How to run the perfect project: Step-by-step guide to your home renovation from design, planning and style, to budget and timeline - how to get it right and avoid the common pitfalls.

Surrey Homebuilding & Renovating Show

Introduction

Todays Speaker: James Hood from Model Projects Ltd

Seven Steps to Success:

1. Creating a Brief
2. Undertaking a Feasibility Report
3. Your Project Checklist
4. Planning Overview
5. Identifying your Style
6. Controlling your Budget
7. Managing your Timeline

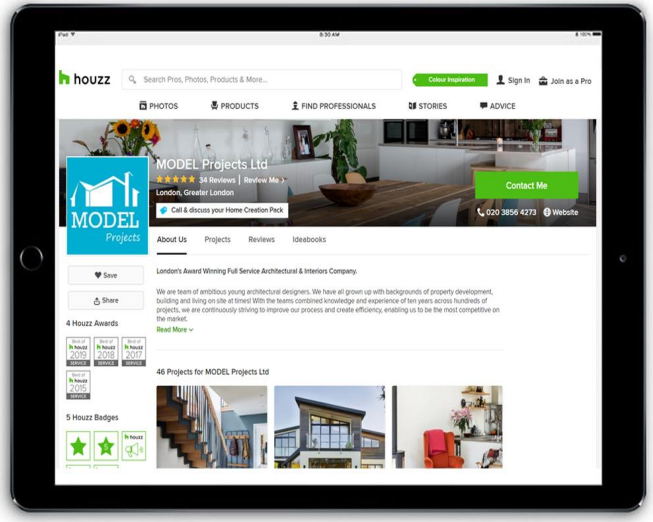
1. Creating a Brief

Outline Your Project:

- **Design**
- **Scope**
- **Budget**
- **Timeline**

1. Creating a Brief

Collect images from magazines and create online moodboards:

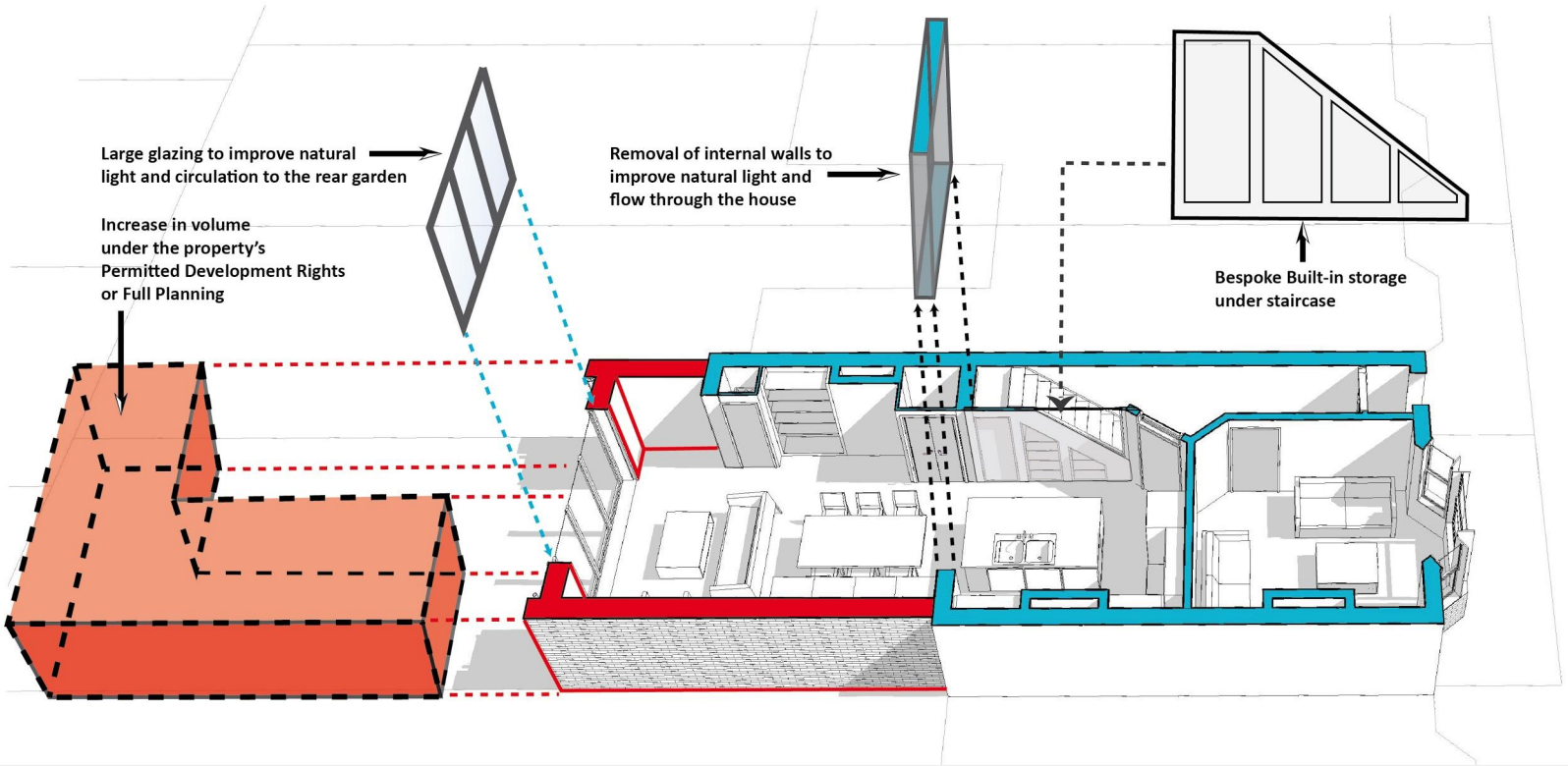


Pinterest houzz Homify

1. Creating a Brief

What is the main purpose of your project?

1. What additional space do you need?
2. Improve existing flow and natural light to the property?
3. Increase storage within your home?



2. Undertaking a Feasibility Report

Having identified your requirements during Step 1, it would be beneficial to discuss your project with a renovation professional within your home.

- Design
- Build Cost
- Timeline

The result should be an overview of the main elements of your project. An idea on the design and budget for the project.

3. Your Project Checklist

Your Checklist should include the following:

Planning Applications

- Full Planning Permission
- Lawful Development Certificate
- Listed Building Consent
- Flood Risk Assessment
- Ecology Surveys (Including Bat)
- Arborist Report (TPO's)
- Conditions, CODE, Lifetime homes

Party Wall

- Will the project affect an existing party wall (between you and your neighbour)
- Does the work include a new party wall to be erected between you and your neighbour?
- Is the proposed project within 3m of your neighbouring properties?

Utilities Applications

- Do you have a manhole/ public sewer which you will be building within 3m of?
- Does the project include the relocation of a gas or electric meter?
- Do any telephone lines, post boxes, street signs, etc. need to be relocated to allow for the design?

Engineer

- Proposed Sketch Scheme
- Specialist Foundations
- Retaining Wall
- Full set of Calculations
- Reviewed by building control
- Support while on site
- Integrated into your design ideas

Building Control

- Building Notice vs. Plan Check
- Full Plan Submission
- Ensure your project complies
- Key Stage Visit
- Building Control Reports
- Third independent party
- Completion Certificates

On Site Project Support

- Will you be living on site and managing the project day to day?
- Do you require external assistance?
- Have you had experience of a renovation project before?
- Contract management
- Timeline management

4. Planning Overview

Full Planning vs Permitted Development

Full Planning Application

- Local Authority local planning guidelines
- Neighbours are consulted
- Planners have an option to comment/ affect the proposed scheme

Permitted Development

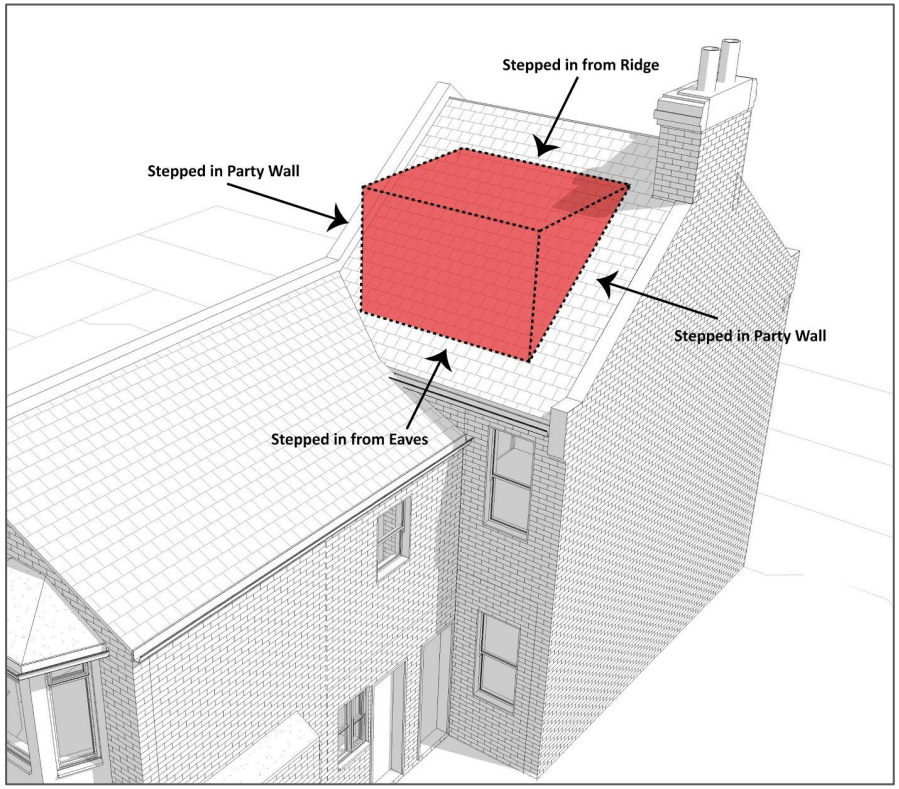
- Permitted Development is a national law
- Neighbours are not consulted
- Planners can only check that the proposed scheme meets the regulations

"By utilising the Permitted Development Rights already attached to your home you can bypass the conventional planning process. There are enormous benefits to this route such as bigger lofts and extensions, more extensive glazing and large out buildings, to name but a few."

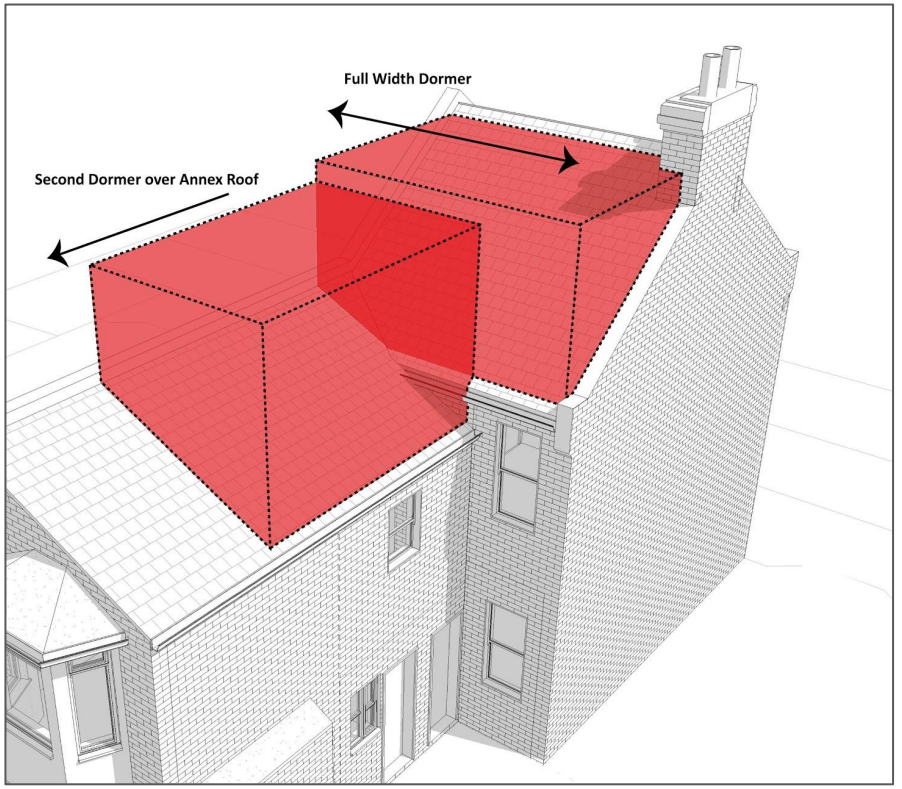
Full Planning vs Permitted Development

Example of the volume added to a loft conversion on a terrace house

Full Planning Application



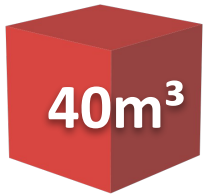
Permitted Development Application



4. Planning Overview

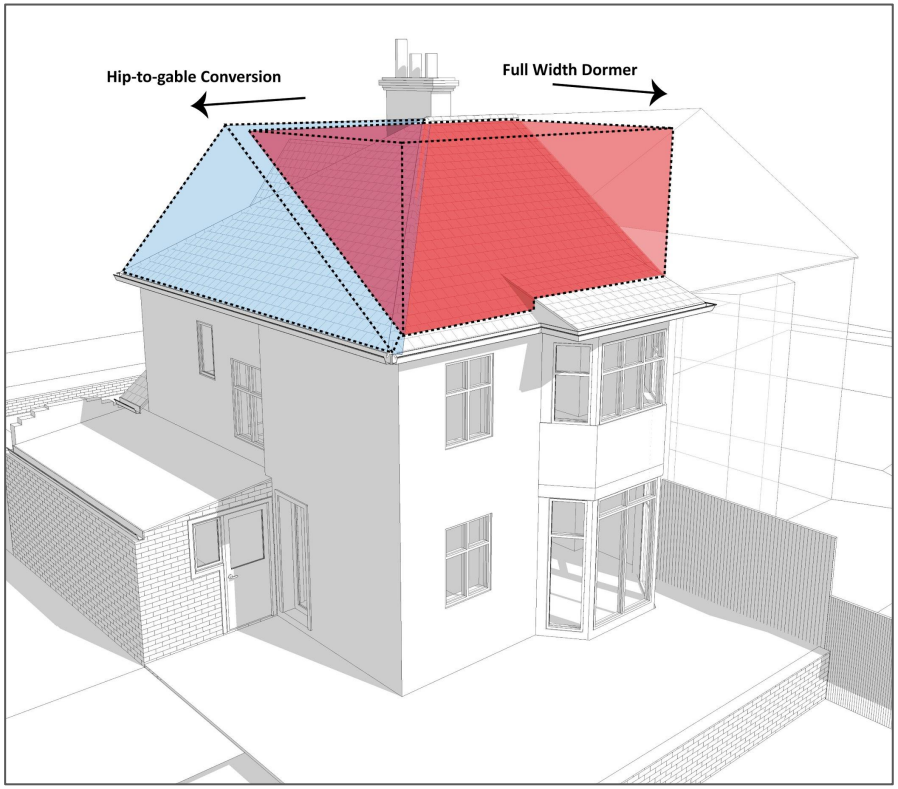
Permitted Development: Loft Conversion

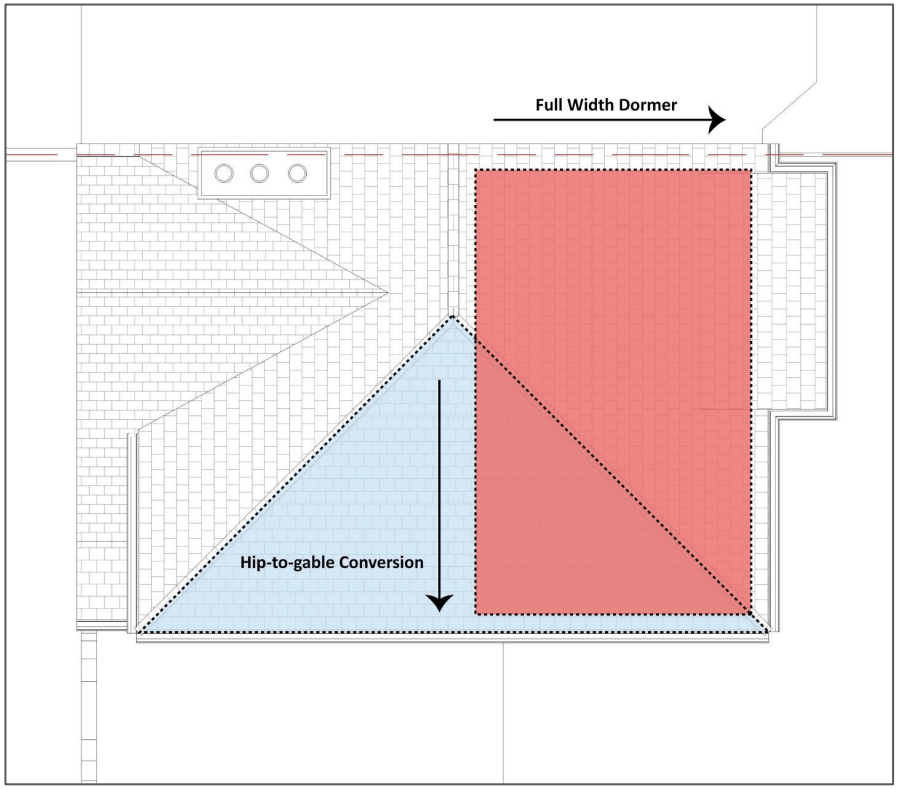
Volume Allowance for a Loft Conversion



Terrace Houses

Semi & Detached Houses



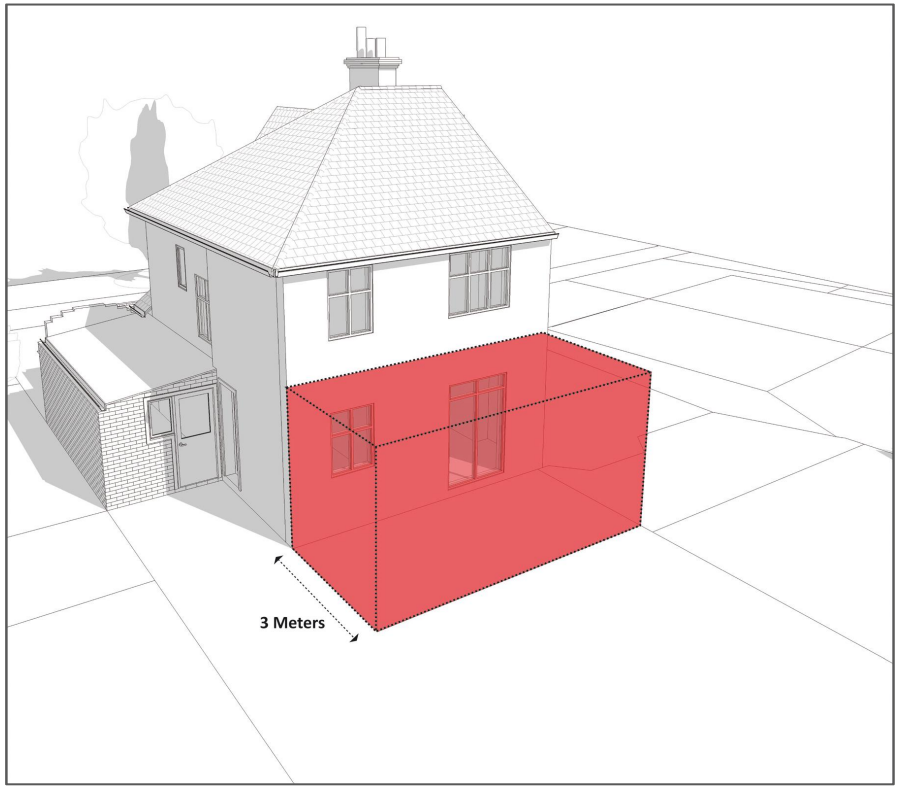


4. Planning Overview

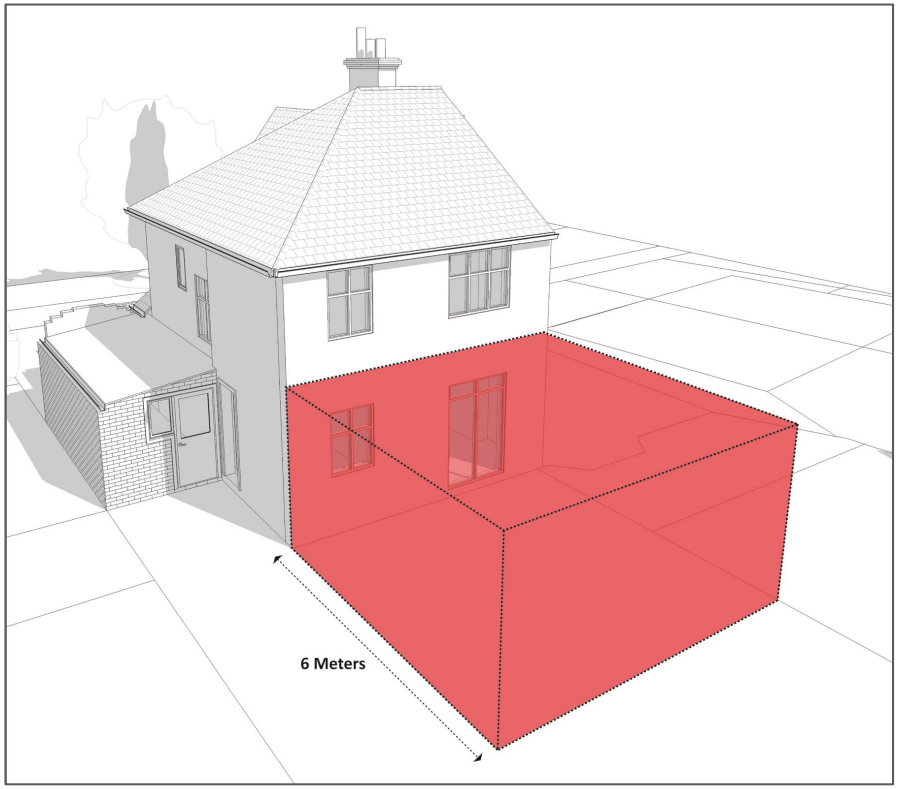
Permitted Development: Extended Rules beyond 2019 (Prior Notification)

- 6m back for single storey rear extension for Terraced and Semi detached houses
- 8m back for single storey rear extensions for Detached houses

OLD Permitted Development Rights



NEW Permitted Development Rights



4. Planning Overview

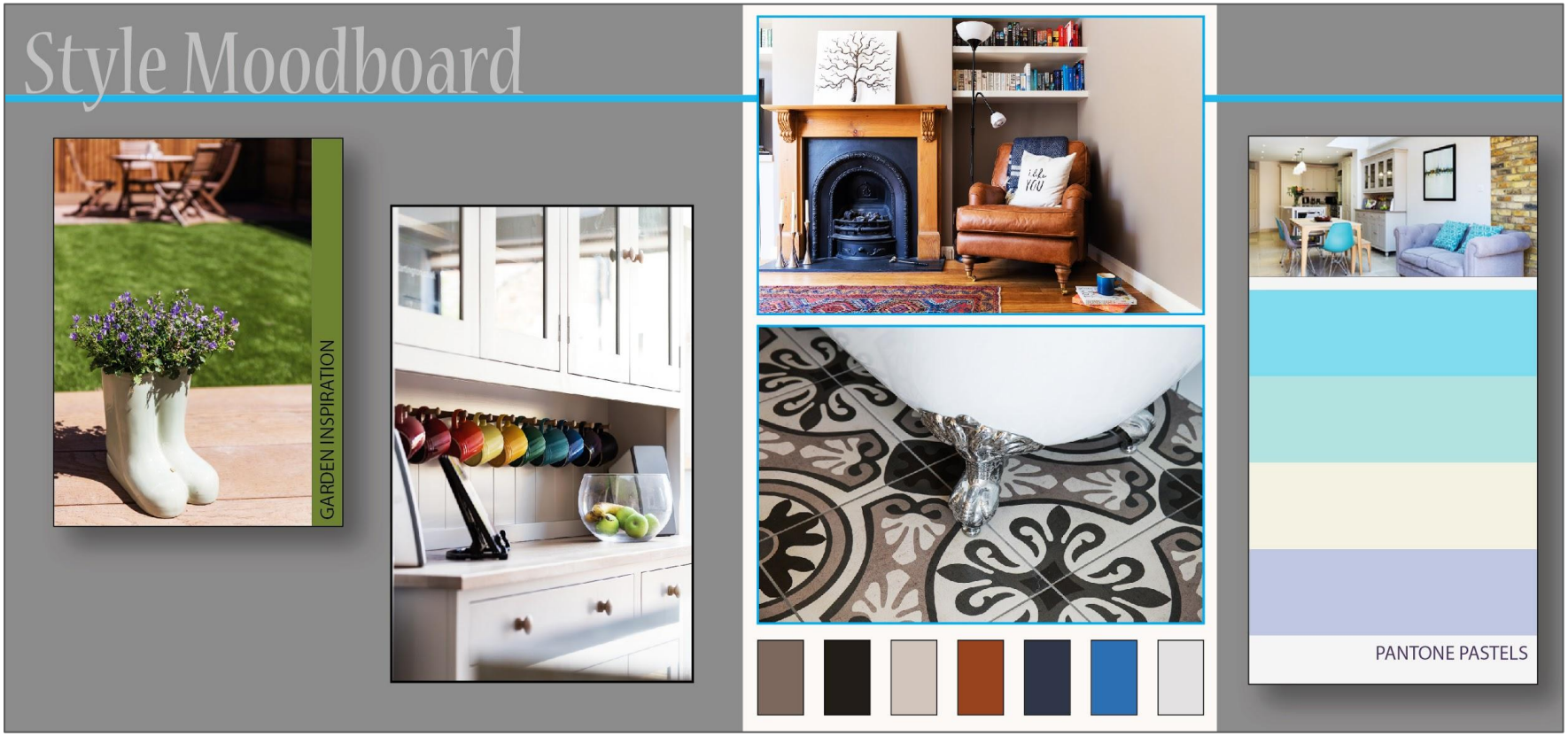
Permitted Development: Extended Rules beyond 2019 (Prior Notification)

A prior notification will notify your adjoining neighbours of the proposed works and allow neighbours 21 days in which to comment on the proposed extension. If a neighbouring resident objects to the proposed extension, we are required to consider the impact on any adjoining premises.

5. Identifying your Style

Amongst all of the complicated checklist requirements, the most important thing to remember is why you are undertaking the renovation project...

To make your property YOUR HOME



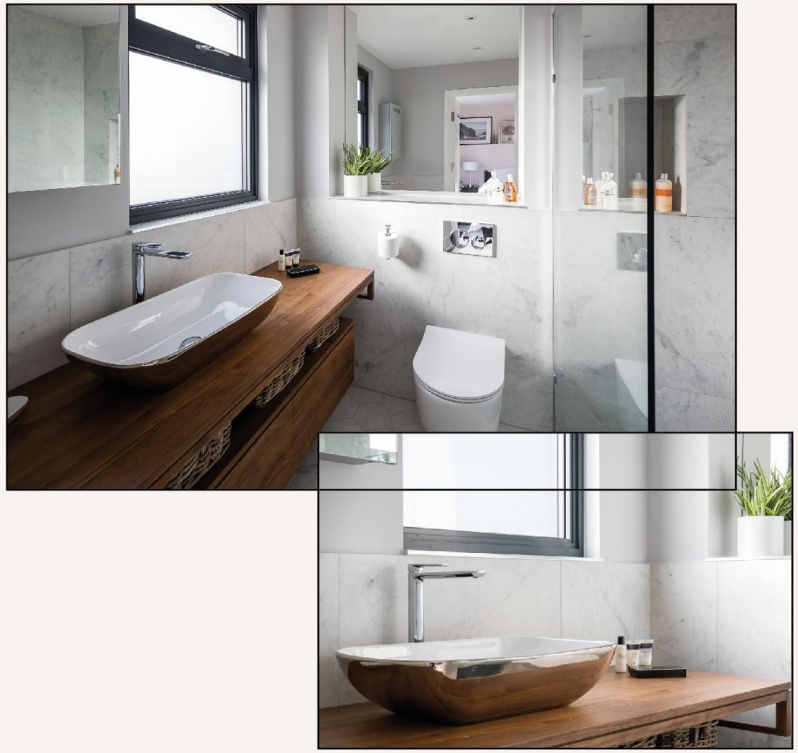
5. Identifying your Style

Selecting Kitchen Style

MODERN CONTEMPORARY KITCHEN

MODERN SHAKER KITCHEN

Selecting Bathroom Style

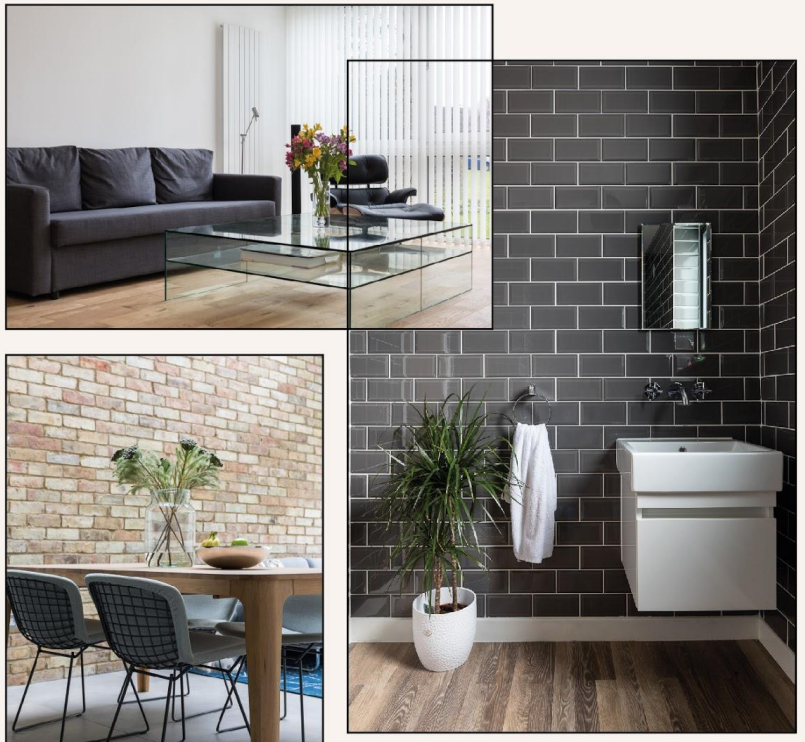


MODERN BATHROOM

TRADITIONAL BATHROOM

5. Identifying your Style

Selecting Finishes & Lighting



FINISHES STYLE

LIGHTING STYLE

6. Controlling your Budget

There are elements you can control on your budget - the aim is to focus on these.

Project Preparation

- Overheads
- Scaffolding
- Parking Permits
- Portaloos
- Accommodation
- Skip Hire

Construction

- Floors
- Wall (Type)
- Roof Construction
- Beams
- Lintels
- Insulation

Core Services

- Boiler
- Megaflow
- Underfloor Heating
- Electric consumer unit
- Gas meter
- Gutters
- Drains

Building Envelope

- Windows
- Doors
- Roof Lights
- Wall Claddings
- Roof Claddings

Room Logs

- Kitchens
- Sanitary Ware
- Flooring
- Wall Finish
- Lighting

Garden Log

- Decking
- Fencing
- Planting
- Features
- Seating

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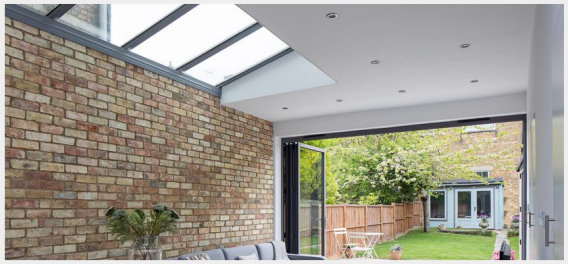

Room Logs

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- Sanitary Ware
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Garden Log

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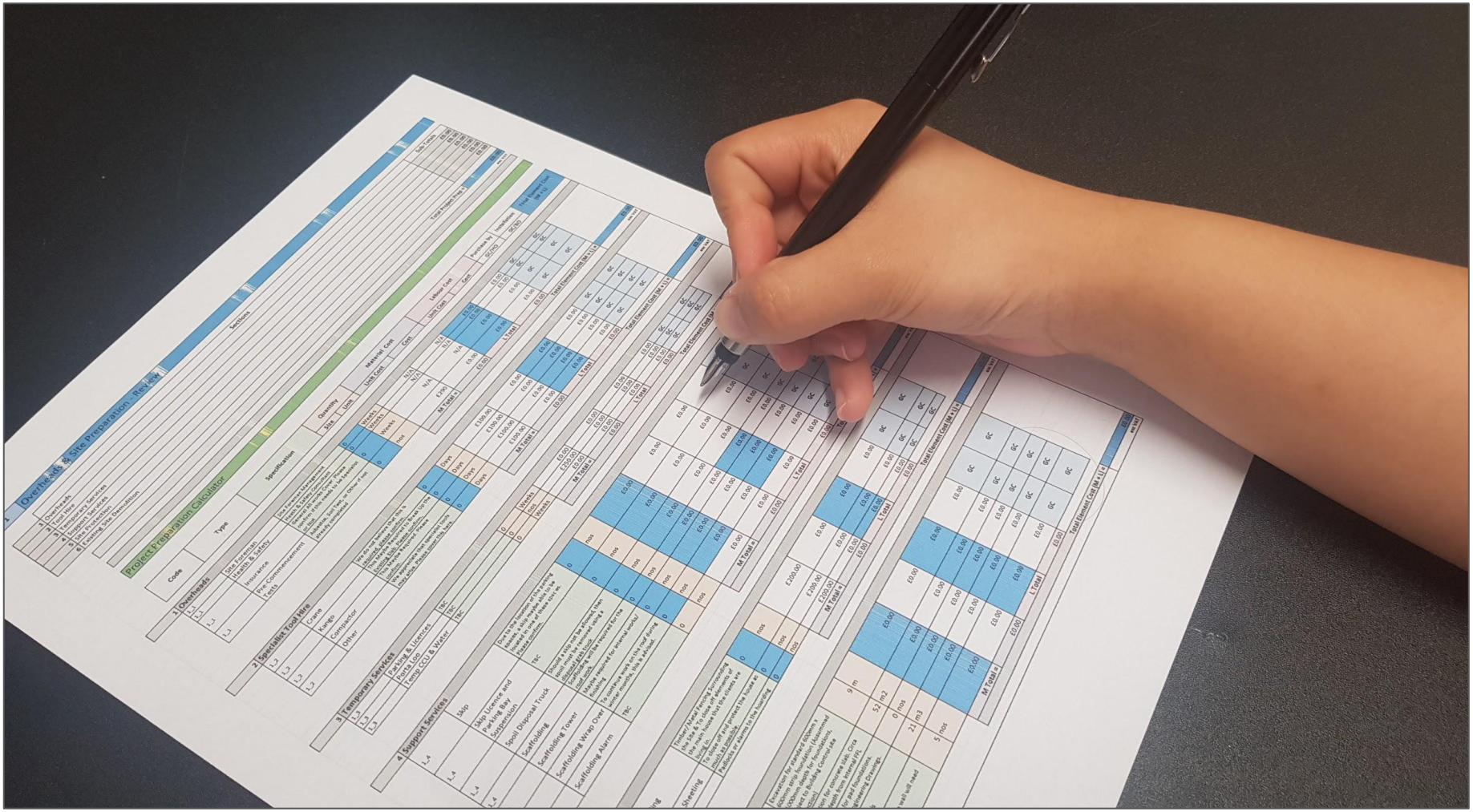
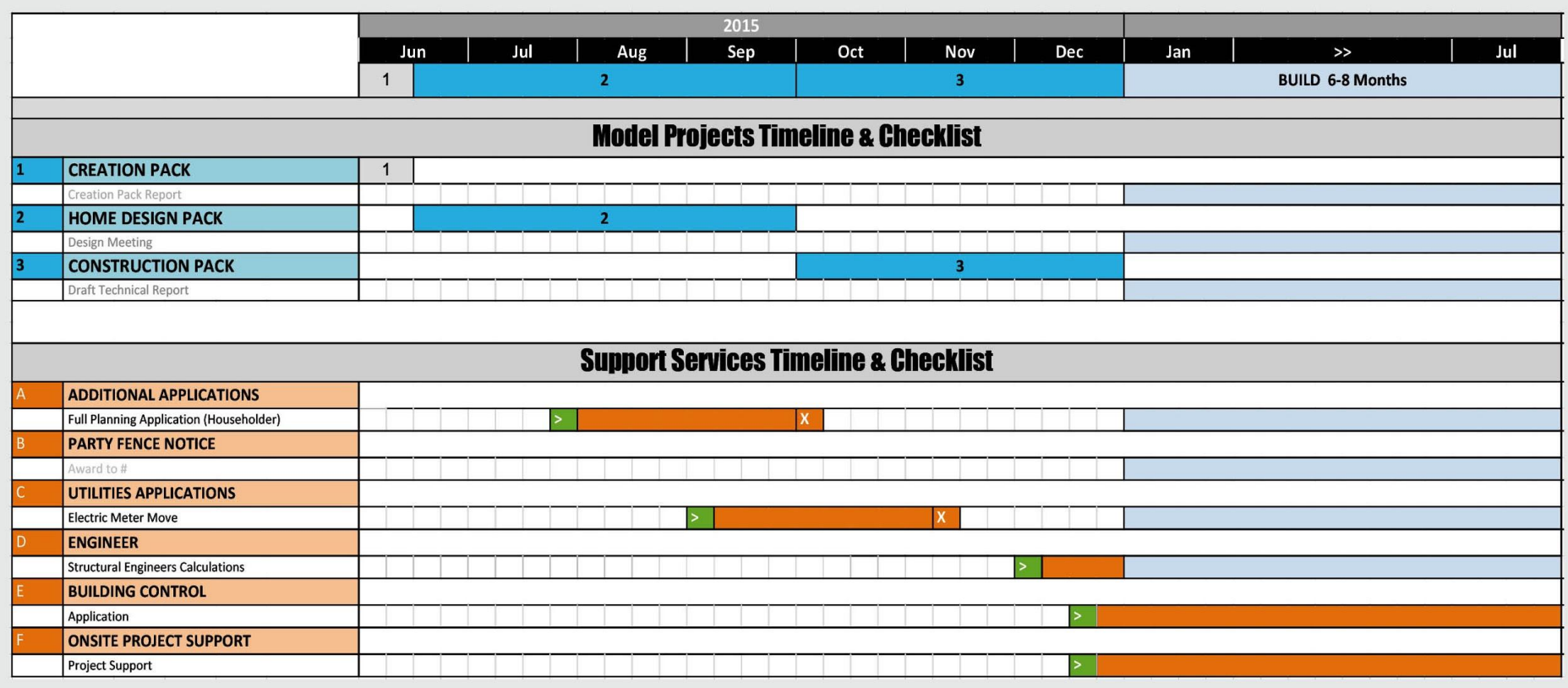
6. Controlling your Budget

Working towards a detailed specification and bill of quantities for tender.



7. Managing your Timeline

There are some key factors to take into account with timeline management:



Before and After

Before

Before and After

Before and After

Before

Before and After

After

Before and After

Before

Before and After

Recap

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Questions?

Please visit the MODEL Projects team @ stand S875

Stage 1: Project Creation Pack

Stage 2: Home Design Pack

Stage 3: Construction Pack

We offer a complete and fully managed architectural design solution for your home renovation, or new build project.