



Initial Design Appraisal

Your Address

FOR DISCUSSION with You

Site Analysis



My Wycombe mapping



My Wycombe mapping

The site is located in Your Town, within Buckinghamshire Council- Wycombe District.

The property is not within a flood zone or any other designated area, however, it does border Green Belt (policy ref CP8 DM42 DM43) and the Chilterns Area of Outstanding Natural Beauty (policy ref DM30).

A public footpath is immediately to the west and north of the property.

From reviewing other Planning applications, it would appear that the Permitted Development rights are intact and that no article 4 directives apply.

On checking with Wycombe District, they declined to provide confirmation and advised that PD rights would be reviewed on application submission.

A biodiversity checklist will need to be submitted with the Planning application - which might then necessitate an ecologists assessment and report due to the roof being converted, as well as tree and hedgerow removal. KBA have e-mailed the Bucks ecologist to query this. Biodiversity Net Gain might also apply.

A public sewer runs behind the property, with a significant difference in levels between the upstream manhole.

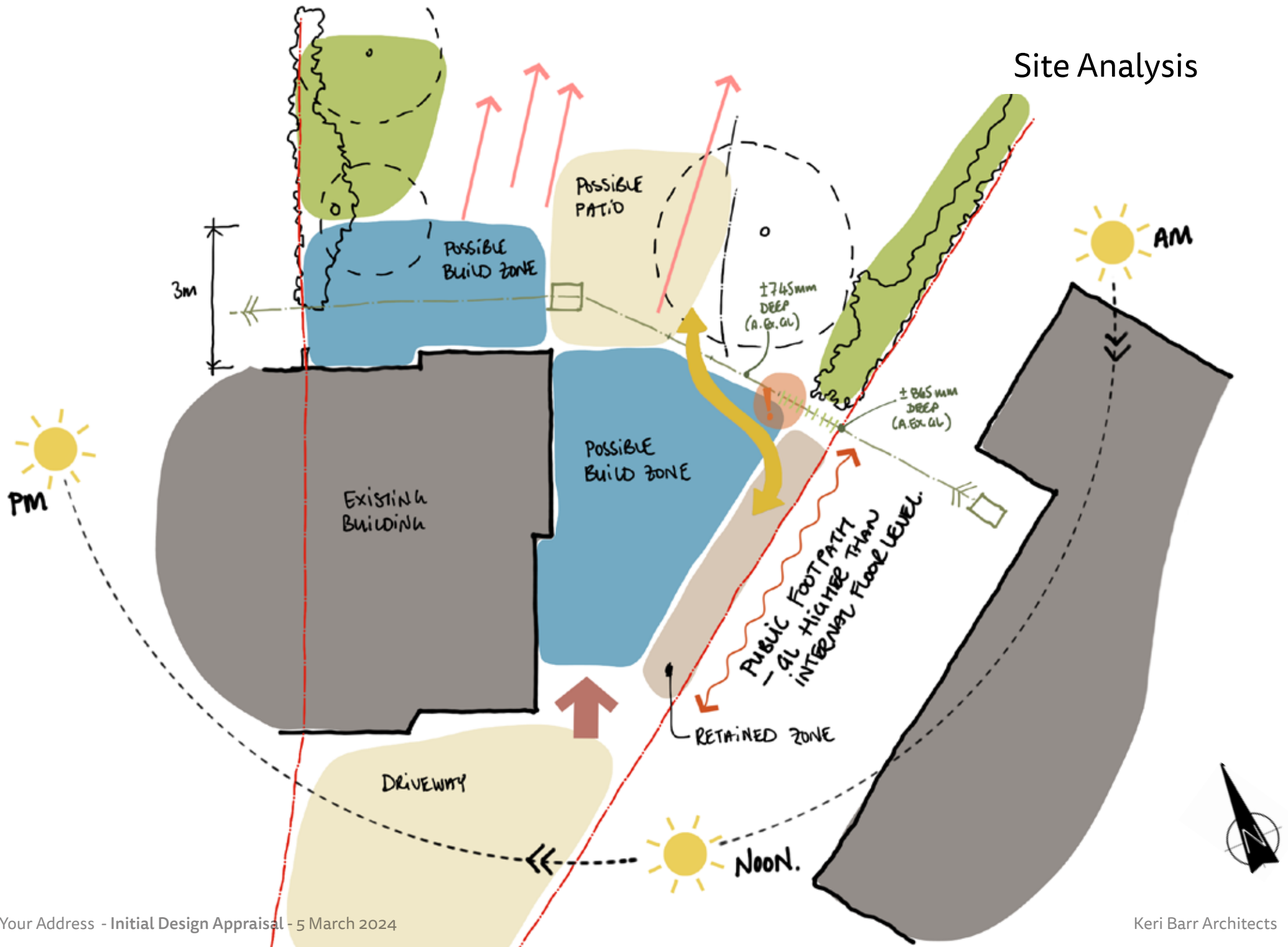


Street view

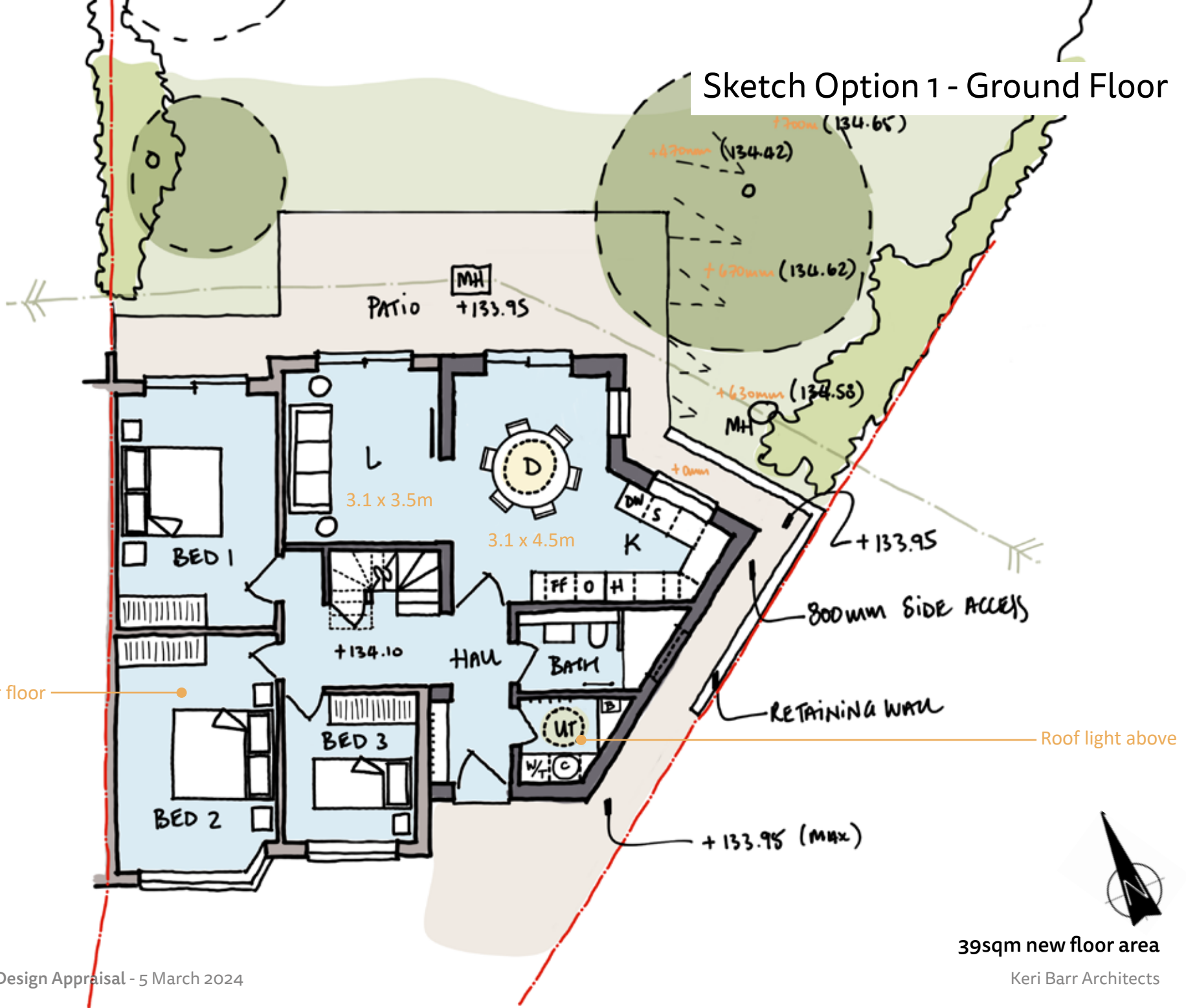


Rear view

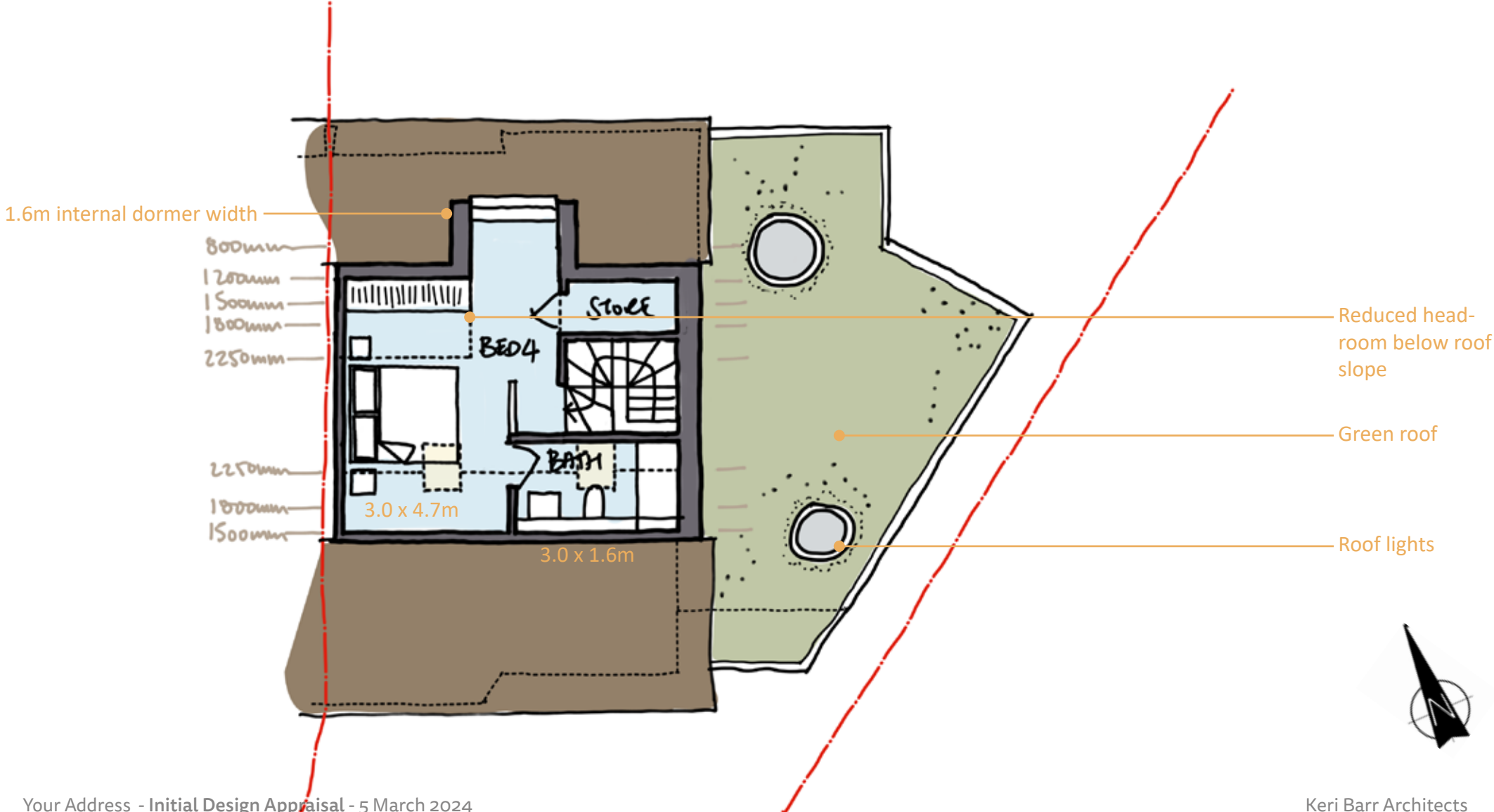
Site Analysis



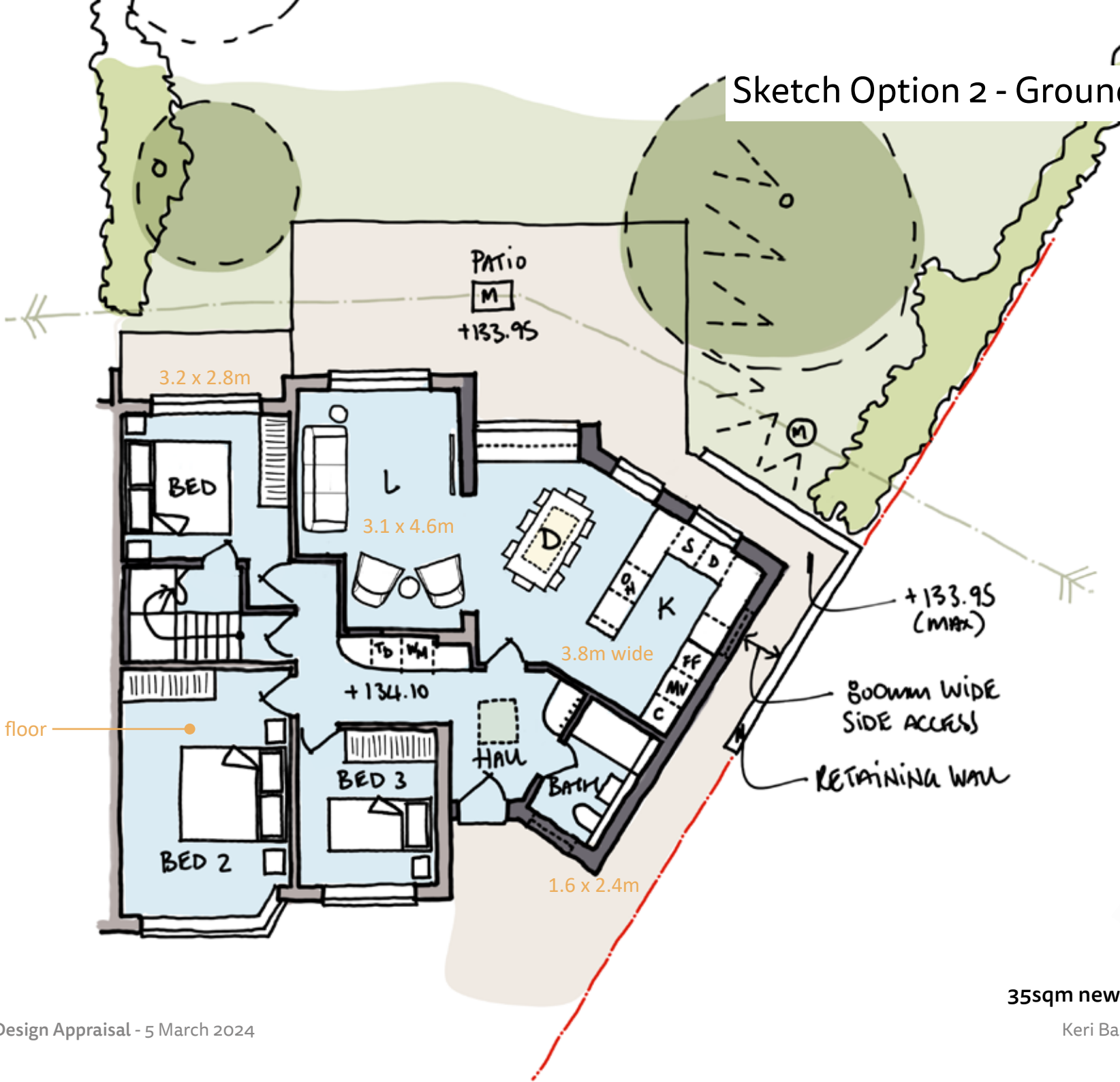
Sketch Option 1 - Ground Floor



Sketch Option 1 - First Floor



Sketch Option 2 - Ground Floor

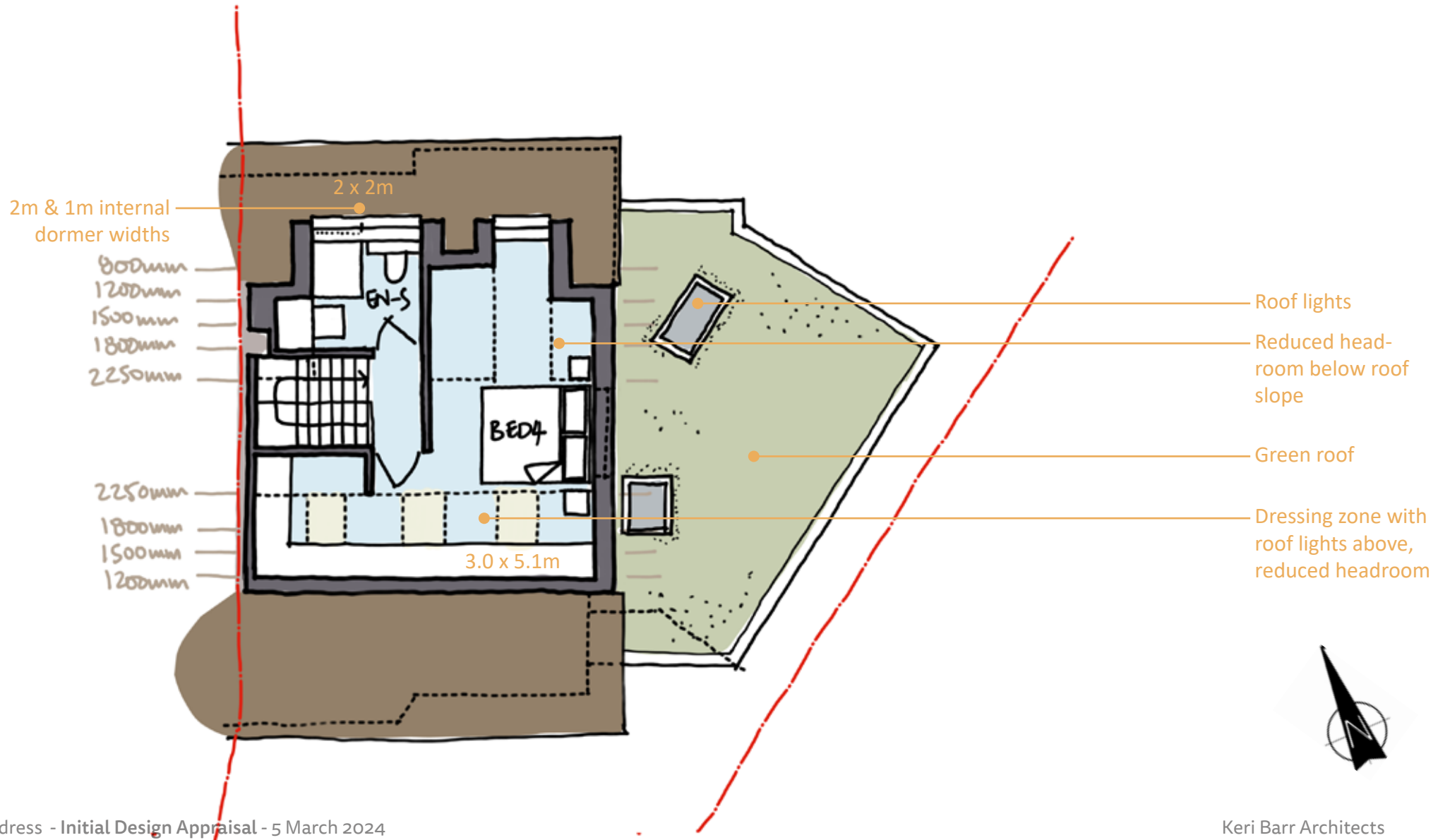


35sqm new floor area

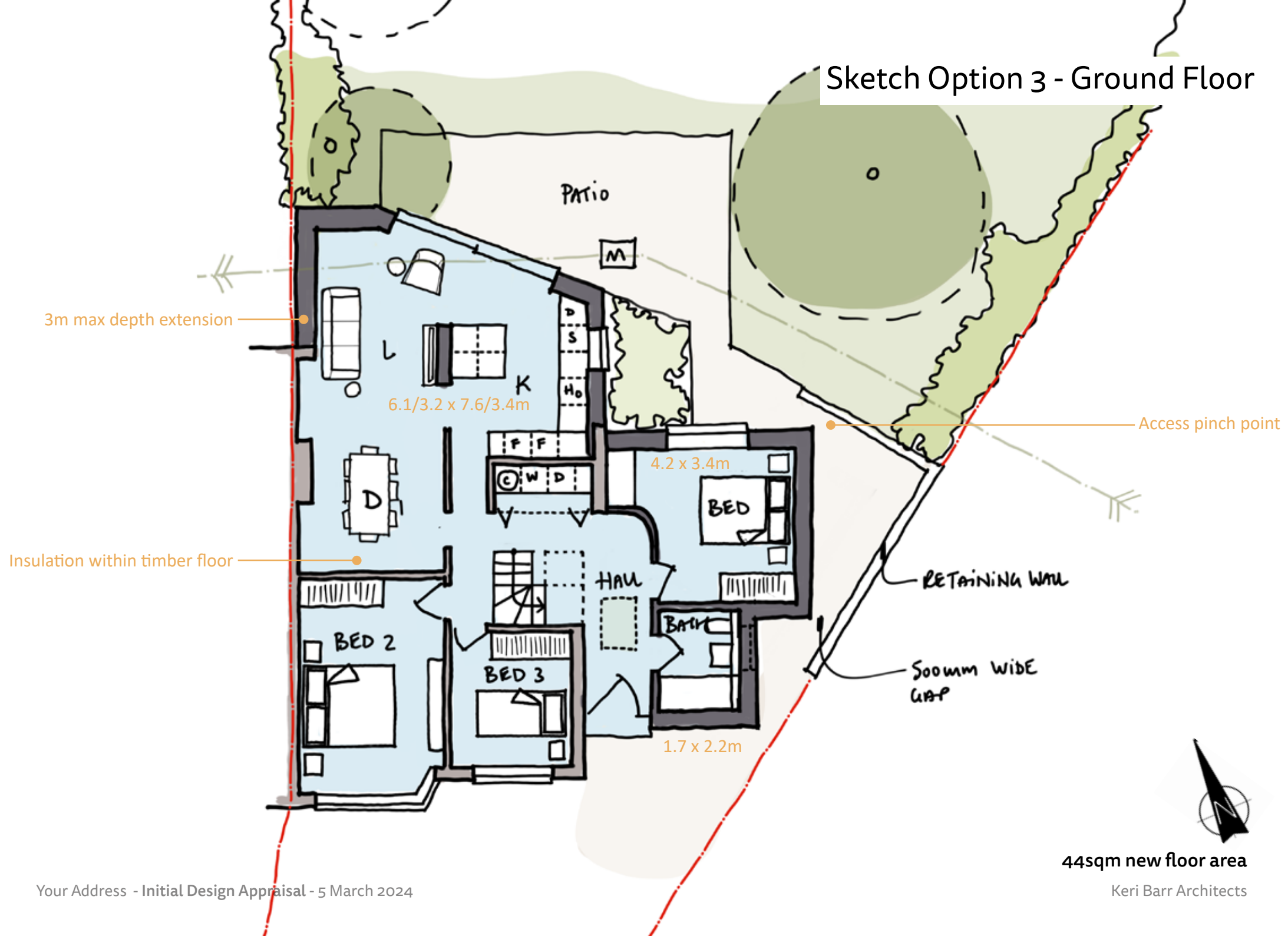
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Sketch Option 2 - First Floor



Sketch Option 3 - Ground Floor



3m max depth extension

6.1/3.2 x 7.6/3.4m

4.2 x 3.4m

Insulation within timber floor

Access pinch point

RETAINING WALL

500mm wide GAP

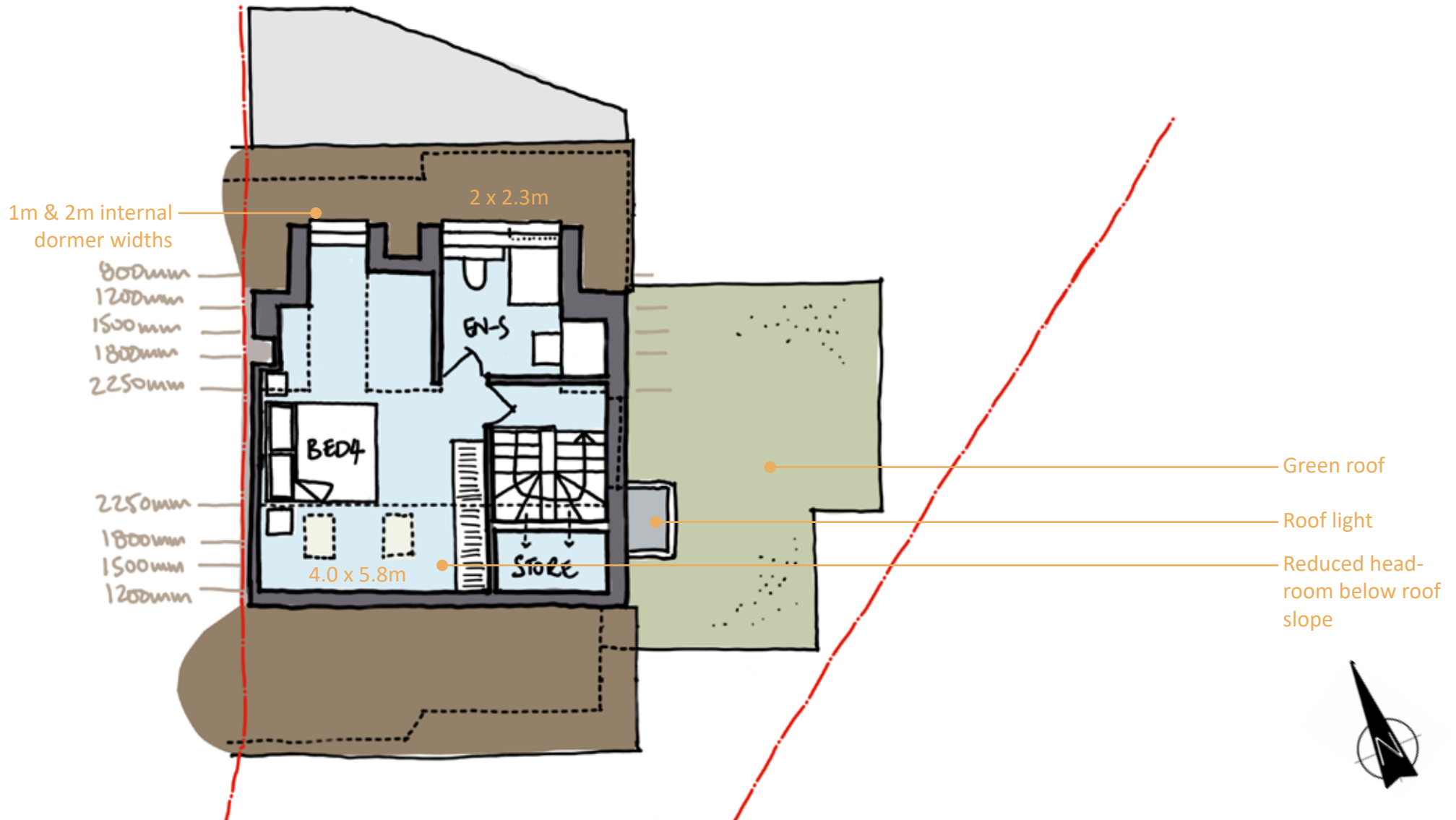
1.7 x 2.2m



44sqm new floor area

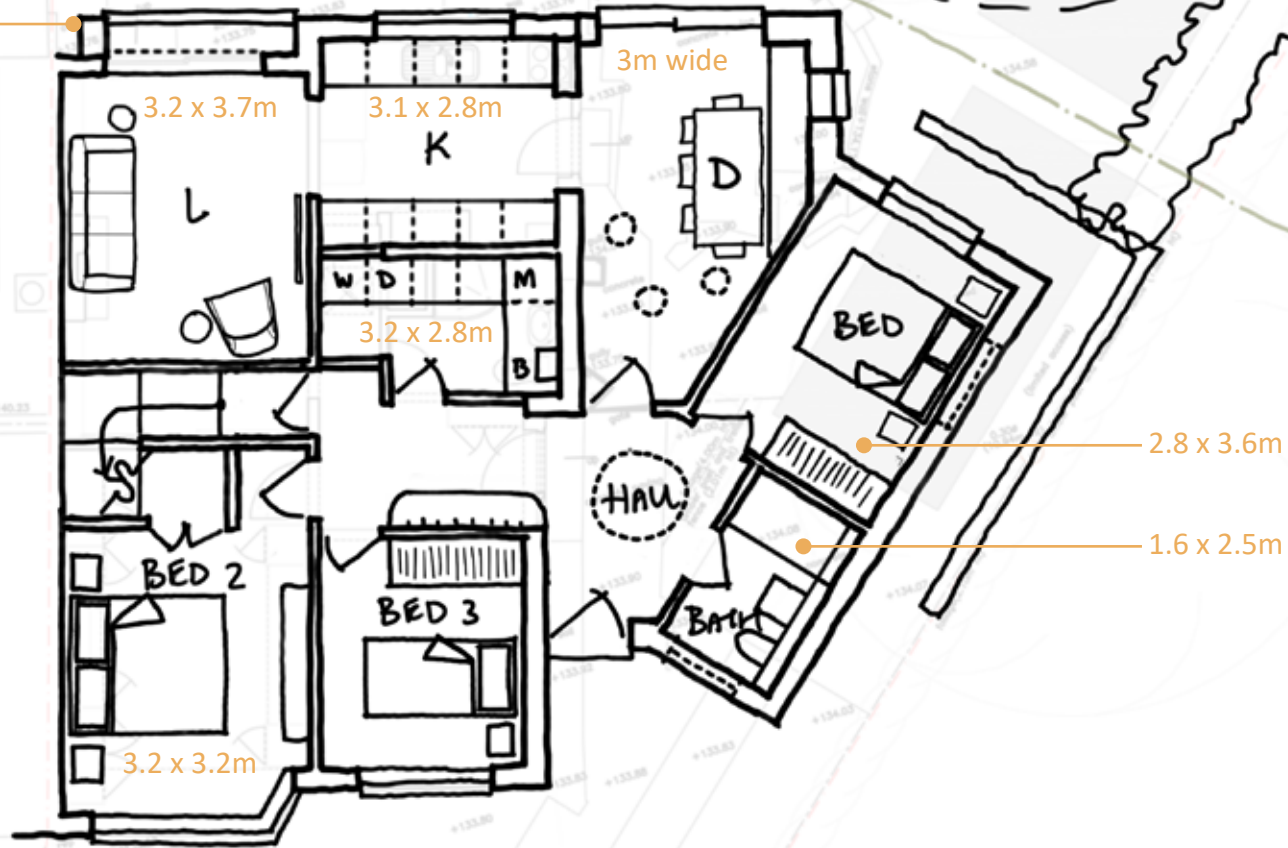
Keri Barr Architects

Sketch Option 3 - First Floor



Sketch Option 4 - Ground Floor

Possible extension to create window seat



40sqm new floor area

Keri Barr Architects

Preliminary Construction Cost

This is very indicative cost information based on Option 1, excl VAT.

As we're sure that you're aware, construction prices are very much in flux- in light of this, we would encourage you to ensure that you allow for a contingency of approx. 20% in your budget. Alternatively, a Quantity Surveyor would be able to provide a more accurate preliminary cost- as this is their specialism.

The table to the right is our opinion of estimated costs. The donut chart below is an opinion of costs from Build Partner. Note that the Build Partner figures do not include contingency, retaining wall or other hard landscape.

Extensions and Alterations

New ground floor: 39m² @ £ 3,200/m² = approx £124,800

New first floor: 0m² @ £ 0/m² = approx £80,000

Sub-total = approx £204,800

Contingency @ 20% of the above sub-total = approx £40,960

Insulating existing floor = approx £20,000

Green roof: = approx £8,000

Kitchen: = approx £25,000

2no. Bathrooms & Utility: = approx £30,000

Retaining wall = approx £10,000

Hard landscape = approx £10,000

Total = approx £348,760

Other potential additional construction costs:

- Envelope construction / material choices
- Large areas of glazing / triple glazing
- Improved airtightness interventions
- Landscaping - planting / contouring
- Demolitions and removals



■ Building Materials	£113,901.06
■ Labour	£144,525.32
■ Finishing Materials	£50,101.51
Total	£308,527.89 Ex. VAT