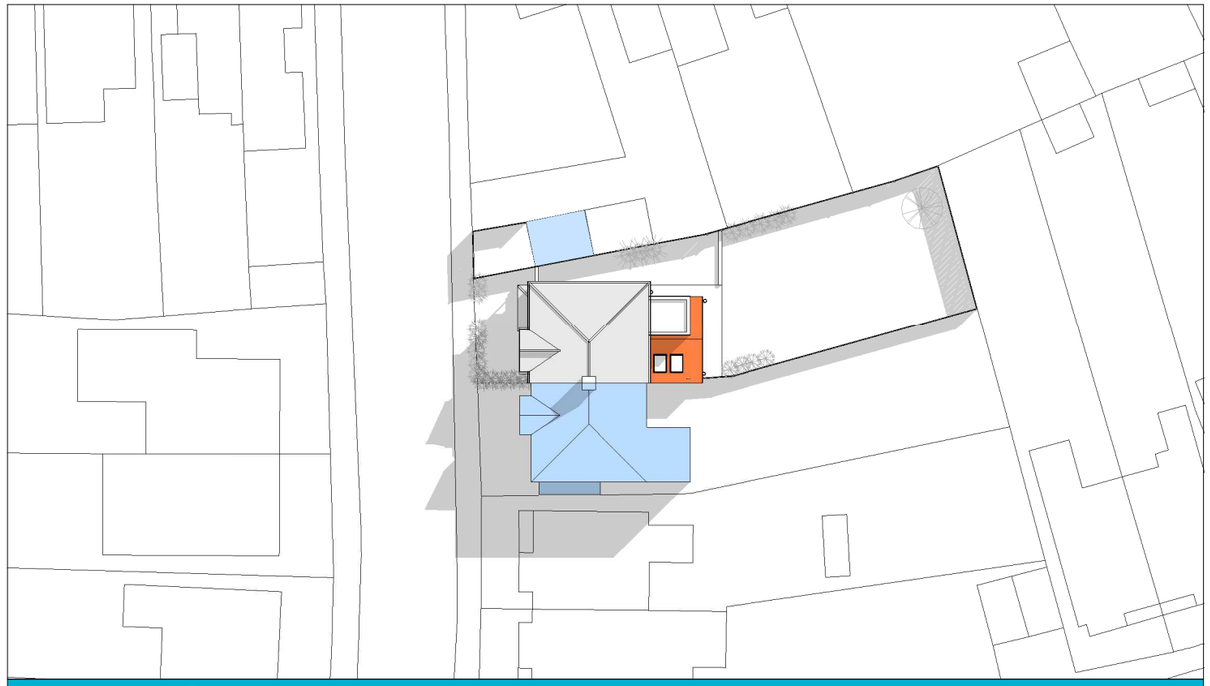
Planning History

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	NO	
Local Planning authority	N/A	
Green belt	NO	
Neighbour Planning Info	YES	

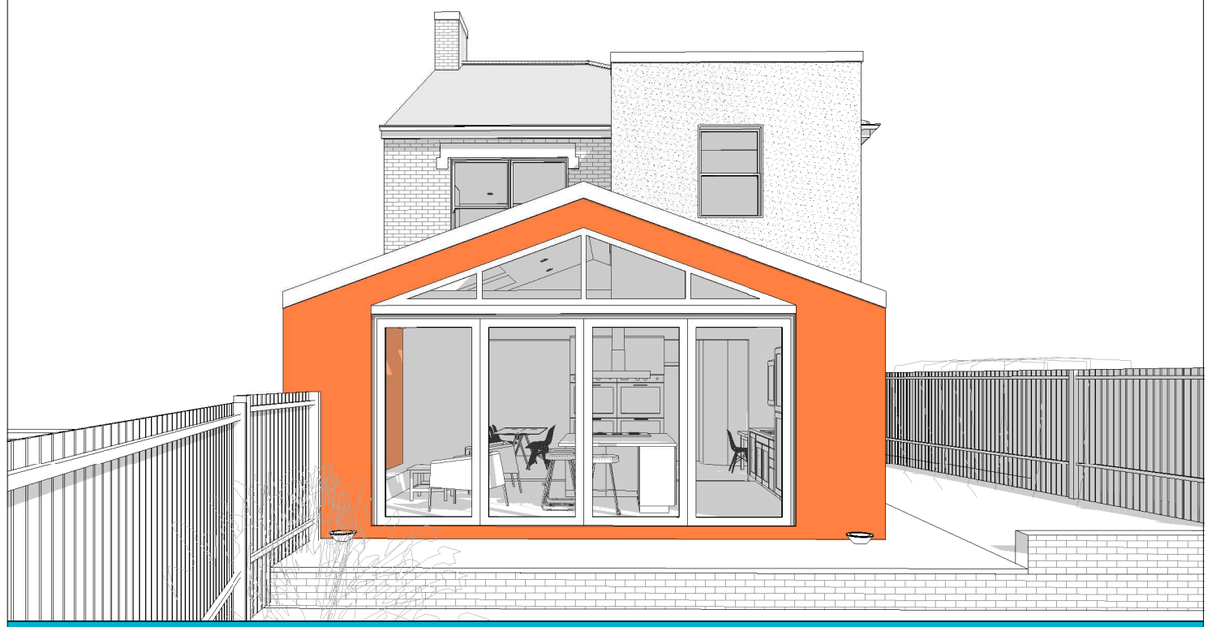
Proposed Planning Application(s)

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

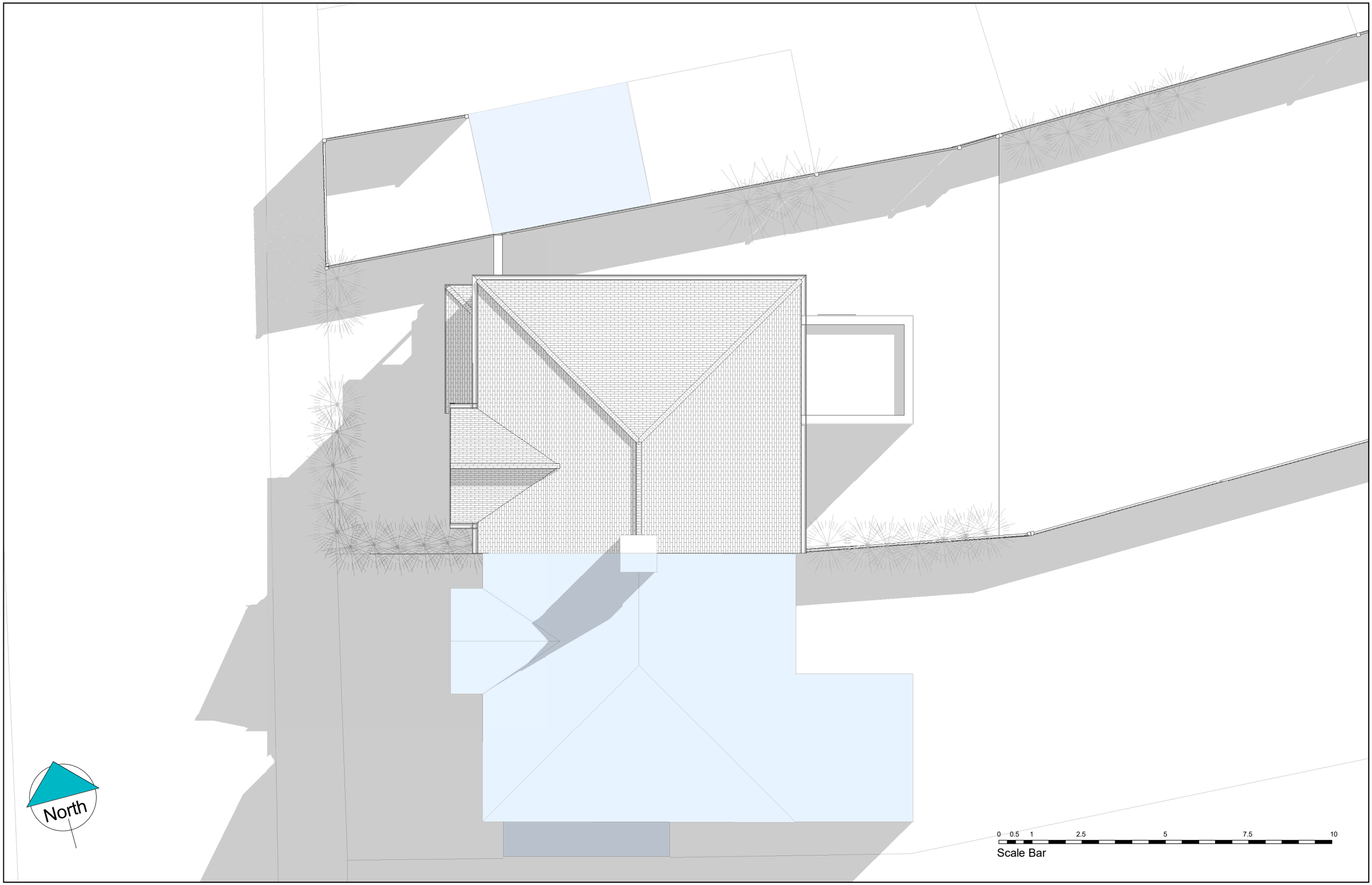
Planning Strategy



Proposed Site Plan



Proposed 3D View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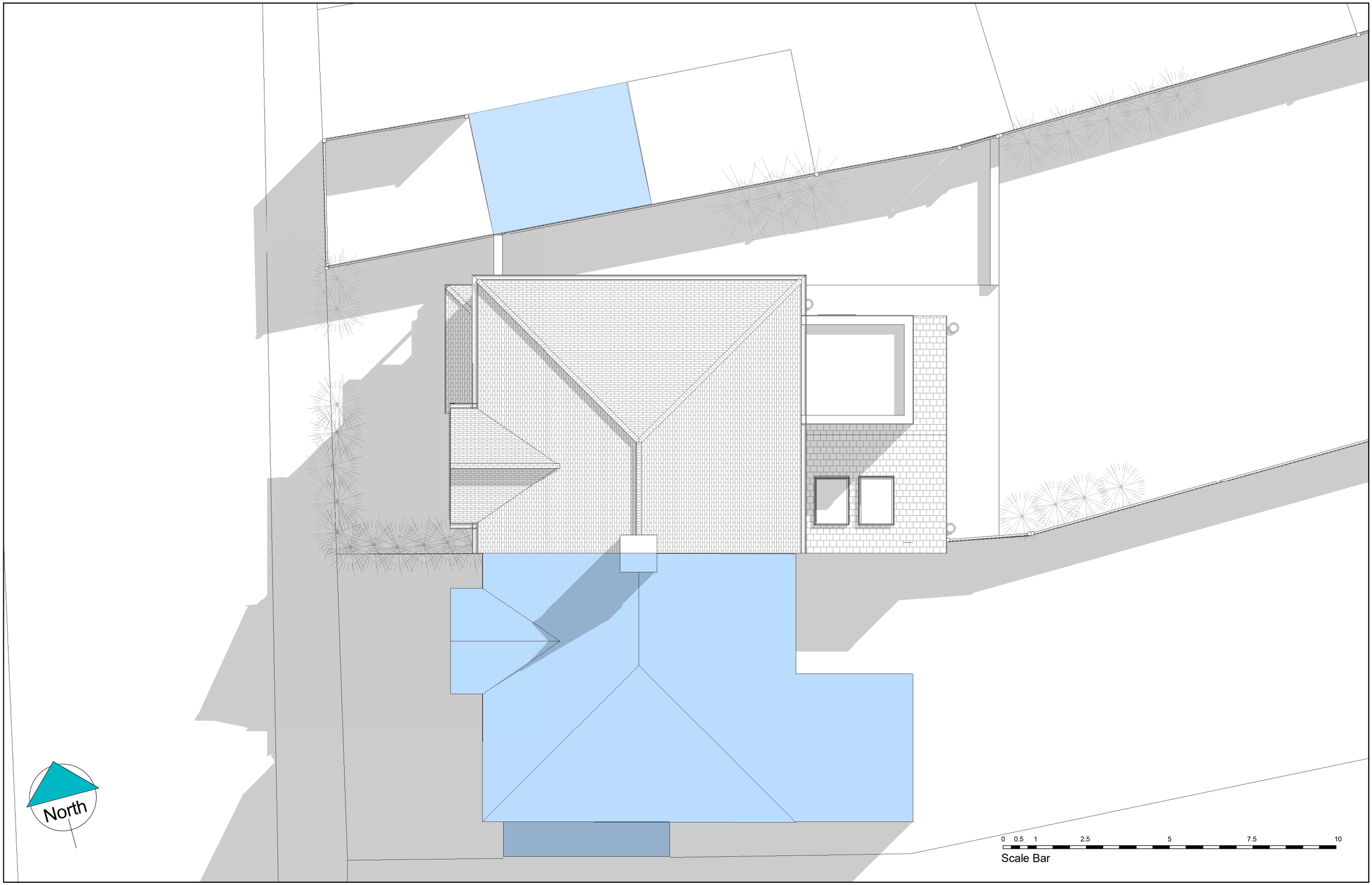
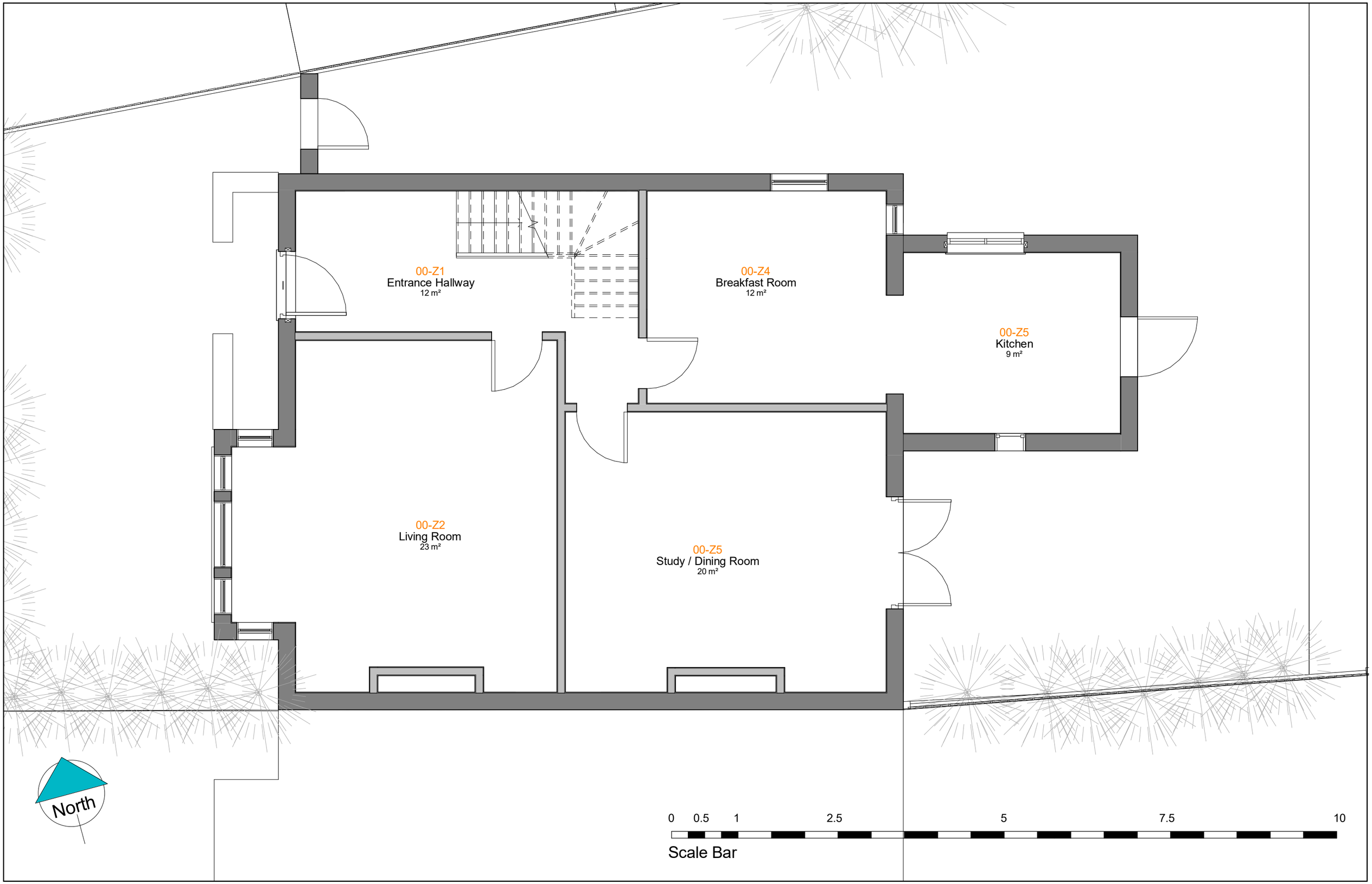
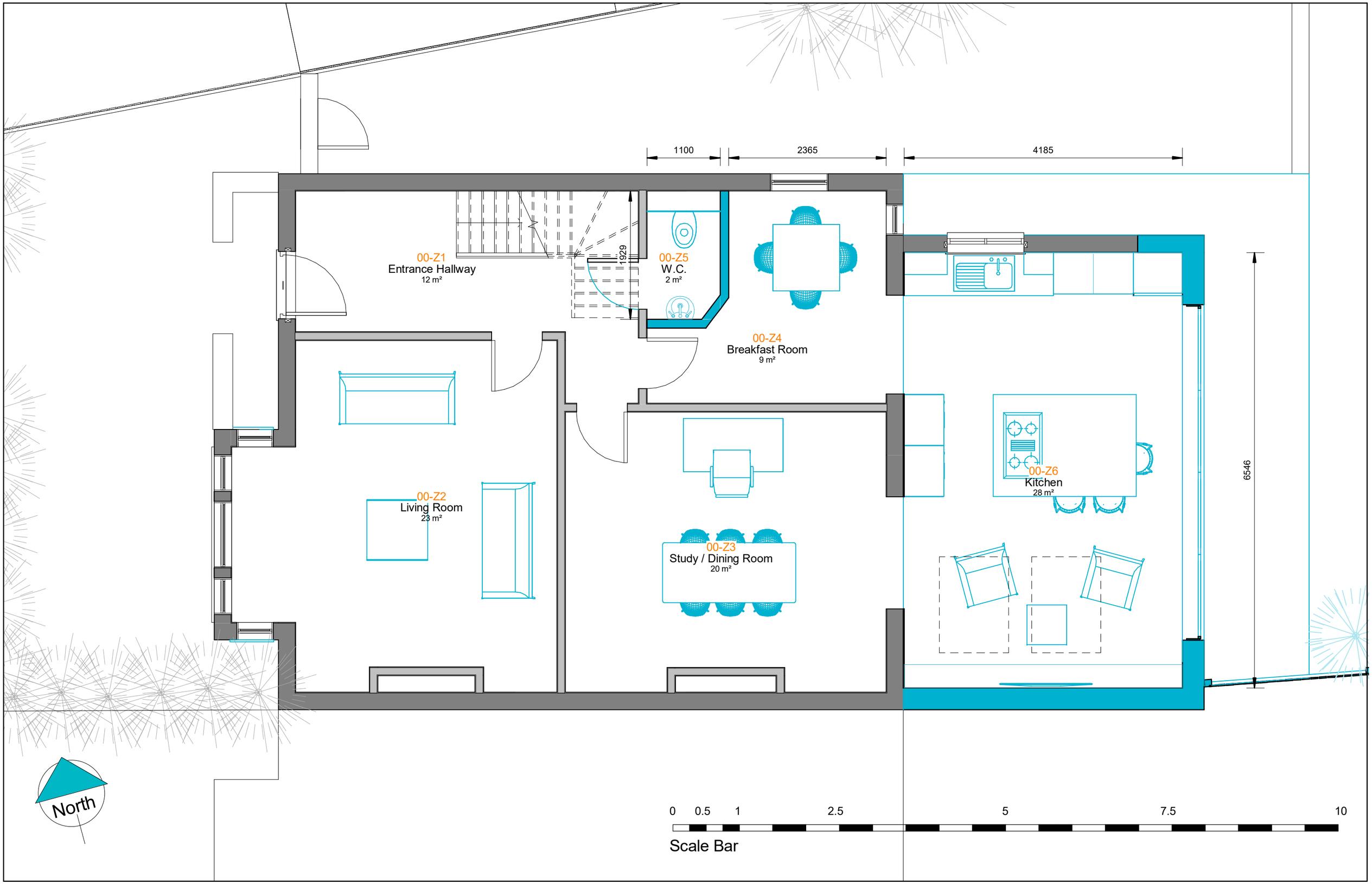
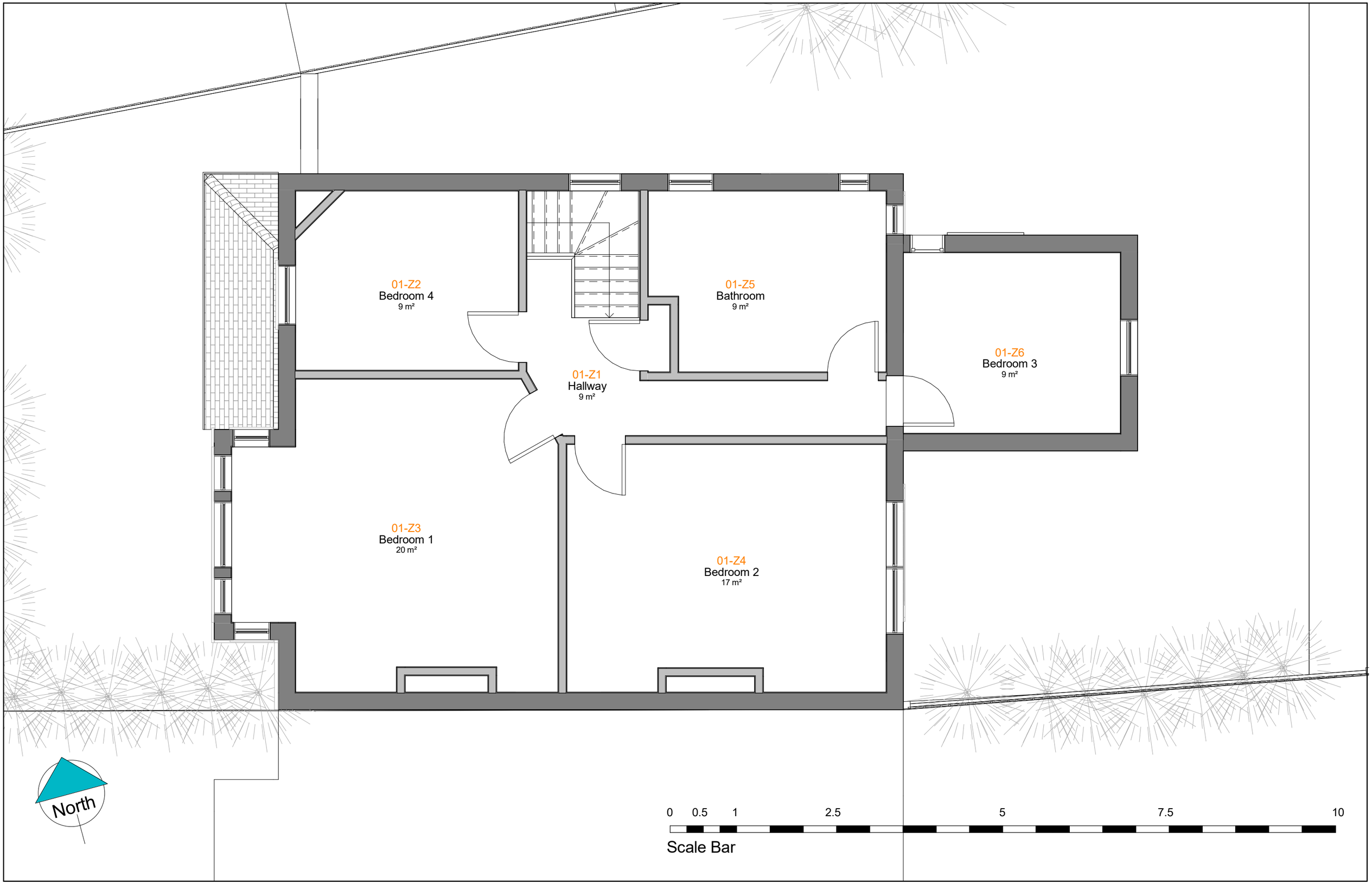
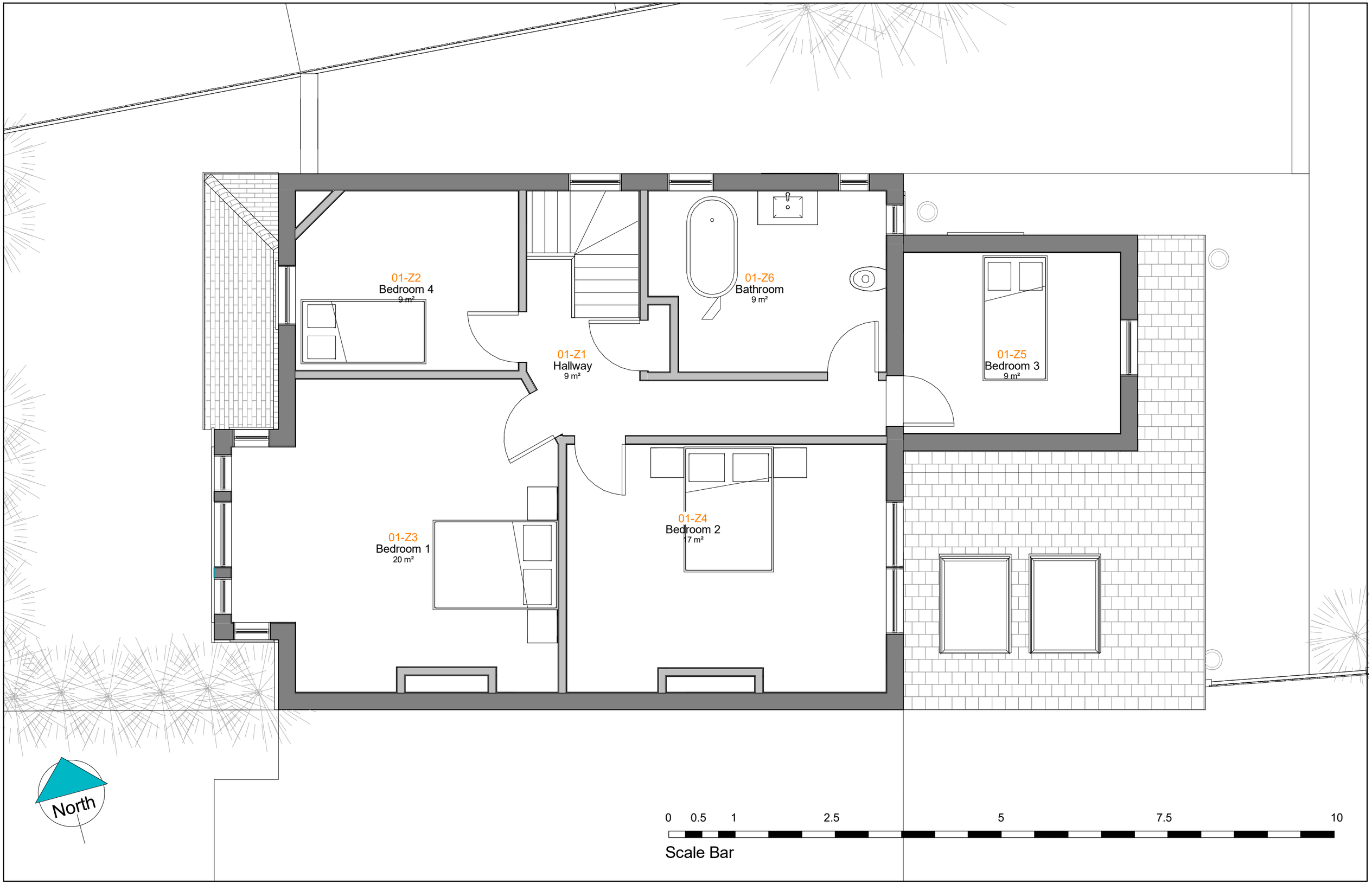
0 0.5 1 2.5 5 7.5 10
Scale Bar


North
0 0.5 1 2.5 5 7.5 10
Scale Bar


00-Z1
Entrance Hallway
12 m²
00-Z4
Breakfast Room
12 m²
00-Z5
Kitchen
9 m²
00-Z2
Living Room
23 m²
00-Z5
Study / Dining Room
20 m²
North
0
0.5
1
2.5
5
7.5
10
Scale Bar


1100
2365
4185
1929
6546
00-Z1
Entrance Hallway
12 m²
00-Z5
W.C.
2 m²
00-Z4
Breakfast Room
9 m²
00-Z2
Living Room
23 m²
00-Z3
Study / Dining Room
20 m²
00-Z6
Kitchen
28 m²
North
0
0.5
1
2.5
5
7.5
10
Scale Bar


01-Z2
Bedroom 4
9 m²
01-Z5
Bathroom
9 m²
01-Z6
Bedroom 3
9 m²
01-Z1
Hallway
9 m²
01-Z3
Bedroom 1
20 m²
01-Z4
Bedroom 2
17 m²
North
0 0.5 1 2.5 5 7.5 10
Scale Bar


01-Z2
Bedroom 4
9 m²
01-Z1
Hallway
9 m²
01-Z6
Bathroom
9 m²
01-Z5
Bedroom 3
9 m²
01-Z3
Bedroom 1
20 m²
01-Z4
Bedroom 2
17 m²
North
0
0.5
1
2.5
5
7.5
10
Scale Bar

North

0 0.5 1 2.5 5 7.5 10

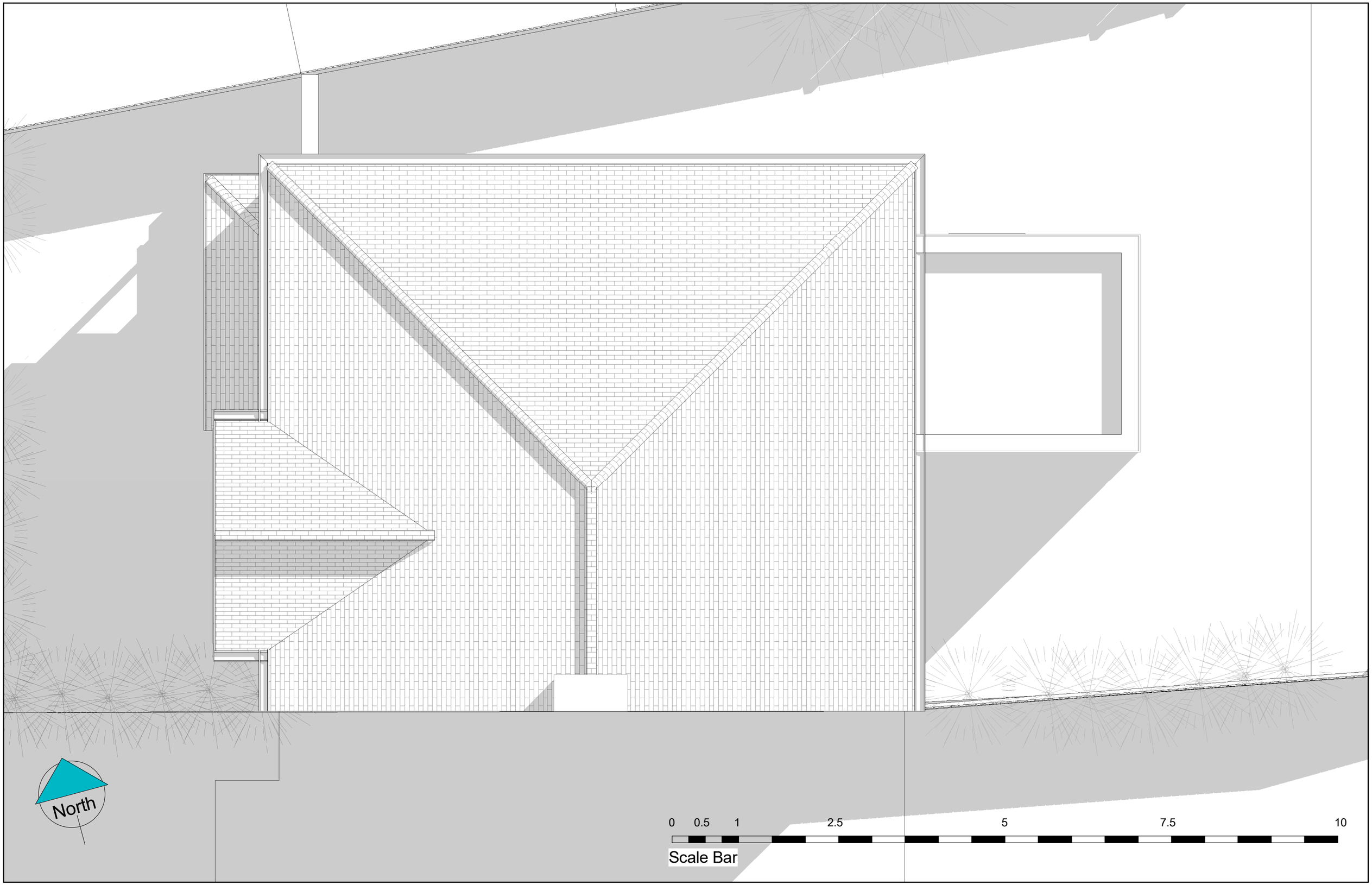
Scale Bar

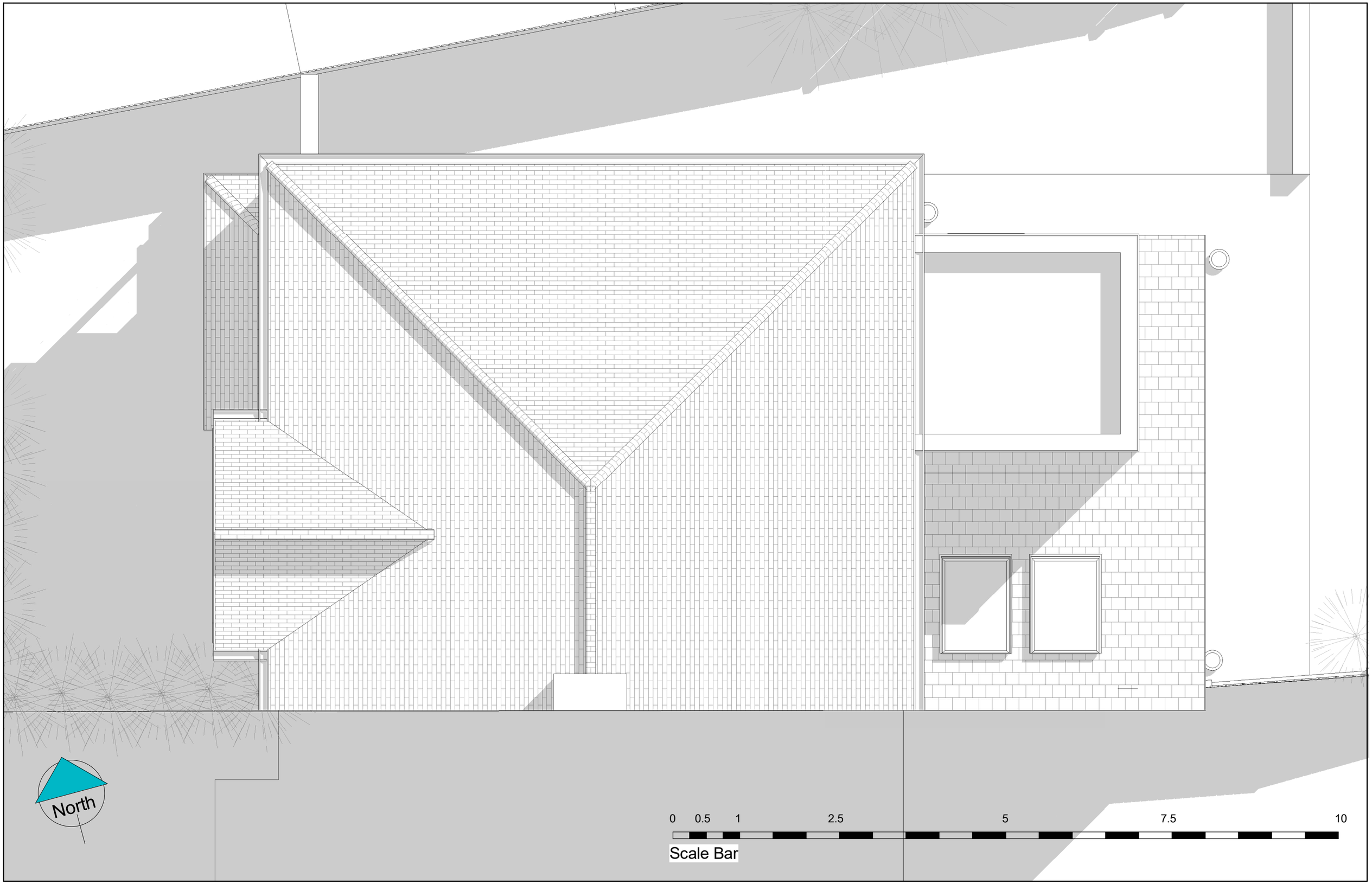
Existing Loft Floor Plan - Scale 1:50

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

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