MODEL Projects

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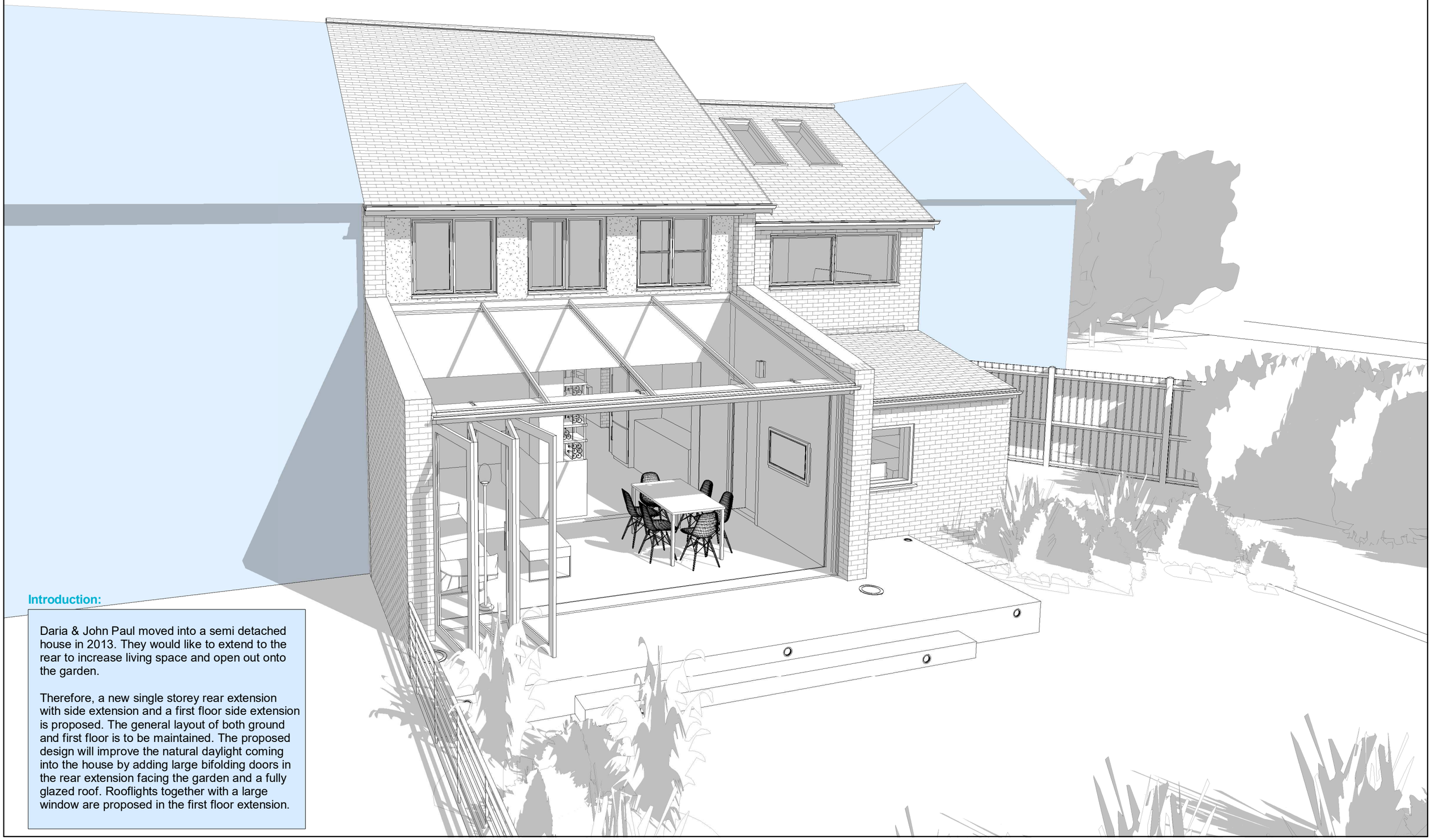
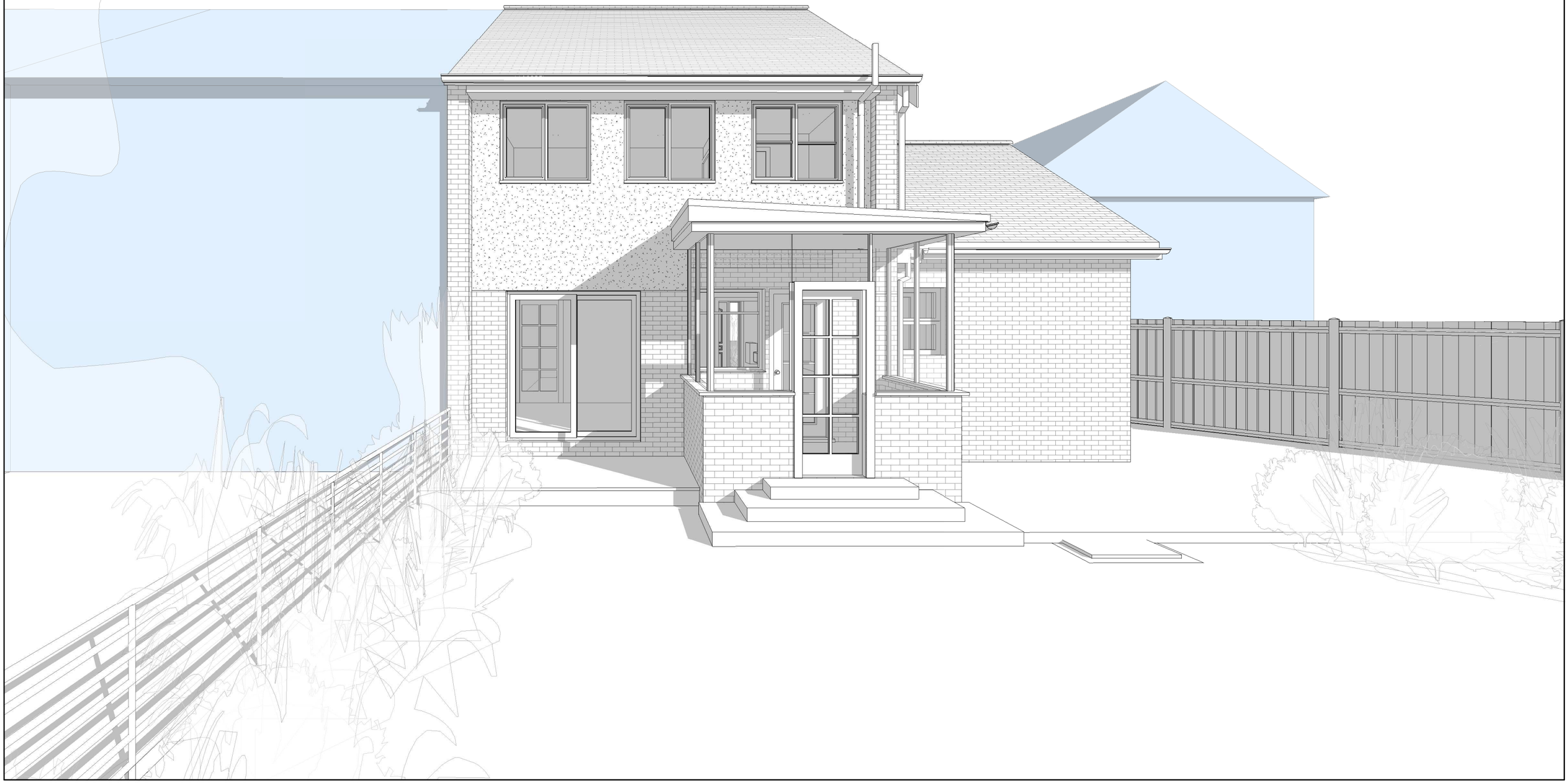
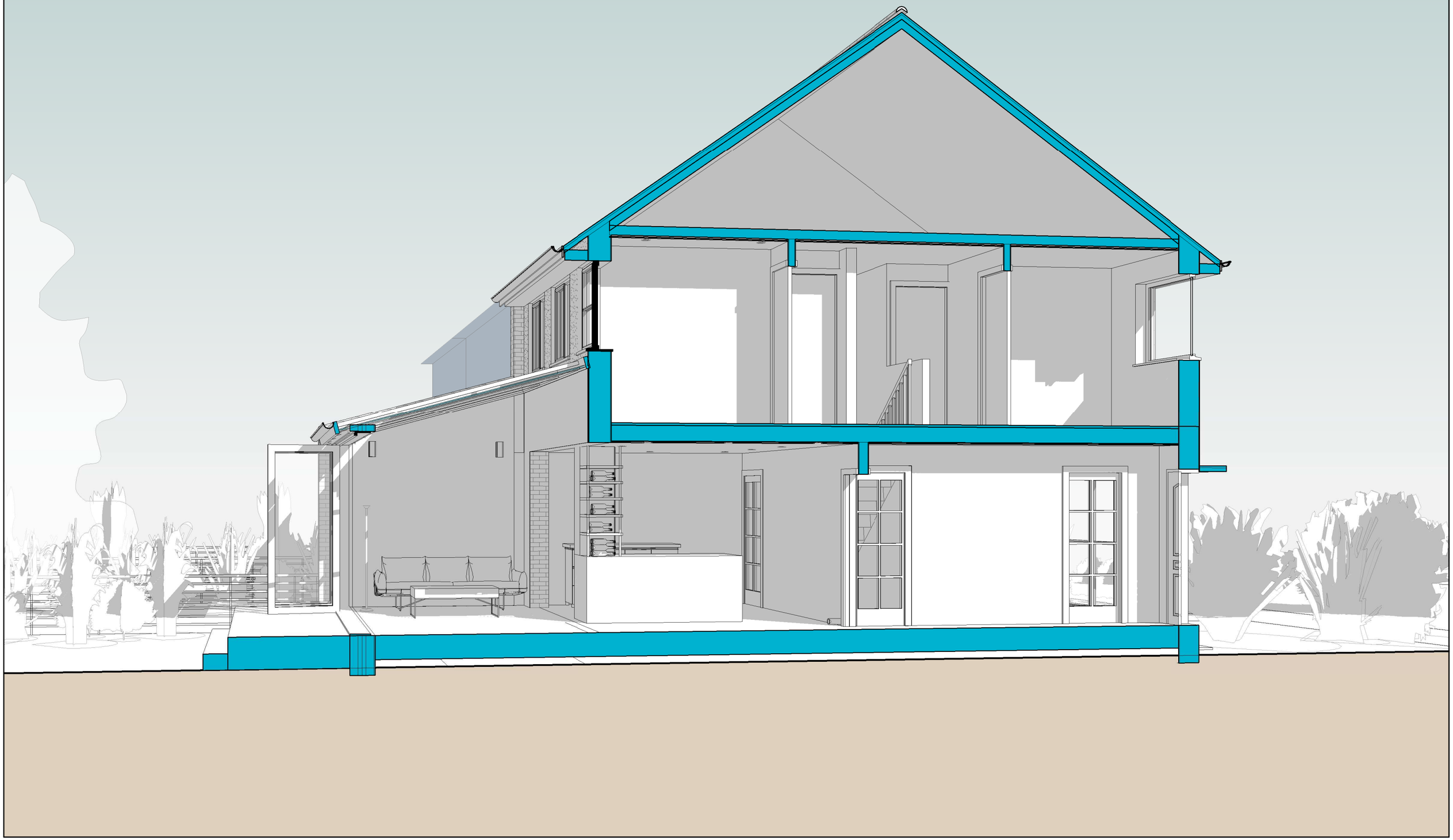


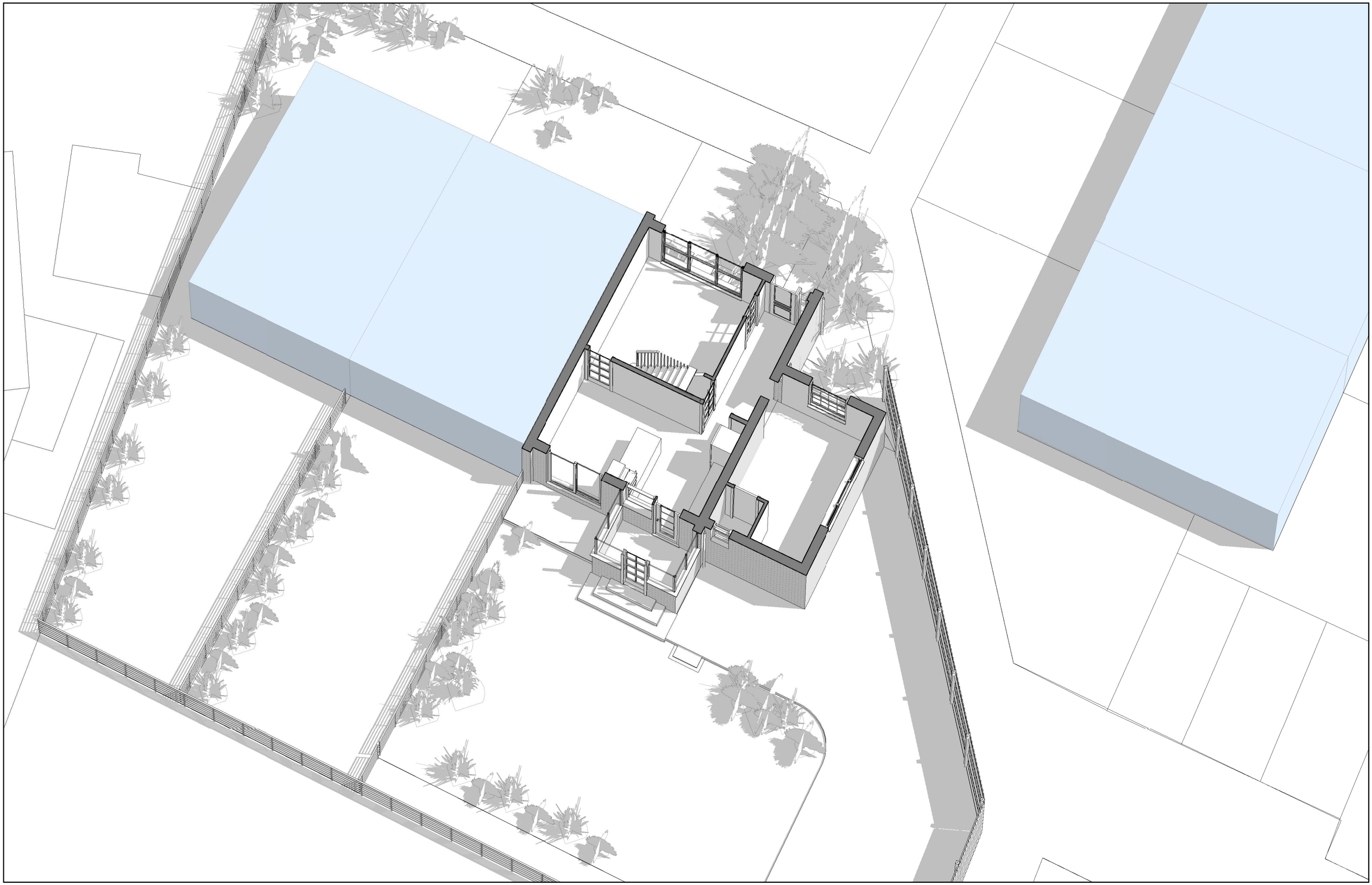
Introduction:

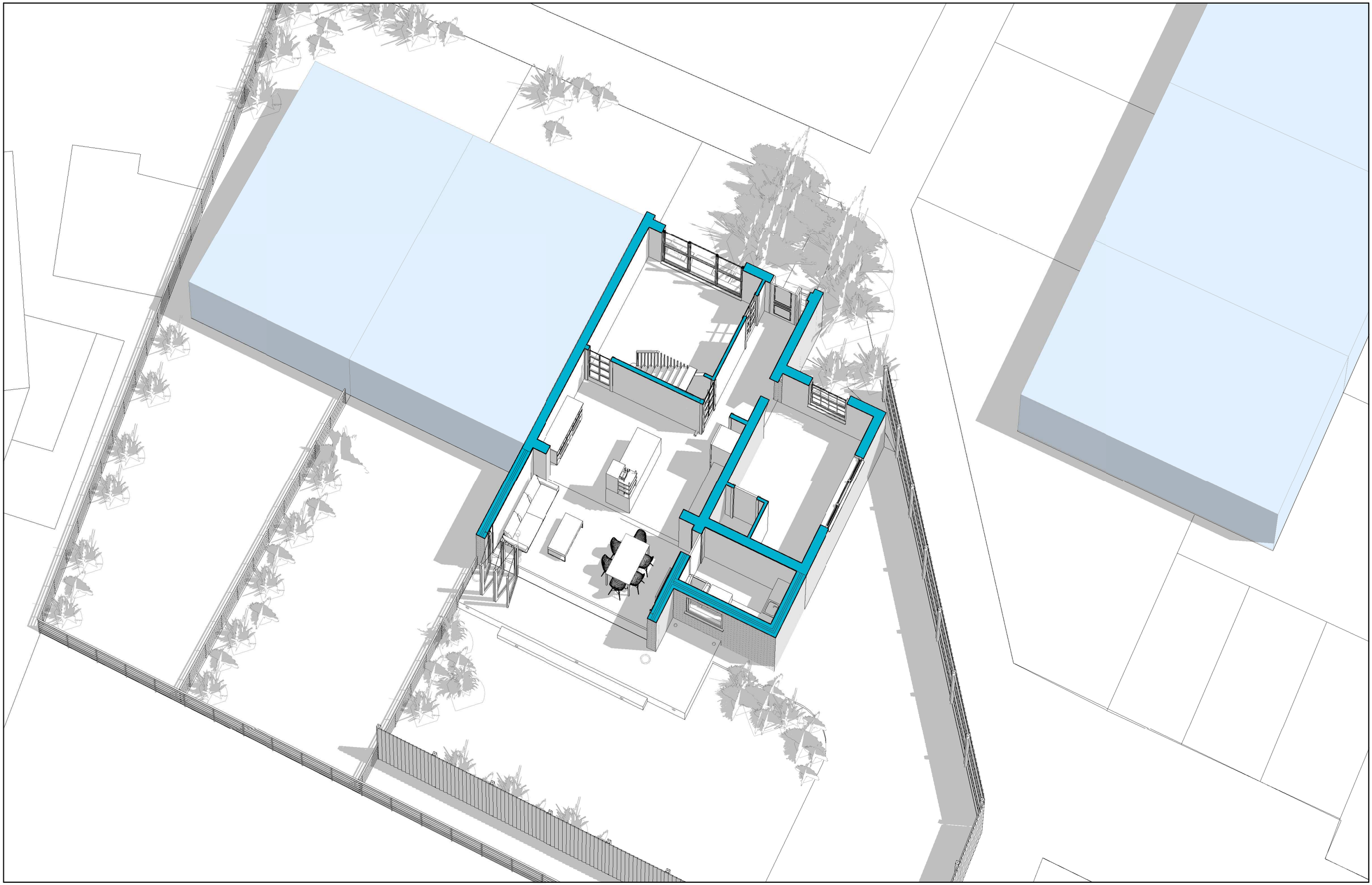
Daria & John Paul moved into a semi detached house in 2013. They would like to extend to the rear to increase living space and open out onto the garden.

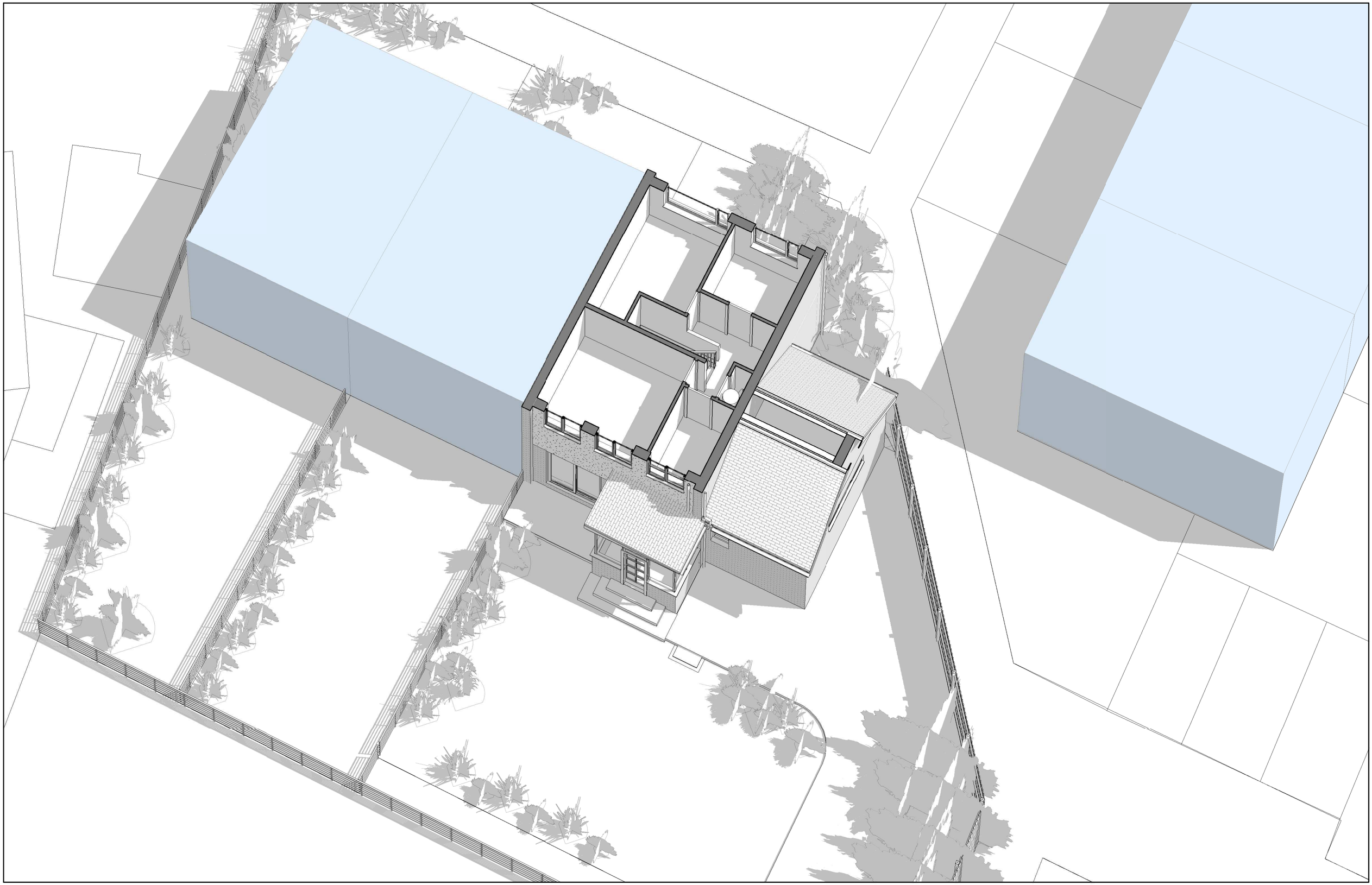
Therefore, a new single storey rear extension with side extension and a first floor side extension is proposed. The general layout of both ground and first floor is to be maintained. The proposed design will improve the natural daylight coming into the house by adding large bifolding doors in the rear extension facing the garden and a fully glazed roof. Rooflights together with a large window are proposed in the first floor extension.

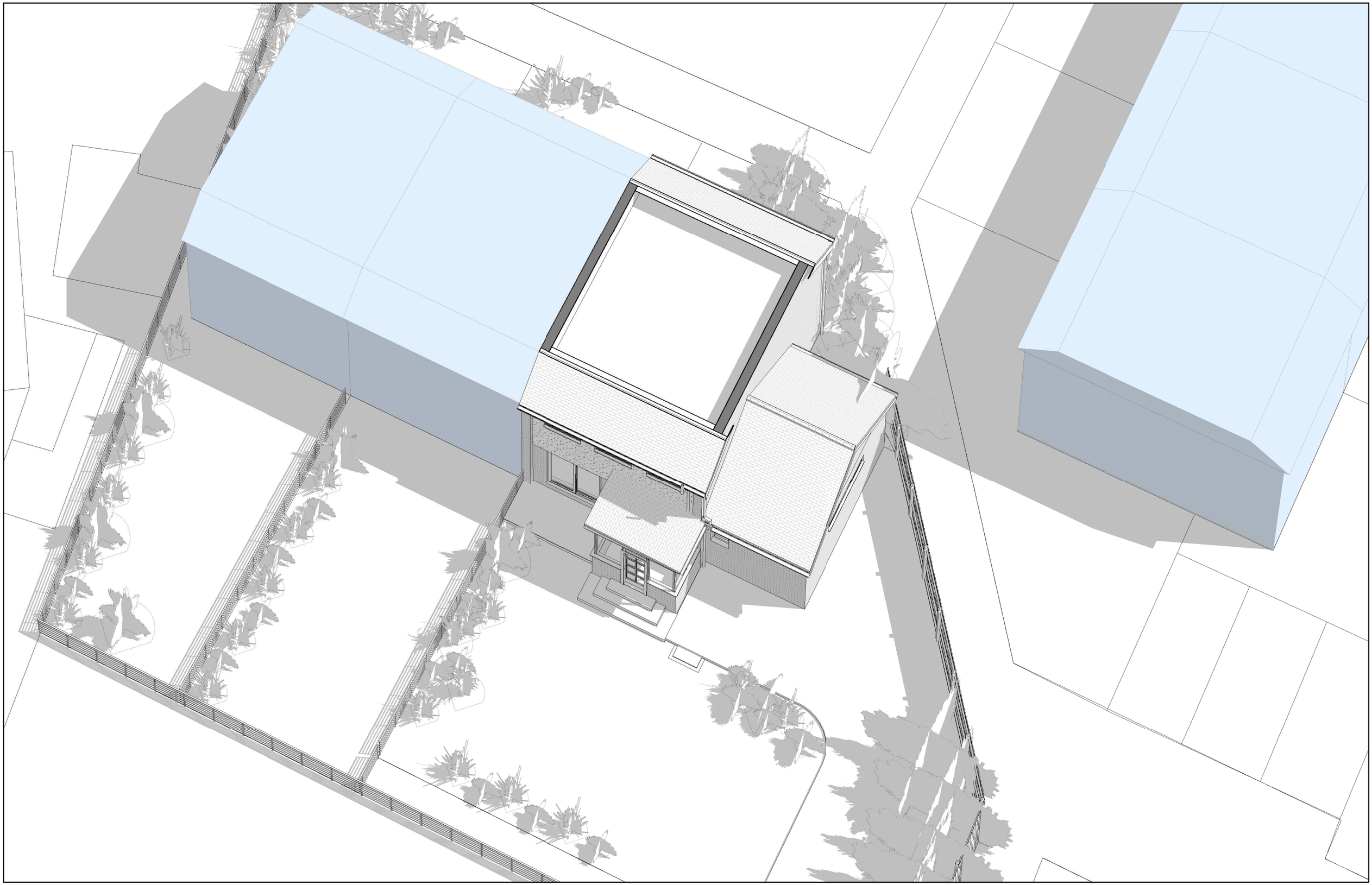


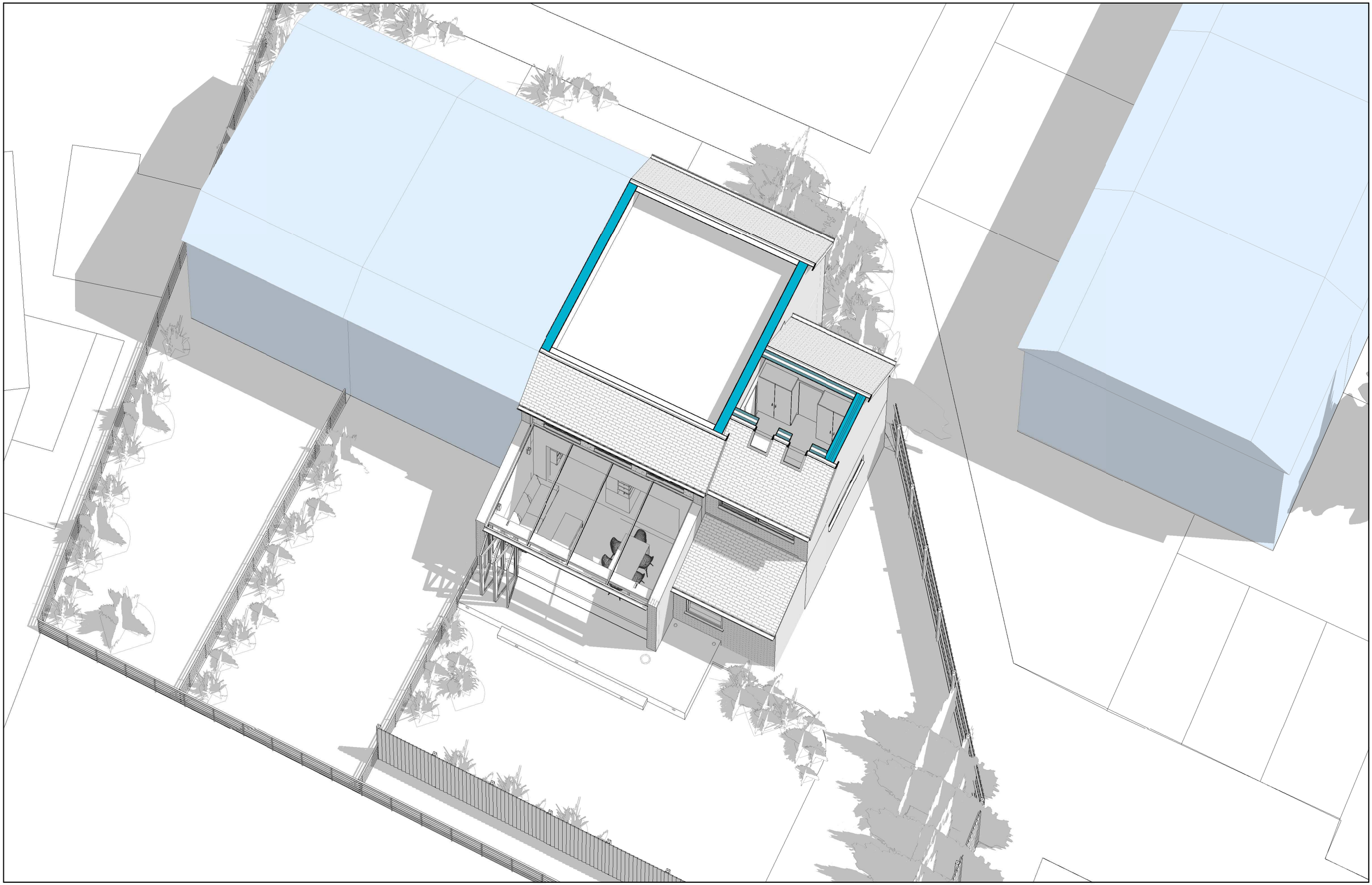


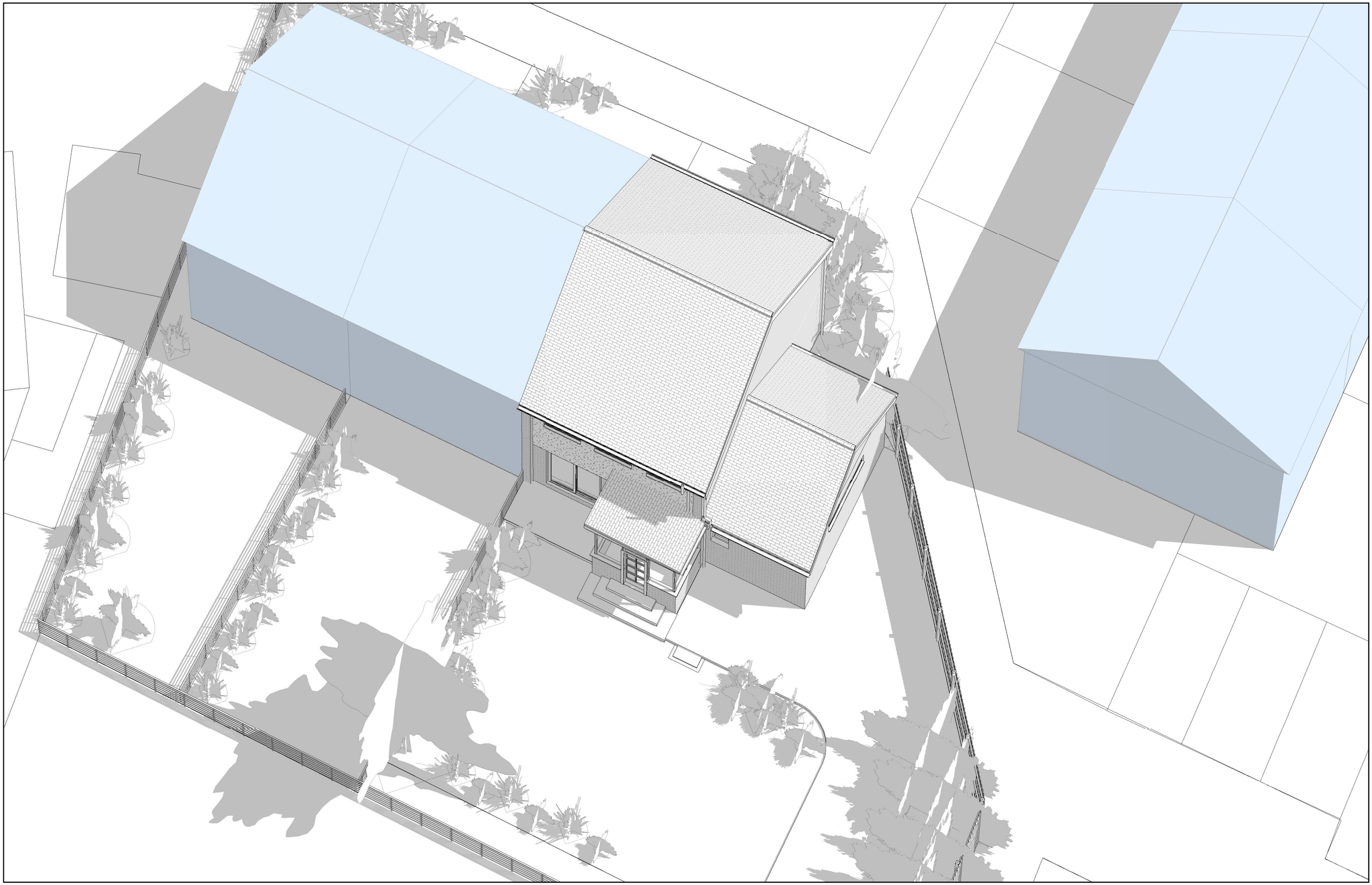


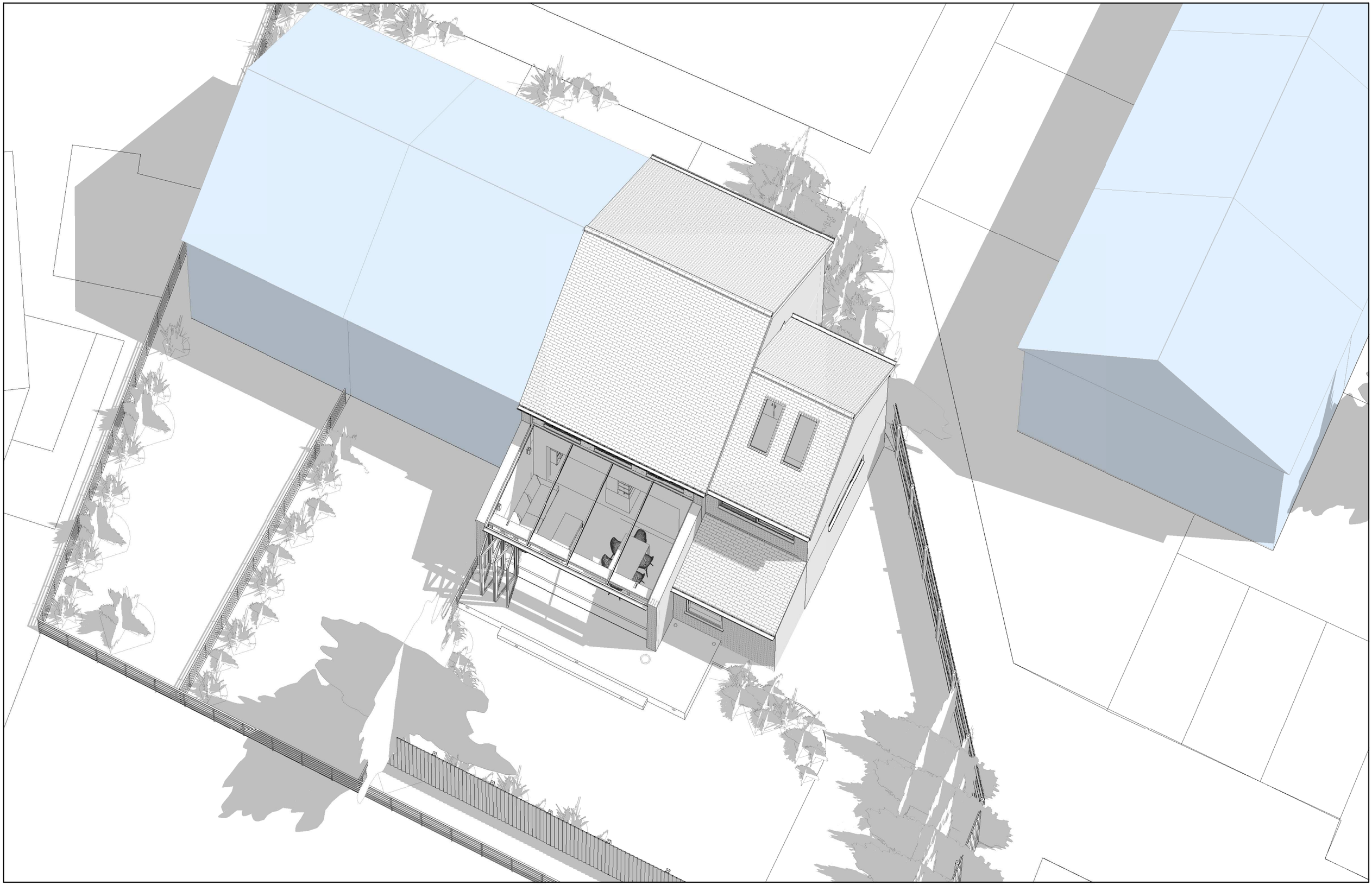












Chapter 3: Budget Analysis

Budget Analysis

Project Preparation — £10,000

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

Construction — £40,800

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 — £10,900

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 — £23,500

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 — £19,400

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 — £600

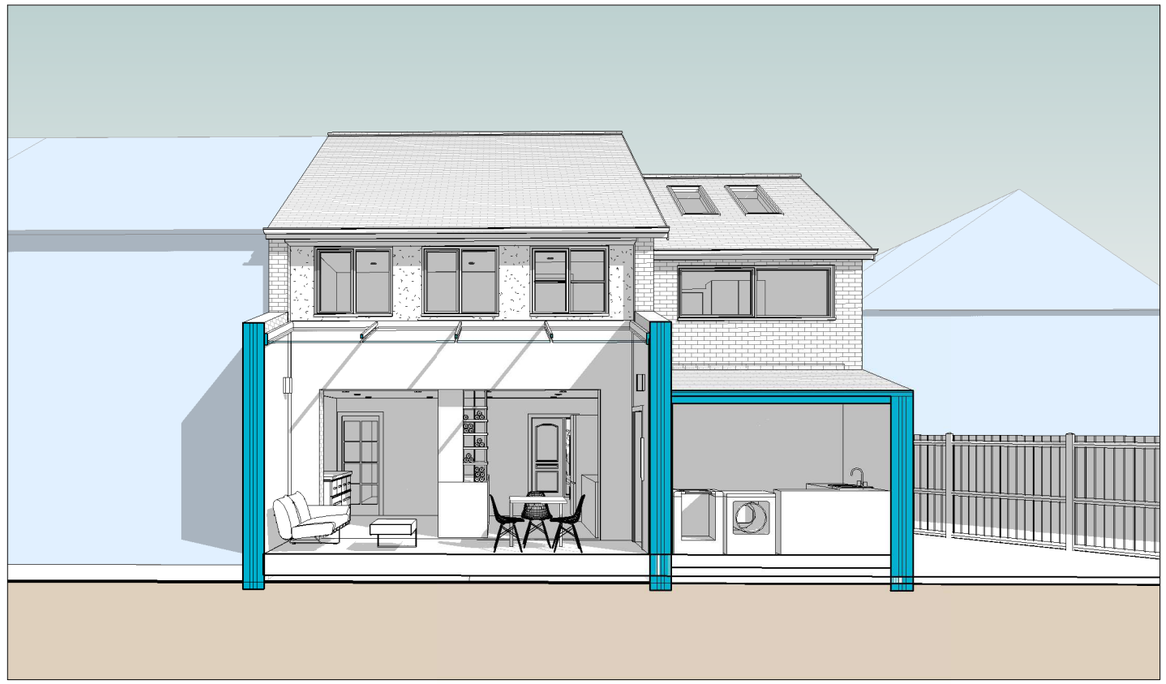
Your garden log includes an allowance for all aspects of landscaping, surface treatment and lighting (and much more) within your new garden design.

*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
	100,000	%	£10	£10,000
			Total Section Sub-total =	***£10,000***
Section 2: Construction				
Construction Total Area	102	m2	£400	£40,800
			Total Section Sub-total =	***£40,800***
Section 3: Core Services				
General Drainage	6	nos	£400	£2,400
Boiler & Heating	1	nos	£3,500	£3,500
CCU	1	nos	£1,000	£1,000
Rewiring	1	nos	£4,000	£4,000
			Total Section Sub-total =	***£10,900***
Section 4: Building Envelope				
External Windows	3	nos	£1,500	£4,500
External Doors (Bifolding)	1	nos	£5,000	£5,000
External Large Roof Light	1	nos	£10,000	£10,000
External Roof Lights	2	nos	£800	£1,600
External Roof cladding	32	m2	£75	£2,400
			Total Section Sub-total =	***£23,500***
Section 5: Room Log				
Refurbishment & Decoration	62	m2	£100	£6,200
Flooring	62	m2	£100	£6,200
Bathroom & Ensuites	1	nos	£5,000	£5,000
Utiltiy	1	nos	£2,000	£2,000
			Total Section Sub-total =	***£19,400***
Section 6: Garden Log				
Rear Garden	10	m2	£60	£600
			Total Section Sub-total =	**£600**
			Total Project Budget =	**£105,200**
	exc.	Vat		
			Total Project Budget =	**£126,240**
	inc.	Vat		
Project Variable Percentage				20%
Project Variable Value				£21,040

Local Market Analysis



Current Property			Proposed Property	
Area m²	143	+27	170	Area m²
Volume m³	300	+84	384	Volume m³
Area ft²	1,539.24	+290.62	1,829.86	Area ft²
Volume ft³	10,594.4	+2,966.4	13,560.8	Volume ft³

Front Hallway	1	0	1	Front Hallway
Gym	1	0	1	Gym
Utility Room	0	+1	1	Utility Room
W/C	1	0	1	W/C
Kitchen	1	0	1	Kitchen
Living Room	1	0	1	Living Room
Bedroom	3	+1	4	Bedroom
Bathroom	1	0	1	Bathroom
Dining Room	0	+1	1	Dining Room
Observatory	1	-1	0	Observatory
En Suite	0	+1	1	En Suite
Boiler Cupboard	1	0	1	Boiler Cupboard

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.

£400,000

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.

£525,000

Uplift

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

£125,000

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.

£126,000

Feedback from your local agents:

Agent 1: Walkers People & Property

Address: 90 High St, Ingatestone

Contact: 01277 355005

Current Valuation >> £400,000

Proposed Valuation >> £500,000

Agent Feedback: *'They may acheive more than £500k, however it will depend on the specification and the market at the time of sale '.*

Agent 2: Hilbery Chaplin

Address: 184 Hutton Road

Contact: 01277 577200

Current Valuation >> £390,000

Proposed Valuation >> £525,000

Agent Feedback: *'We have recently sold a 4 bedroom family mid terrace home for £500k '.*

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

Sep 2017

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

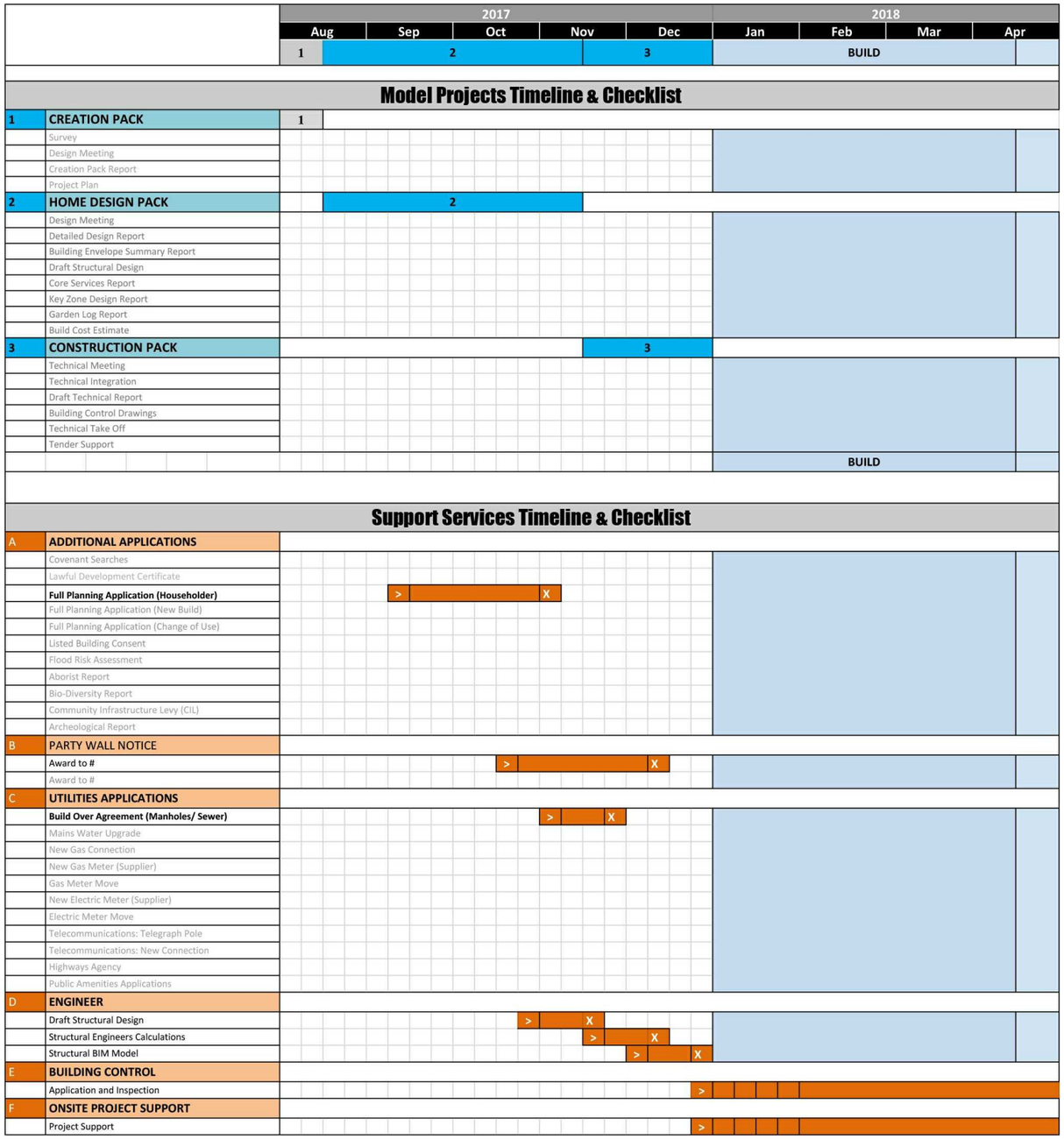
Jan 2018

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

Apr 2018

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.

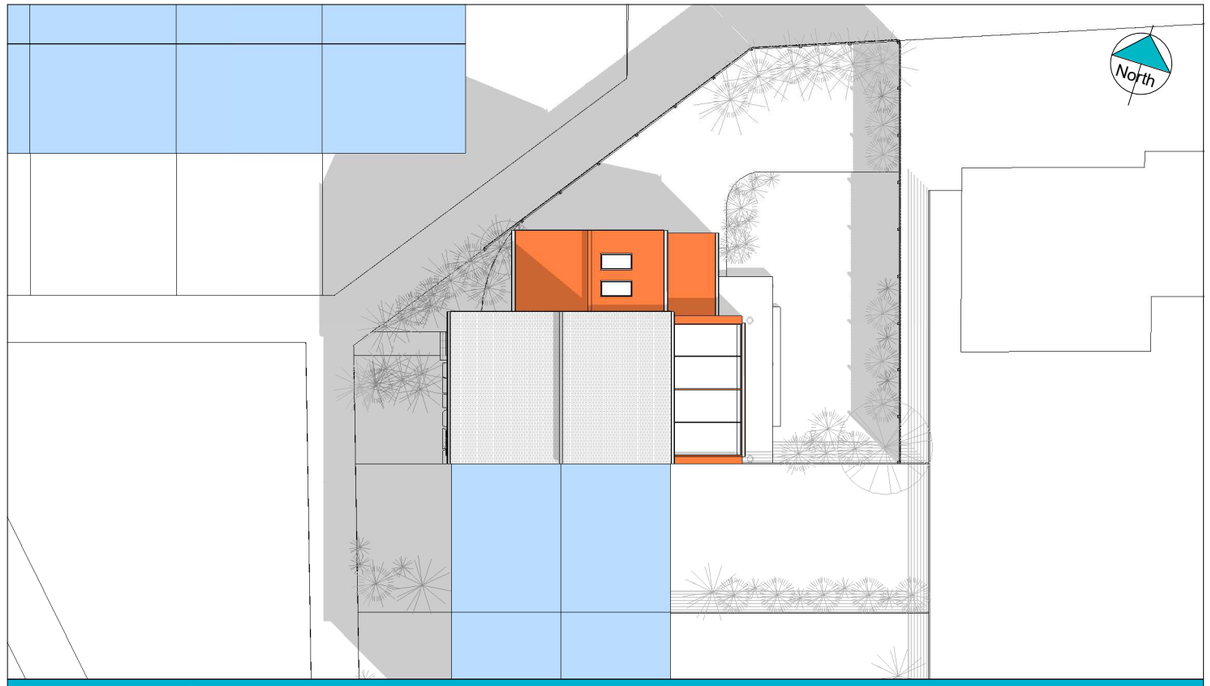
Planning History

Topic	Status	Comments
Conservation area	NO	
AONB (Outstanding Natural beauty)	NO	
Article 4 direction	NO	
Tree Preservation order	N/A	
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)	NO	
Permitted Development	**YES**	
Previous Developments	NO	
Additional Applications Required	N/A	
Local Planning authority	N/A	
Green belt	NO	
Neighbour Planning Info	N/A	

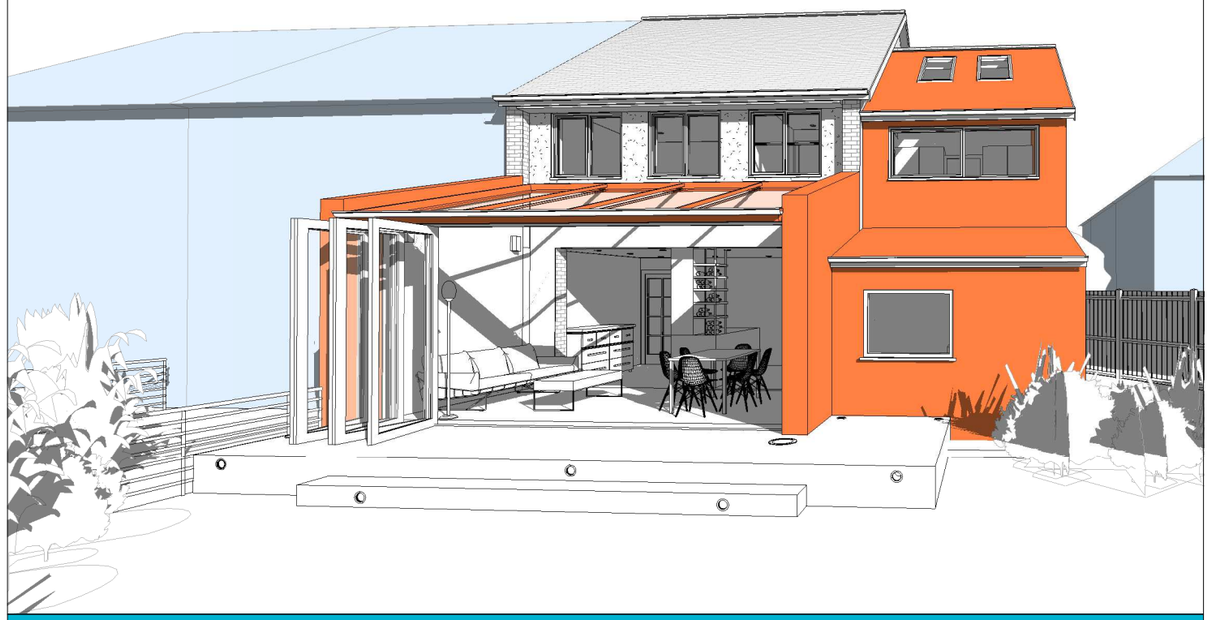
Proposed Planning Application(s)

Due to the level of work it would be advisable to apply for both extensions under a single Full Planning Application.

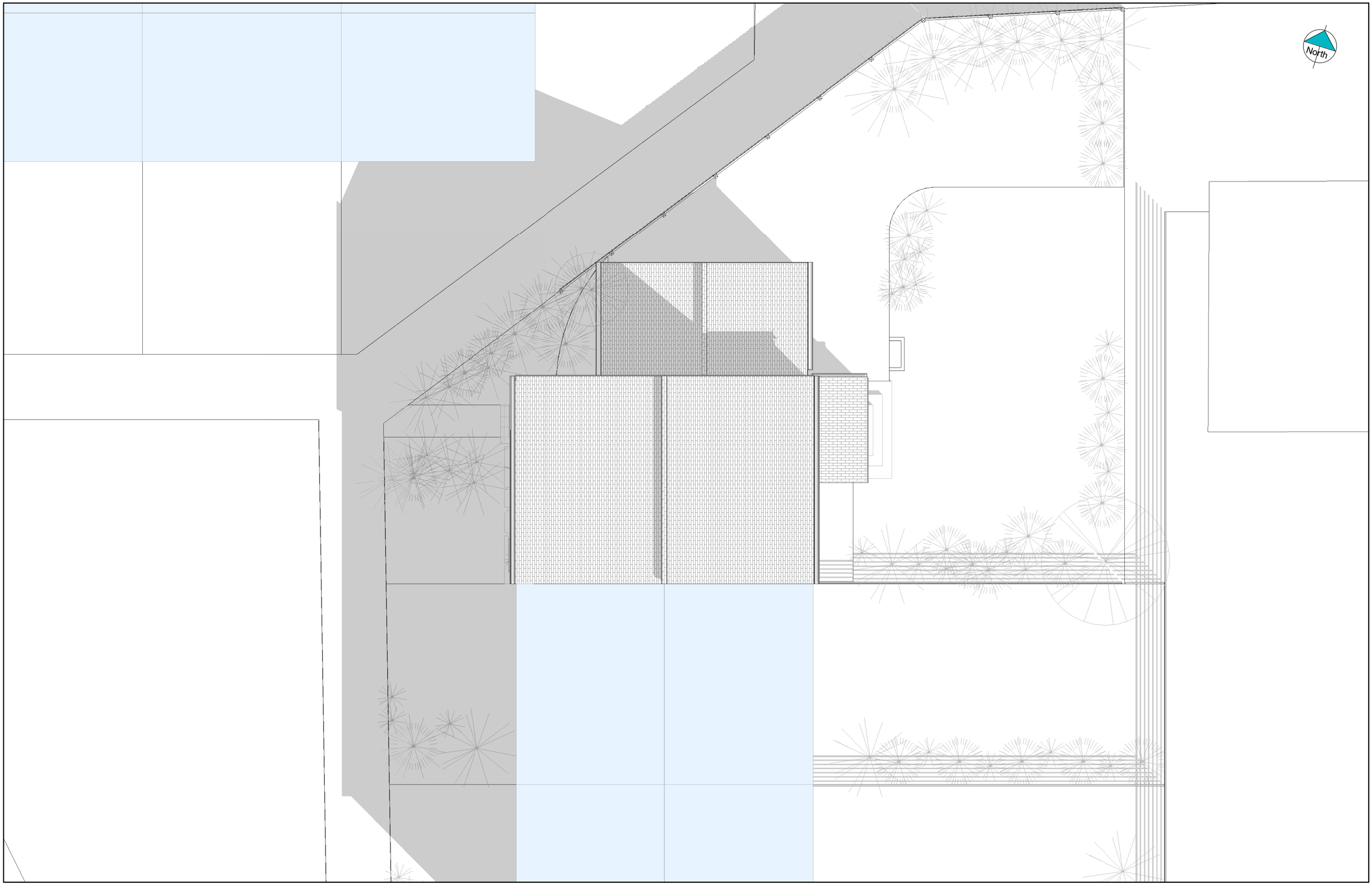
Planning Strategy

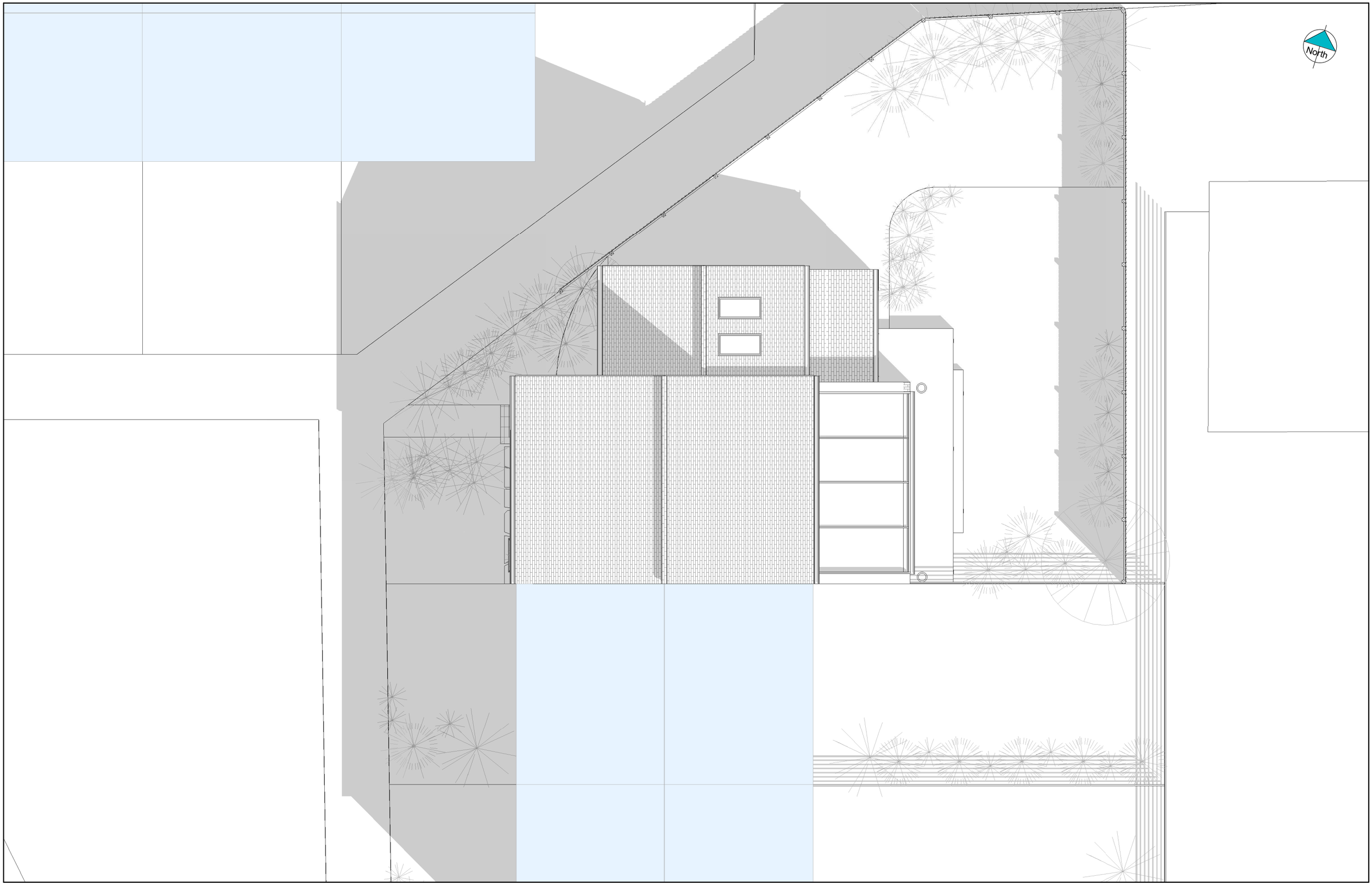


Proposed Site Plan

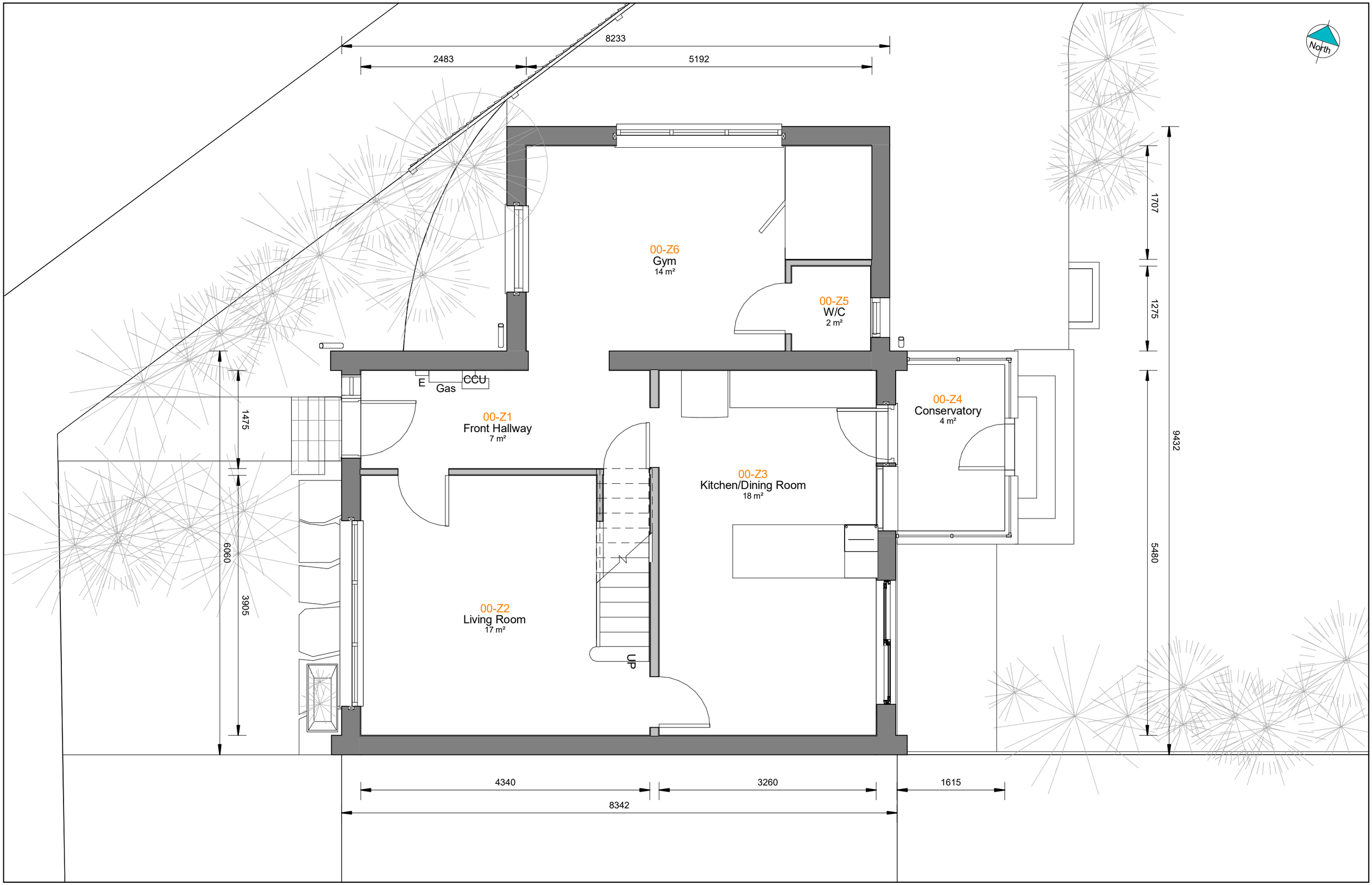


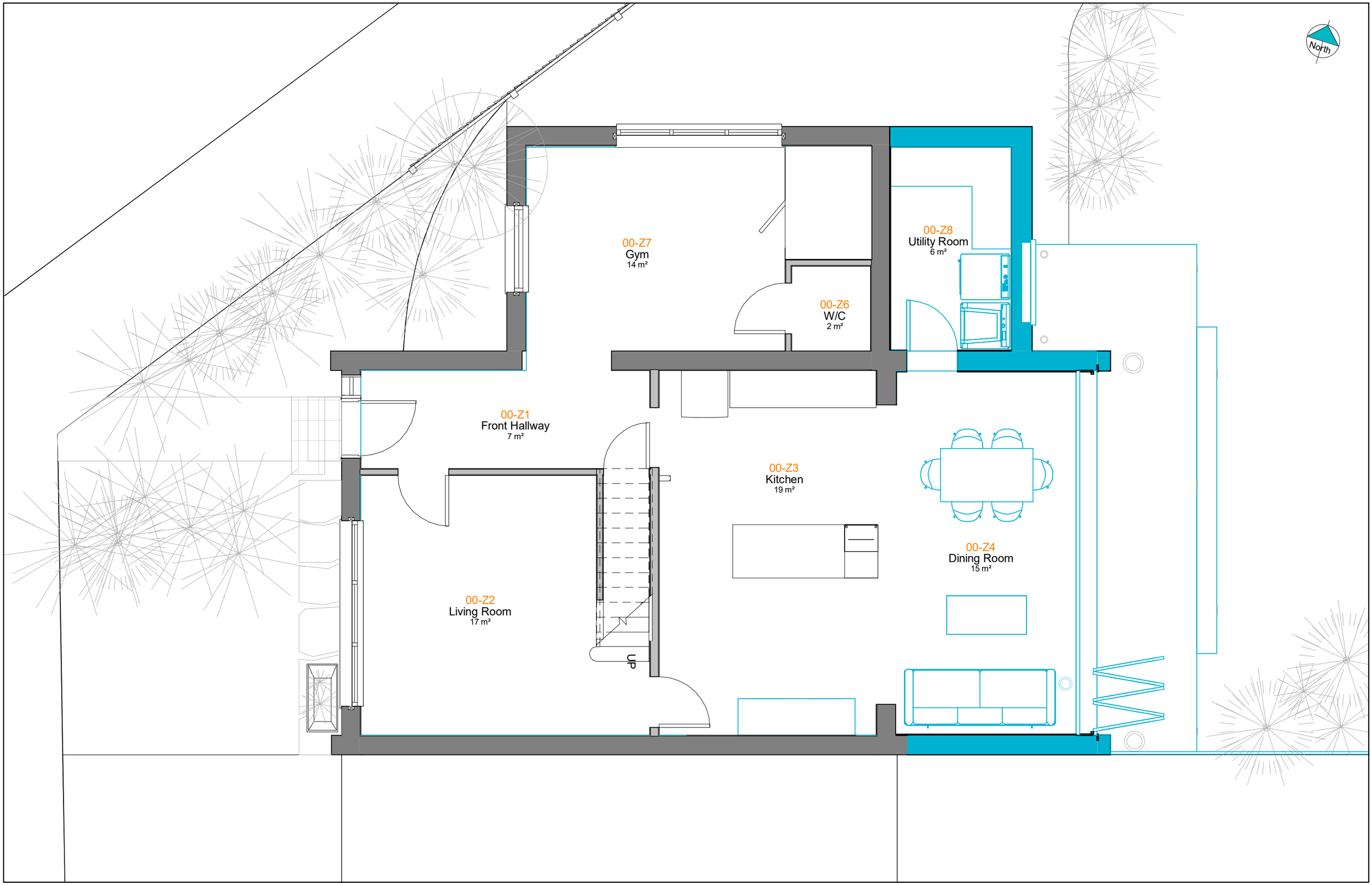
Proposed 3D View

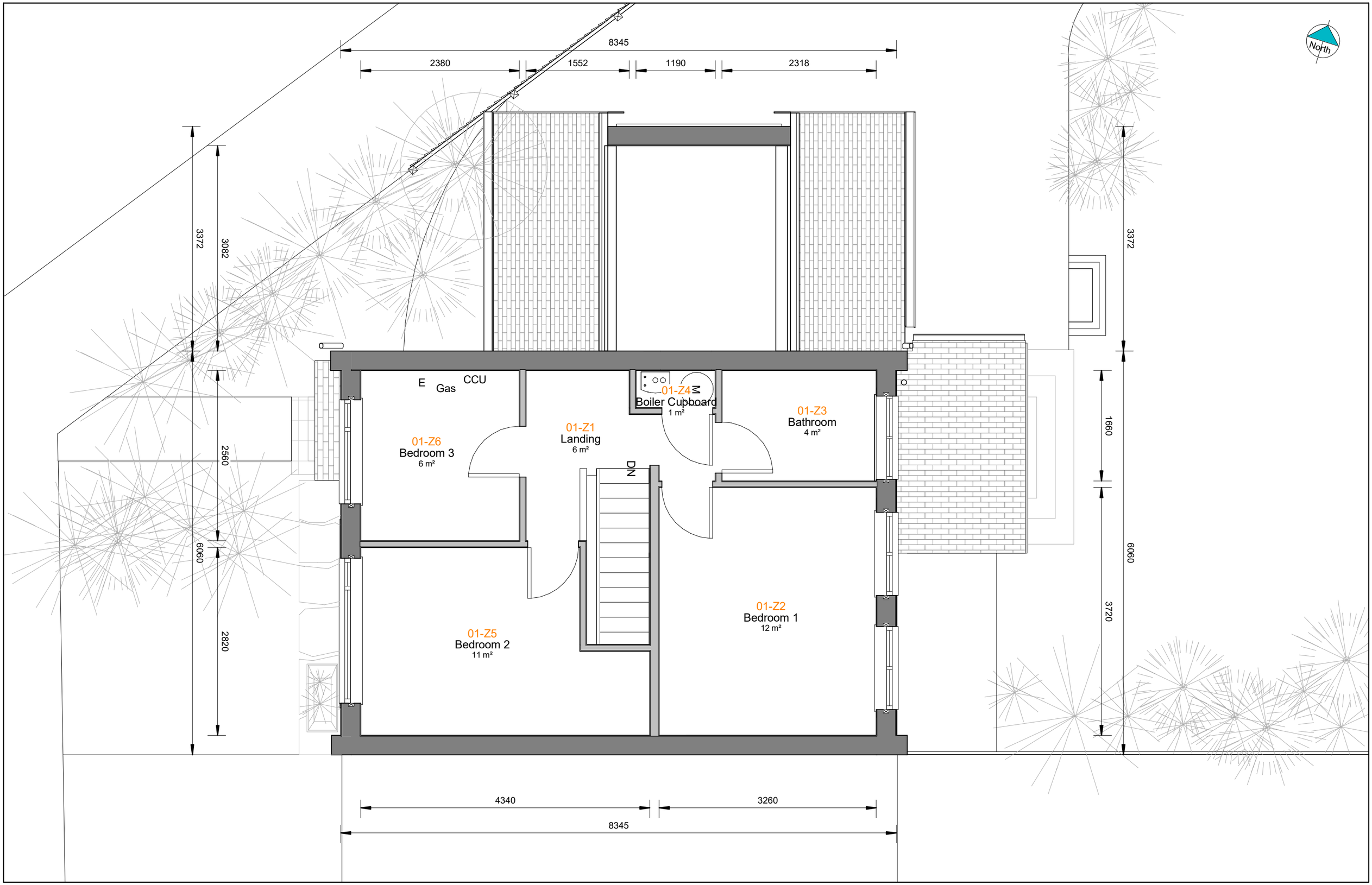

North

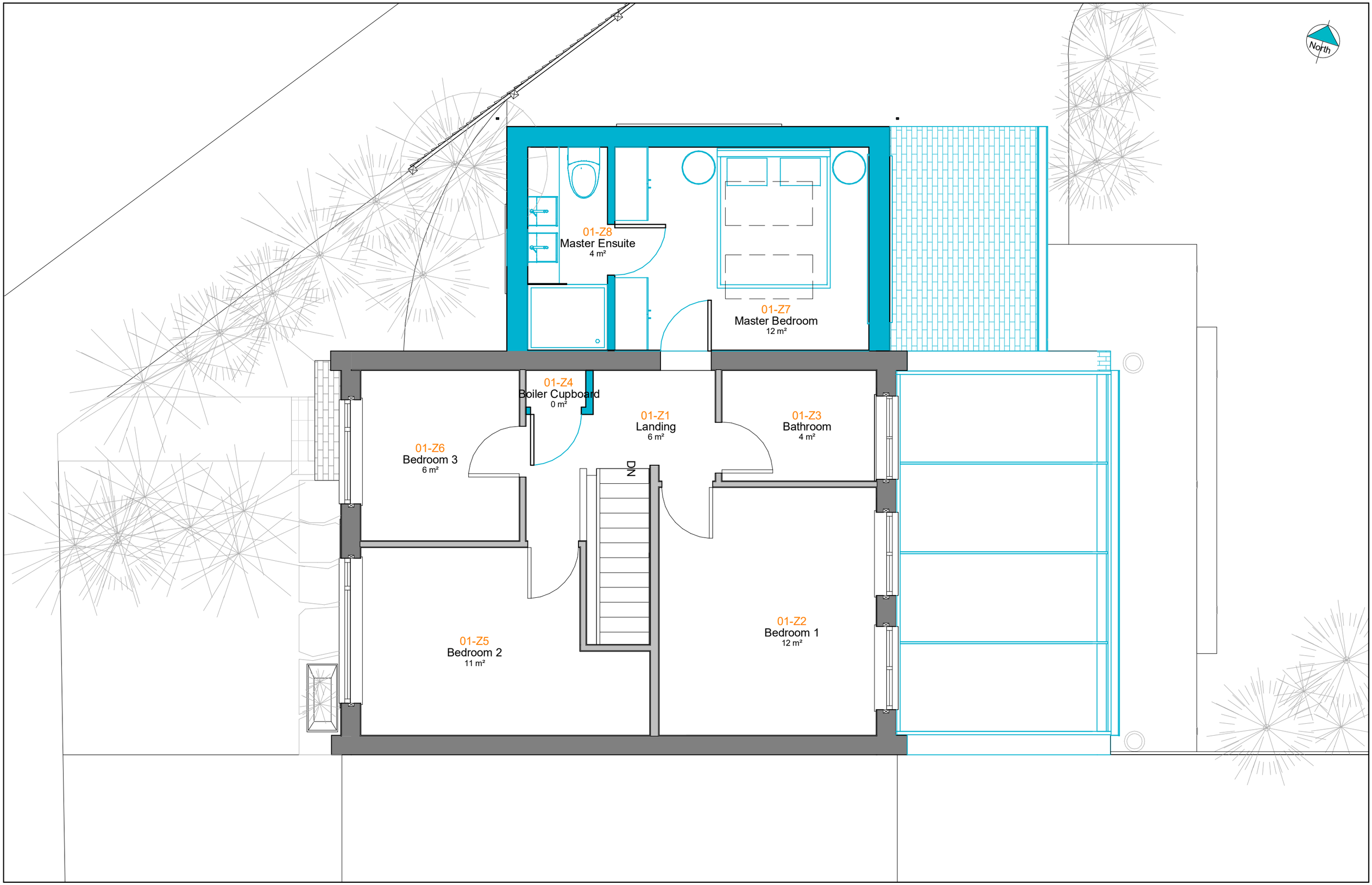


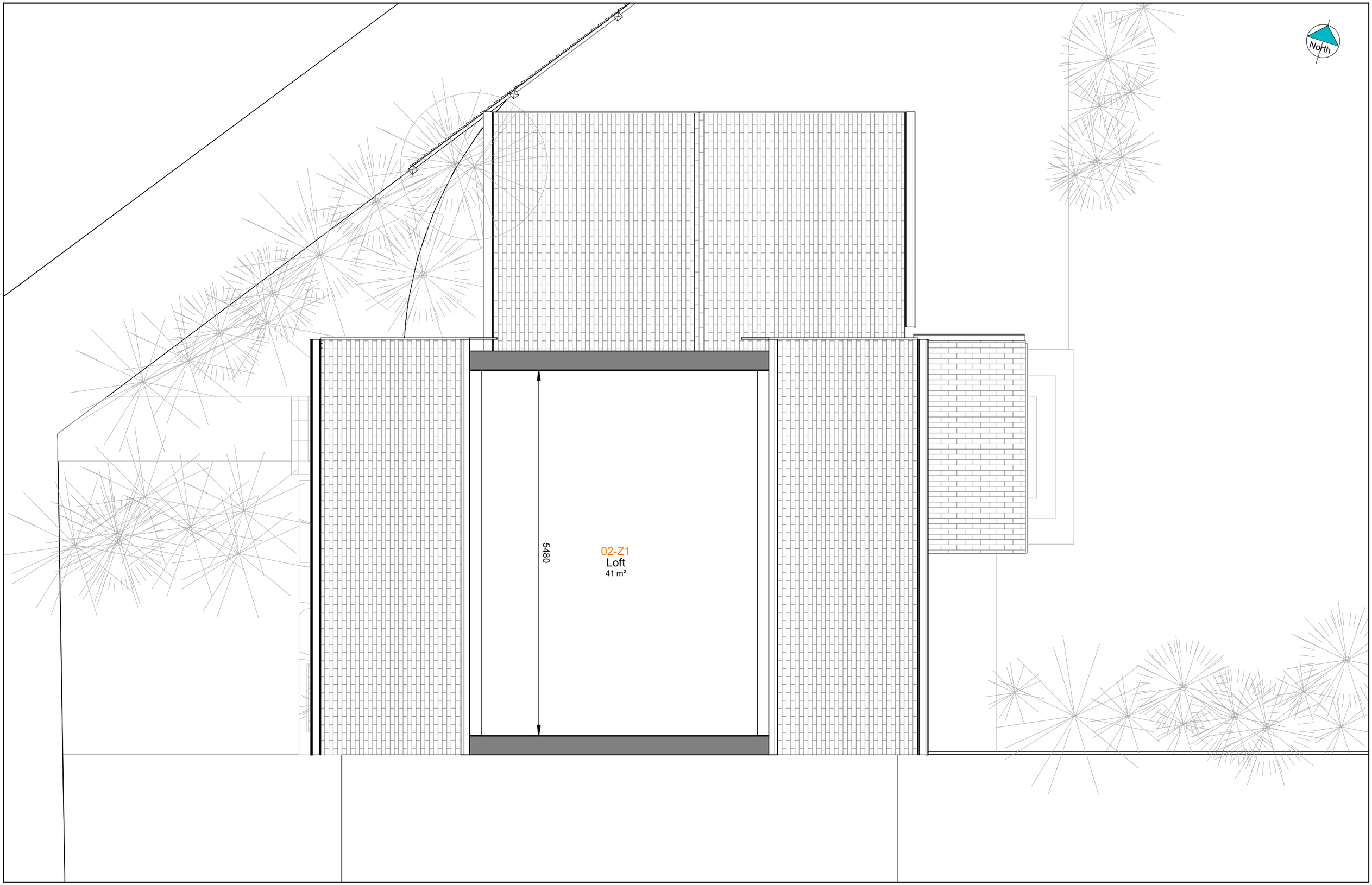
Proposed Site Plan - Scale 1:100


North
8233
2483
5192
1707
1275
9432
5480
1475
6060
3905
00-Z6
Gym
14 m²
00-Z5
W/C
2 m²
E
Gas
CCU
00-Z1
Front Hallway
7 m²
00-Z4
Conservatory
4 m²
00-Z3
Kitchen/Dining Room
18 m²
00-Z2
Living Room
17 m²
UP
4340
3260
1615
8342

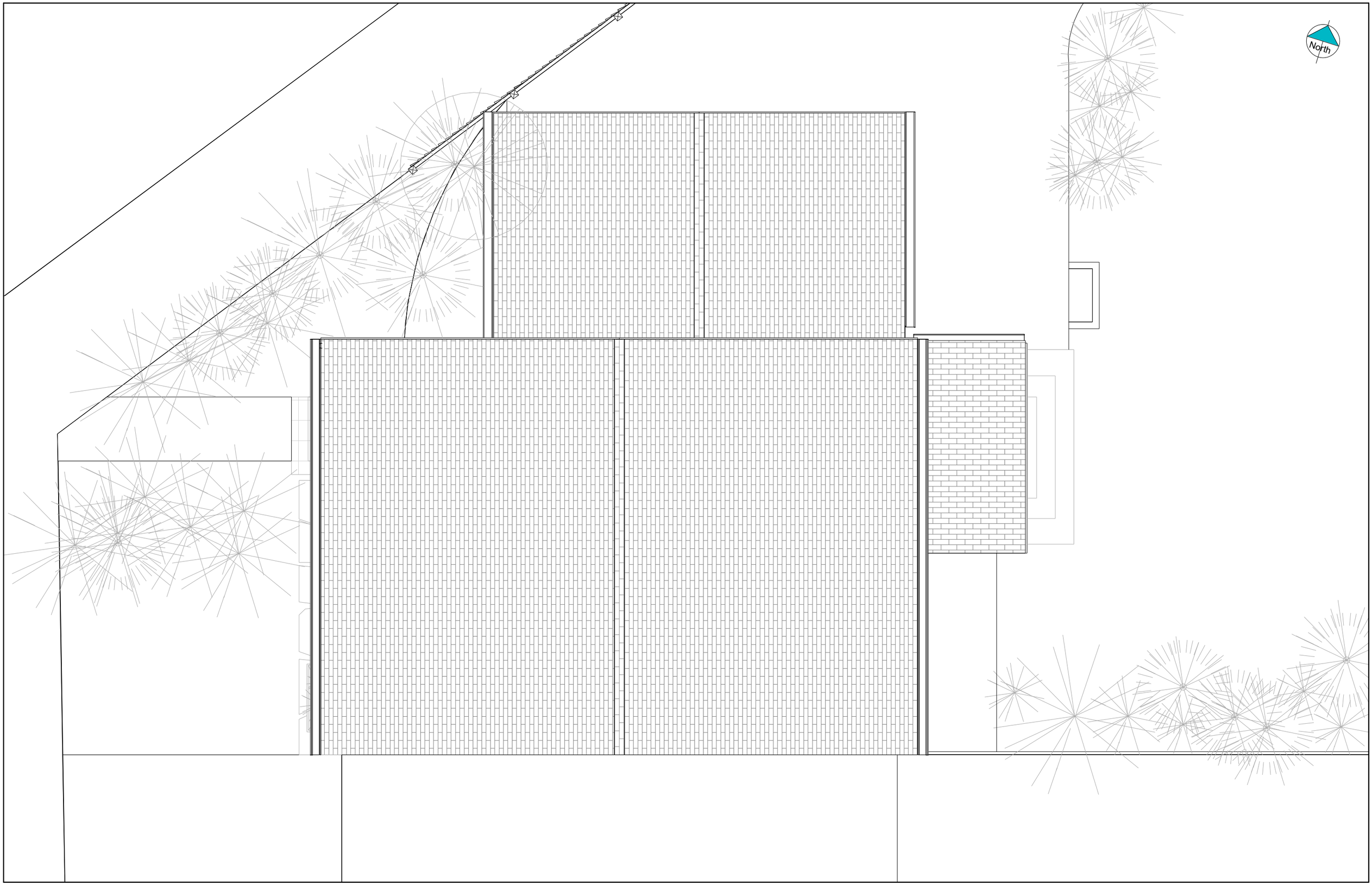

North
00-Z7
Gym
14 m²
00-Z8
Utility Room
6 m²
00-Z6
W/C
2 m²
00-Z1
Front Hallway
7 m²
00-Z3
Kitchen
19 m²
00-Z4
Dining Room
15 m²
00-Z2
Living Room
17 m²
Up


North
8345
2380
1552
1190
2318
3372
3082
2560
6060
2820
E
Gas
CCU
01-Z4
Boiler Cupboard
1 m²
01-Z3
Bathroom
4 m²
01-Z1
Landing
6 m²
01-Z6
Bedroom 3
6 m²
DN
01-Z5
Bedroom 2
11 m²
01-Z2
Bedroom 1
12 m²
3372
1660
6060
3720
4340
3260
8345


North
01-Z8
Master Ensuite
4 m²
01-Z7
Master Bedroom
12 m²
01-Z4
Boiler Cupboard
0 m²
01-Z1
Landing
6 m²
01-Z3
Bathroom
4 m²
01-Z6
Bedroom 3
6 m²
DN
01-Z5
Bedroom 2
11 m²
01-Z2
Bedroom 1
12 m²


North
5480
02-Z1
Loft
41 m²

Proposed Loft Floor Plan - Scale 1:50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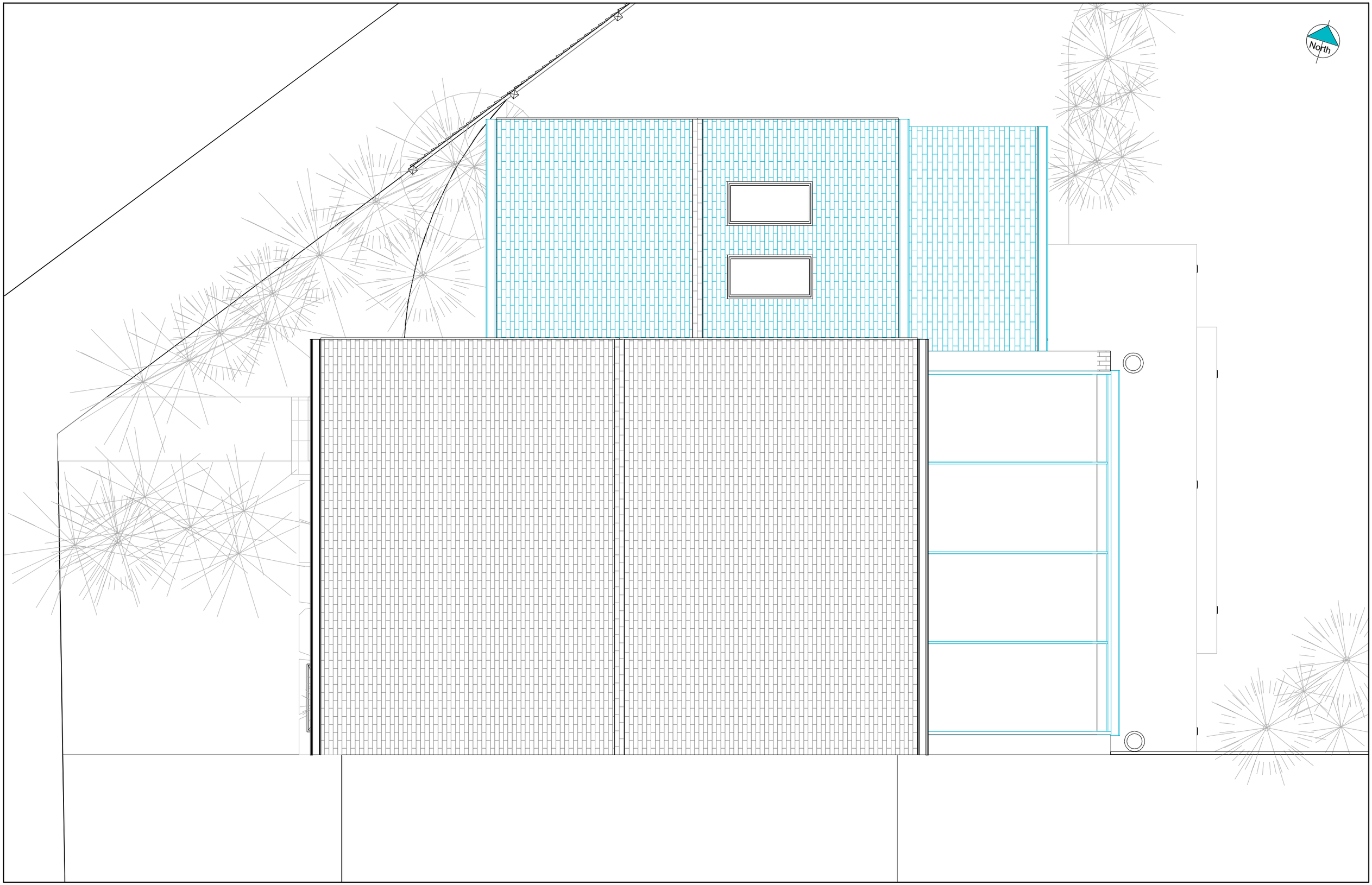
North

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