



Initial Design Appraisal

Your Address

FOR DISCUSSION with You

Introduction

This is an Initial Design Appraisal for Your Prospective Property- requested by you, the property purchaser.

The intention of this report is to confirm your brief; identify your motivations and vision; consider Three Rivers regulations; consider potential orientation and outlook; consider constraints and opportunities. Outline information indicating potential buildable area and massing is provided, based on the estate agents plans. Preliminary construction cost indication plus indicative consultants fees is also provided for your consideration.

Brief

We discussed that you had a budget in mind for the completed works of approx £500,000 incl VAT. With the brief having changed from that earlier conversation, we will discuss this again at the appropriate time.

You have advised that your intention is to develop the existing bungalow, maximising it's floor area while keeping the build costs low by utilising the existing structure. The initial idea is to add an additional floor with the aim to achieve approximately 420sqm (4,500sqft).

Bungalow Extension Spatial Brief:

Ground floor

- Entrance hall
- Kitchen/dining/living room facing garden
- Utility/laundry room via kitchen
- 2-3 separate living rooms for living/office/playroom use
- Toilet
- Central staircase feature

First floor

- 2 double bedrooms with ensembles and dressing rooms
- 2 double bedrooms with dressing rooms
- Family bathroom

External works

- Patio
- 4 parking spaces

We discussed the possibility of an additional dwelling located at the rear of the property with it's own access off of The Road. The aim being to keep the build cost low in order to achieve maximum return. We suggest the below brief as a starting point.

New Dwelling Spatial Brief:

Ground floor

- Entrance hall
- Kitchen/dining/living room
- Utility/laundry room
- 1 separate living room
- Study
- Toilet

First floor

- 3-4 double bedrooms, 1 with ensuite and dressing area
- Family bathroom

External works

- Patio
- 2 parking spaces

Site Analysis

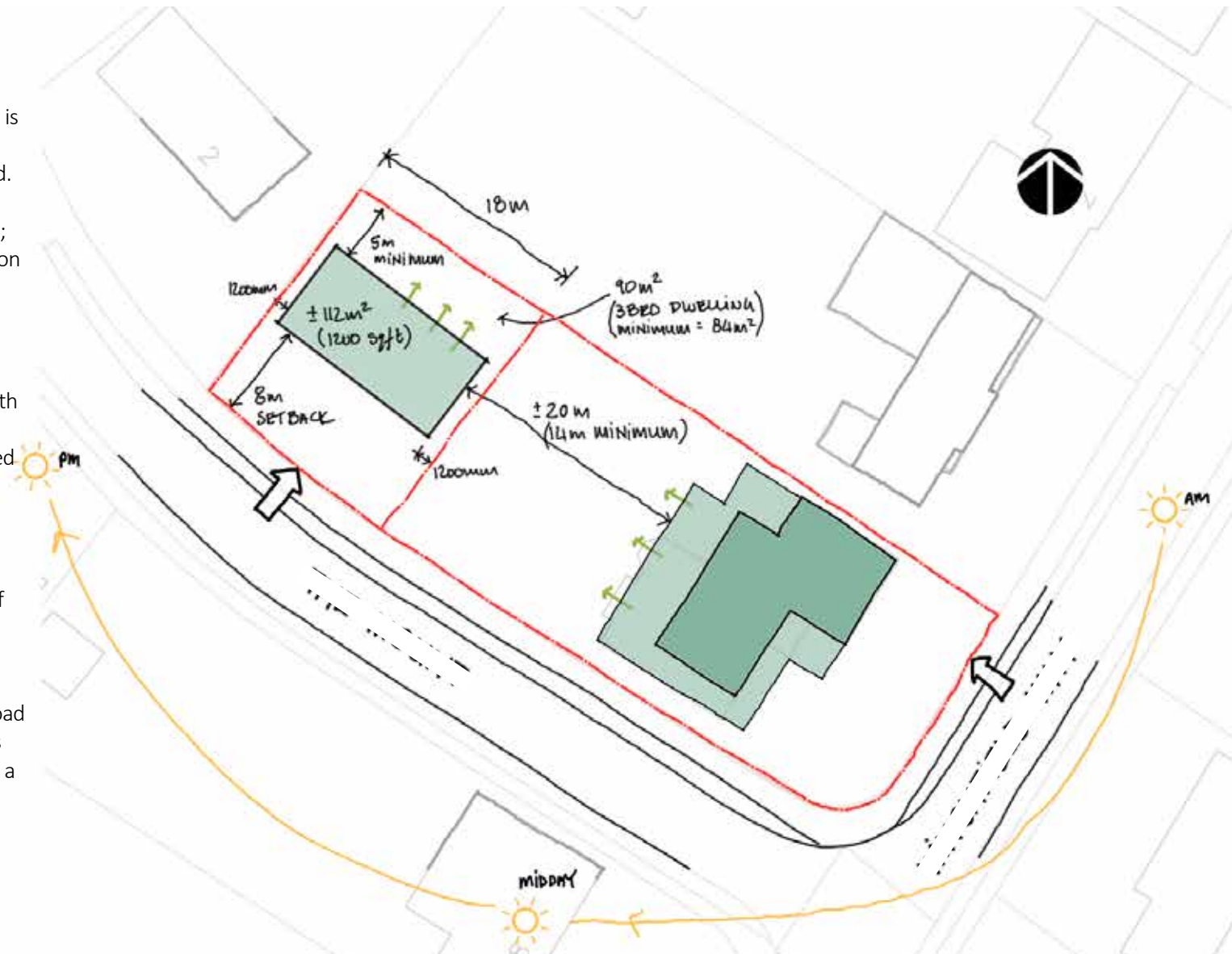
The Plot

The plot is approximately 1380sqm (14,850sqft) and is approximately 62.6m in length x 22m in width. It is located on the corner of Another Road and The Road. Planning ref W/ABC suggests that the house and garage were constructed some time after April 1956; ref XYZ suggests that the porch and a garage extension were constructed some time after May 1975.

Based on the site analysis alongside there would appear to be sufficient space to add a modest new dwelling (approx 225sqm GEA) in the rear garden with access off of The Road. The garden to the rear of 6 Another Road would still exceed the 105sqm required for a 4 bed dwelling.

You suggested, during our site visit, to align the new dwelling with the side boundary. This orientation would require a 28m separation between the rear of No. 6 and the new dwelling, as well as between the side of 2 The Road and the new dwelling.

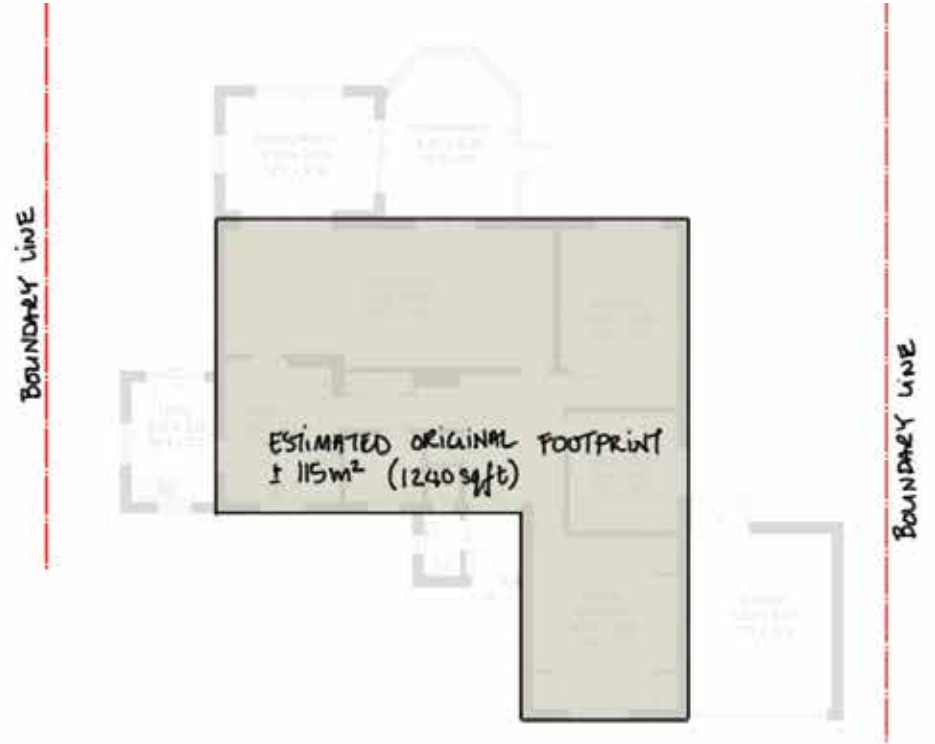
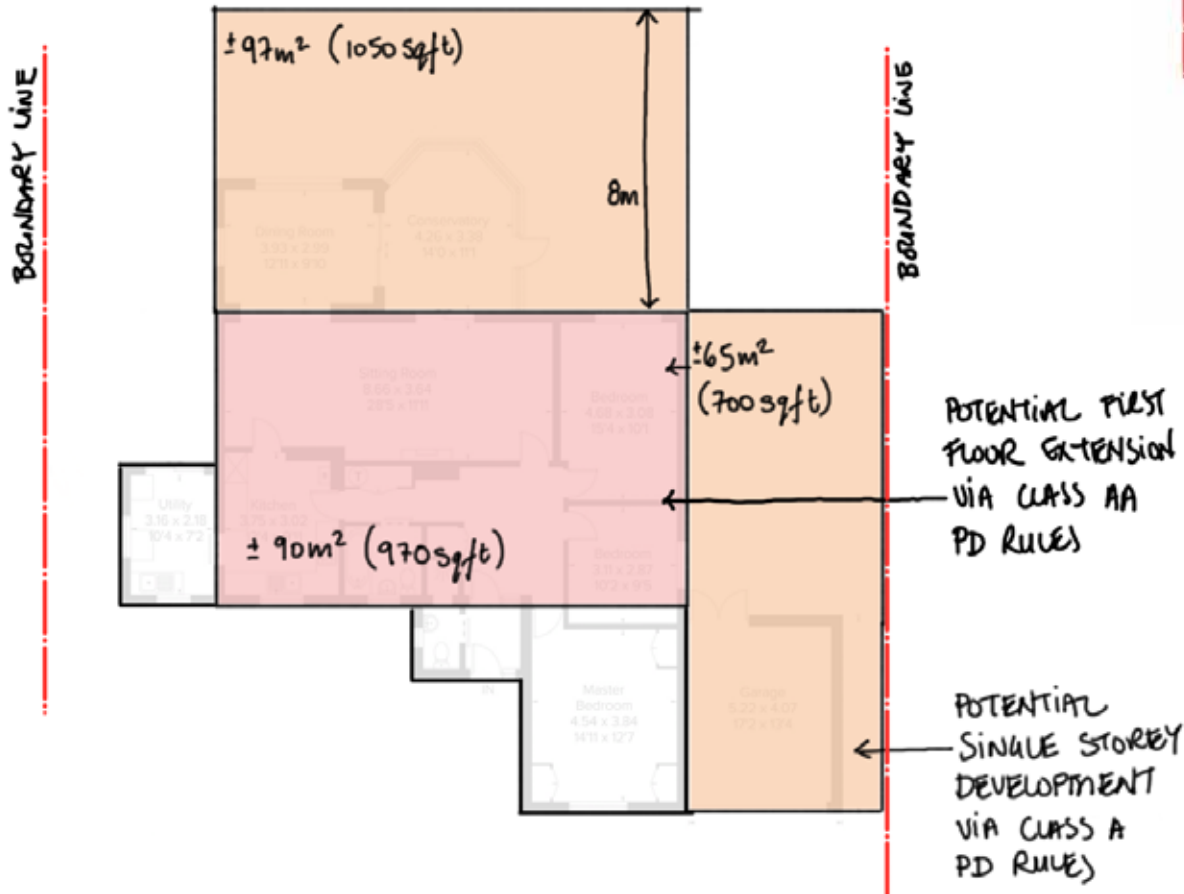
Any development fronting Another Road and The Road would need to consider the line of existing frontages along those streets, and not encroach, to encourage a positive planning response.



Site Analysis

Permitted Development Potential

A 1962 OS map indicates the original footprint as per the diagram alongside, with a detached garage in the vicinity of the existing attached garage.



The diagram alongside indicates the development potential via Permitted Development and the Neighbourhood Consultation Scheme application process. Under Class AA, a full first floor extension could be possible- with the roof shape required to match the existing, allowing the possibility of some additional floor area under the roof slope. The additional storey must be on the “principal part” of the existing house. Unfortunately there is no PD extension right on The Road frontage of the property.

This diagram indicates a total external area of 367sqm (3950sqft).

Site Analysis

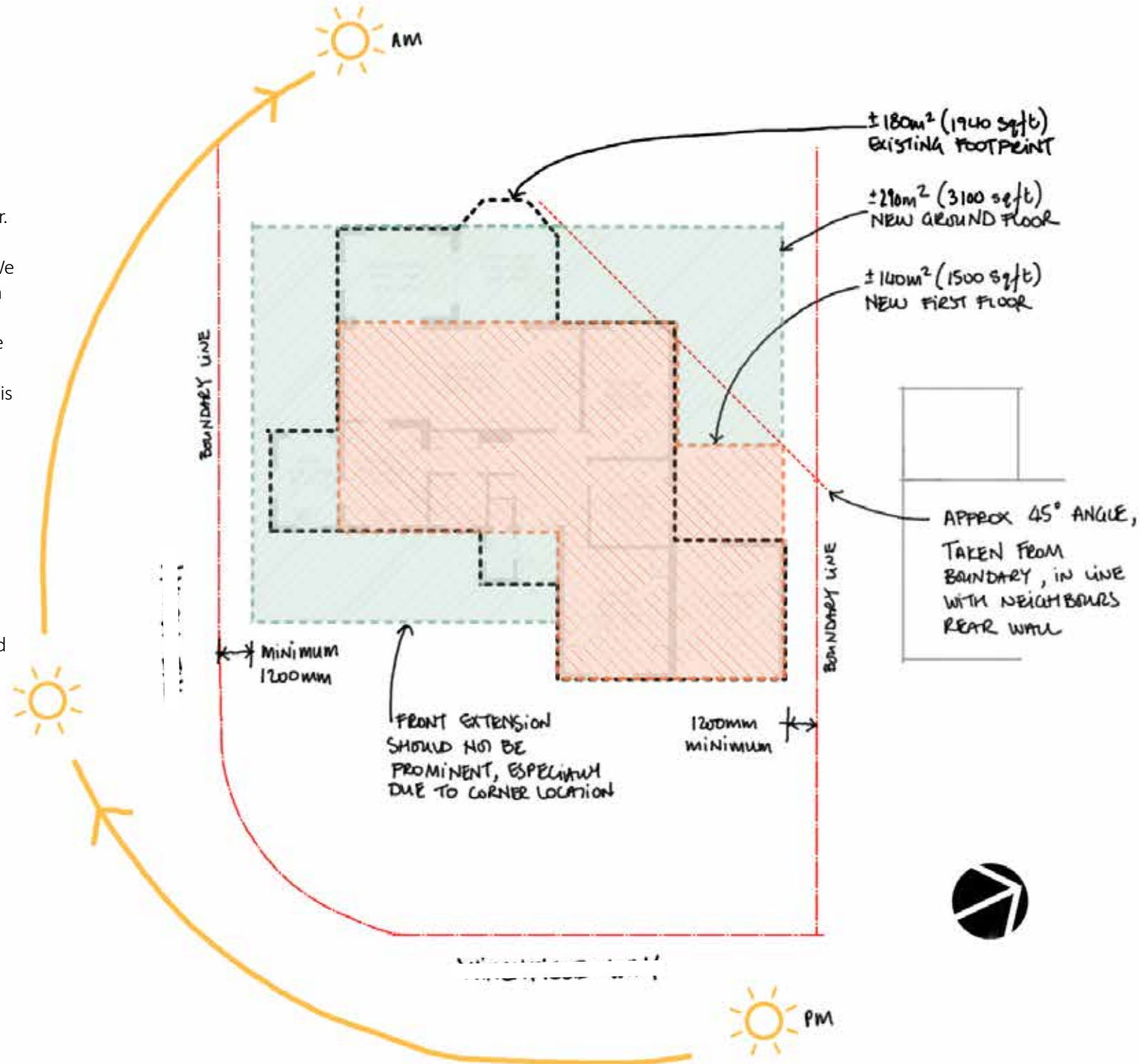
Planning Permission Potential

Planning permission on a corner plot can often be a challenge. Typically, the planners are adverse to additional bulk created on the corner. No. 6 and 8 have a similar form, set back on the corner allowing openness around the corner. We would suggest that it would be wise to maintain this openness by not extending forward at first floor level along Another Road. Maintaining the Another Road and The Road building lines created by existing buildings, for any extension, is advisable.

The diagram alongside gives an idea of what might be possible.

The red 45 degree line limiting the depth of the first floor rear extension is based on the Three Rivers Development Management Policy. We note, however, that there are a number of properties nearby that appear to have exceeded this limitation.

This diagram indicates a total external area of 430sqm (4600sqft).



Planning Policy

Numerous policies apply to the property and a Planning Consultant would be able to provide a more comprehensive assessment.

Policy CP4: Affordable Housing

Policy CP4 seeks around 45% of all new housing to be affordable housing.

However, the policy also states that the Council will treat each case on its merits, taking into account site circumstances and viability. This policy applies to all proposals that result in a net gain of one or more dwellings. If affordable housing is not provided the Council may request a financial contribution in lieu of provision on site.

This property is located within a region that would incur a rate of £1,250/sqm of GIFA.

It is worth noting that 19/xxx/FUL on The Other Road has no mention of affordable housing, and it appears that no charge in lieu was imposed.

Policy DM1: Residential Design and Layout

DM1 indicates that the Council will protect the character and amenity of existing areas from “infill” development which is not appropriate for the area.

Layouts that are unable to maintain the character of the area in terms of plot size, plot depth, building footprint, plot frontage width, frontage building line, height, gaps along streetscape are unlikely to be granted permission.

In addition, the Three Rivers District Council interactive policy map indicates that the plot is within:

PSP1: Development in the Principal Town

This is a Core Strategy that outlines the various items relating to office floor area, affordable housing targets and conservation of character.

DM7: Landscape Character

While this property does not appear to be within the Chiltern’s AONB, this development management policy relates to proposals making a positive contribution to the area in terms of site, scale, design and appearance. Proposals that do not are likely to be refused planning permission. The Council will support

proposals that:

- Lead to the removal or a reduction in the impact of existing structures and land uses that are detrimental to the visual quality of the landscape
- Enhance public access and recreation opportunities without detriment to the landscape or wildlife
- Contribute to delivery of Green Infrastructure
- Contribute to the measures identified in the Hertfordshire Landscape Strategy 2001 to strength, reinforce, safeguard, manage, improve, restore and reconstruct landscapes.

DM13 / Appendix 5: Parking

This relates to parking. A 4 bedroom house will require at least 3 assigned spaces; a 3 bedroom house will require at least 2 assigned spaces

Community Infrastructure Levy (CIL)

This levy allows the Council to raise funds for use on infrastructure to support the growth of the District. It is typically applicable to new buildings and development over 100sqm in area. This property appears to be within CIL Band A, which means that a CIL fee of £180/sqm + indexation would be levied. Exemption may be applied for if the property is to be your primary residence for a period of 3 years.

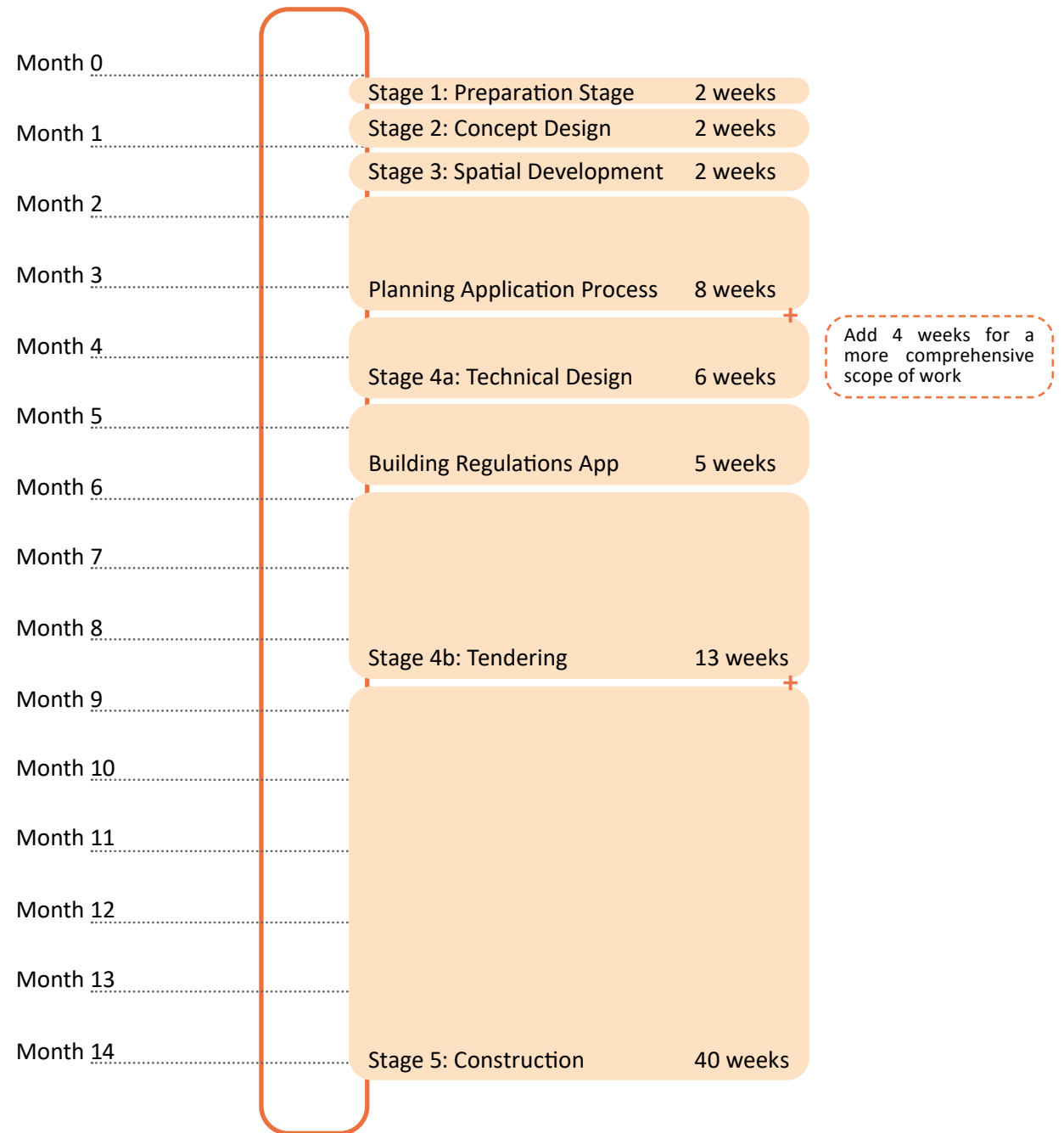
Other Considerations

- The property is within the Chorleywood Neighbourhood Development Plan which aims to achieve sustainable development, protect biodiversity, protect the rural characteristic, etc. Policy 2 is particularly relevant with respect to enhancing the Parish and sustainable proposals.
- The property does not appear to be within a designated area.
- Tree Preservation Orders are possible, but information would need to be obtained from the Council.
- The property does not appear to be within a flood zone.
- It does not appear that any ecological assessments will need to be undertaken, e.g. bat surveys, etc.
- An arboricultural report may be required if building within the canopy of existing mature trees.
- It has not yet been ascertained whether an Article 4 direction exists on the property.

Programme

This is in indicative time frame for one of the 2 proposed projects. If both projects were to run concurrently, time frames may need to be adjusted.

We would suggest that the 2 projects are submitted separately for the purposes of the planning and building regulations applications.



+ Projects often don't move from one stage to the next as seamlessly as we would all like. We would suggest that you factor some time into the time-line at these points.

Project Team

The following appointments are likely to be required. The fees are all indicative and fee proposals would need to be obtained for each consultant/service to confirm.

Bungalow Extension

Measured building surveyor

Architect

Structural Engineer

Principal Designer (as per CDM 2015 regulations)

Energy Assessor- for an energy assessment

Consultant	Indicative Fee
Measured building and topographical survey (combined)	£1,850 + VAT
Architect	See Fee Proposal
Structural Engineer	£2,000
Energy Assessor	£250 + VAT
CCTV drainage survey	£200

An SAP Energy Statement demonstrating that each property will produce at least 5% less carbon dioxide emissions than the AD Part L (2013) with regard to feasibility and viability is required to be issued with each planning application. This will require the appointment of the Energy Assessor prior to submission of the planning application.

New Dwelling (in addition to the extension consultants)

Full topographical survey

Site investigation report considering soil, contamination, ground gases, drains, other utilities

Energy Assessor- for an energy assessment, water efficiency calculations air tightness test, ventilation testing

Consultant	Indicative Fee
Site investigation	£2,000 + VAT
Thames Water drainage search	£80 + VAT
Utilities survey	£300
Architect	See Fee Proposal
Planning Consultant (optional, but perhaps a good idea)	£2,000 + VAT
Structural Engineer	£2,000
Energy Assessor- design stage	£325 + VAT
Energy Assessor- site testing	£595 + VAT
Quantity Surveyor (optional, but advisable)	on enquiry

We strongly recommend that you also take out a New Build Warranty- for the new dwelling, but it would also be advisable for the major extension works proposed.

Preliminary Construction Cost

This is indicative cost information for the 2 projects, excl VAT. Most construction work on new dwellings is zero-rated for VAT. Extension work still incurs 20% VAT.

There may well be some economies of scale to be had considering the extent of works.

Bungalow Extension

New ground floor:	175m ² @ £	2,000/m ²	= approx	£350,000
New first floor:	140m ² @ £	1,500/m ²	= approx	£210,000
Alteration work:	90m ² @ £	1,000/m ²	= approx	£90,000

Sub-total = approx £650,000

Contingency @ 15% of the above sub-total = approx £97,500

New kitchen: 30,000 = approx £30,000

3x New bathrooms: 10,000 = approx £30,000

Total = approx £807,500

New Dwelling

New ground floor:	112m ² @ £	2,000/m ²	= approx	£224,000
New first floor:	112m ² @ £	1,500/m ²	= approx	£168,000
Alteration work:	0m ² @ £	1,000/m ²	= approx	£0

Sub-total = approx £392,000

Contingency @ 15% of the above sub-total = approx £58,800

New kitchen: 30,000 = approx £30,000

2x New bathrooms: 20,000 = approx £40,000

Total = approx £520,800

175m² new ground floor = 290sqm new less 115m² existing

Other potential construction costs:

- Large areas of glazing
- Landscaping - planting, patios, driveways, retaining walls