AW133 DOC 01: MEETING NOTES - INITIAL CONSULTATION 13.01.12

Property description and design brief

- 4-bed detached 2000s. TMBC. Assumed not Listed or in Conservation Area.
- Job detail: Rear kitchen extension and possible loft conversion
- Planning Consent for 3.1x5.5m rear extension was achieved by G D Architects 17.08.05. This lapsed in 2010. Full Plans Building Regs Approval achieved. Approval appears to be for rear extension only and not loft.

Design proposals – see drawings

SCHEME A1 - As drawn 2005, 5.5X3.1m extension, 17m²: L shaped kitchen. Worktop could be extended to form 'U' shape with breakfast bar serving dining table

SCHEME A2 – 5.5X3.1m extension: A straight run of deep worktop 750/800mm wide rather than the standard 600mm. New rear wall is fully glazed with no kitchen units against giving space for large 8-person table.

SCHEME A3 – 5.5X3.1m extension: Kitchen comprising a long run of standard 600mm wide worktop and a separate island/breakfast bar 900/1200 wide. Smaller 4/6 person table

SCHEME B – 6.2X3.1m extension: Kitchen layout as A3 but extension widened by c600mm (dining room doors/window would be reduced by same amount) providing more space between breakfast bar and worktop

SCHEME C1 – 8.4x3.1m extension: Maximal width extension providing space for 8-10 person table, breakfast bar and settee space. Dining room could be library/reading room. This scheme provides a circulation route linking extg dining room, kitchen and new extension. Approx 26m²

SCHEME C2 : As above but new side walls set in 200-300mm reducing extension width to 7.8-8.0m. Visually/aesthetically this solution is better as the extension will appear appropriately subservient in relation to the main house. Approx 24m²

LOFT CONVERSION:

- AW advised that the loft could be converted to provide a habitable central area with sufficient head room. This would though entail substantial structural alteration including new, deeper floor joists, and alteration or complete replacement of the existing roof structure. Some companies specialise in converting modern roofs with trussed rafters eg http://www.trussloft.co.uk/. All of the doors to habitable rooms throughout the house would need to be replaced with fire doors. The stringent Building Regulations implications which can include the following:

– Providing a 'fire-sterile', fire-resisting stair enclosure/escape route from the loft to the final exit with new fire doors to all habitable rooms
– Strengthening (and deepening) the loft floor + providing with required fire + sound resistance
– Meeting standards for passage of sound within and between dwellings
– Insulating and ventilating the roof to current requirements
– Upgrading existing floors and stairs to provide compartmental fire resistance required
– Installing a mains-powered fire system throughout.
– Providing a new 42° pitch staircase compliant with Part K

- AW suggested obtaining quotes from loft conversion companies to gain an idea of cost etc – but advised that a garage conversion would be a more usable option as an extra bedroom

POSSIBLE GARAGE CONVERSION

- AW suggested that converting the garage with a link space containing an E/S etc with new access via dining room would probably be a better option than loft conversion for creating extra bedroom or space which could be easily accessed

Cost

- 17m² extension = approx £24K + cost creating new structural opening + fit-out
- 24m² extension = approx £33.5K + cost creating new structural opening + fit-out
- AW advised that a rough cost estimate for an extension, based on residential build costs, including basic decoration and finishes is typically £1300-1500 per m² inc. VAT.

- Structural work eg installing new steel beams where load-bearing walls are removed is generally the most expensive element.
- Refurbishment costs: Alterations made to the extg building are generally at a lower m² rate. This work is more accurately estimated by costing each item separately, rather than estimating based on area.
- Clients direct purchases such as kitchens, furniture, floor finishes, lighting etc should be separately costed & added to build costs to calculate overall project sum
- Fees can include the following:

– Architects fees, structural engineers fees, land/building surveyor's fees
– Local authority fees - Planning Application and Building Regulations fees
– SAP Assessor fees

- It may be prudent to obtain estate agents valuations for the house as existing and as proposed to assess if the build costs will be recovered on resale

Statutory Applications

Planning Approval: There are 2 options available given the lapsed consent.

- 1: Make an *Application for a New Planning Permission to replace an Extant Planning Permission, in Order to Extend the Time Limit for Implementation* or
- 2: Apply to TMBC for a Lawful Development Certificate based on Permitted Development Rights (check with LPA that these are available on the property beforehand)
- The General Permitted Development Order 2008, effective 01.10.08, allows certain extensions and alterations without the need to apply for planning consent. Under Class A, '*The Enlargement, improvement or other alteration of a dwelling house*', including a rear extension of up to 4m depth for detached houses, and 3m for semi-detached and terrace houses. Max. height of single-storey **rear extension** to be 4m. Maximum eaves height of an extension within 2m of the boundary to be 3m. **Side extensions** to be single storey with maximum height of four metres and width no more than half that of the original house. P.D. allowances are subject to various and complex conditions including limits on eaves height, distance to rear boundary, percentage of plot used up, materials etc, all of which require careful consideration in relation to the particular case, and confirmation with the Local Planning Authority. These allowances apply to the "original house" – ie the house as it was first built or as it stood on 1 July 1948 if it was built before that date. Extensions to the original house may have fully or partly used up these Permitted Development allowances.

Building Regulations Approval:

- Resubmit a Full Plans with extg dwgs amended if required to meet current standards *or*
- Builder will apply for an 'On Site Approval' just before work starts and liaise verbally with TMBC Building Officer

Building Regulations and construction

- The proposed works will require Building Regulations Approval. Making a 'Full Plans' application using fully detailed construction drawings prepared before the work starts, rather than undertaking the works using a 'Building Notice' is the best option. The Full Plans method reduces the risk of doing work which may, on inspection by the local authority, need to be altered to meet the regs. See Planning Portal - Building Regulations for more details.
- Parts of the Building Regulations which the proposals may need to comply with include design of structure, fire safety, resistance to passage of sound, ventilation, drainage, conservation of fuel & power, access to and use of buildings, glazing design for safety, electrical safety etc
- **PART A: STRUCTURE** will require that a structural engineer is appointed to design any new beams and elements of structure and advise on structural issues as a whole.
- **Part L1B: Conservation of fuel and power in existing dwellings** is based on reducing CO2 emissions and effectively restricts the amount of glazing, doors and windows for proposed EXTENSIONS to '25% of the floor area *plus* the area of any windows or doors which, as a result of the extension works, no longer exist or are no longer exposed'. This is because glass is a poor insulator and lets out more heat than eg insulated cavity walling. In order to exceed this 25% limit, SAP calculations provided by a specialist of the proposed building's energy performance may need to be submitted to Building Control to prove that the proposals can comply with the regulations. The calculations may show that compensatory insulation is needed to be added

elsewhere, either in the extension itself or in the existing house, or eg the boiler/heating system needs to be changed to be more efficient.

Underground drainage and services

- DRAINAGE TO INVESTIGATED FURTHER – MAY AFFECT PROJECT FEASIBILITY
- Underground services such as foul and surface water drains, gas pipes, electricity cables etc may be present on the site and might affect the feasibility of the proposals.
- It is possible in certain circumstances to build extensions near to or over shared private or public drains, subject to conditions and restrictions. Building over a public sewer may require a sewer diversion, a 'building over' agreement or specially designed reinforced foundations before the development can proceed.