

Ground Floor Rear Extension and Loft Conversion

Understand how the project unfolded

Location – Bradley Stoke

Client – Family

Completion – Summer 2018

The Background

The family were starting to outgrow their home and faced two options. Fly the nest, or look to develop their existing property. They approached builders for quotes and realised it was financially viable to develop what they had; and the builders recommended Davies Architectural Services to help kick-start their journey.

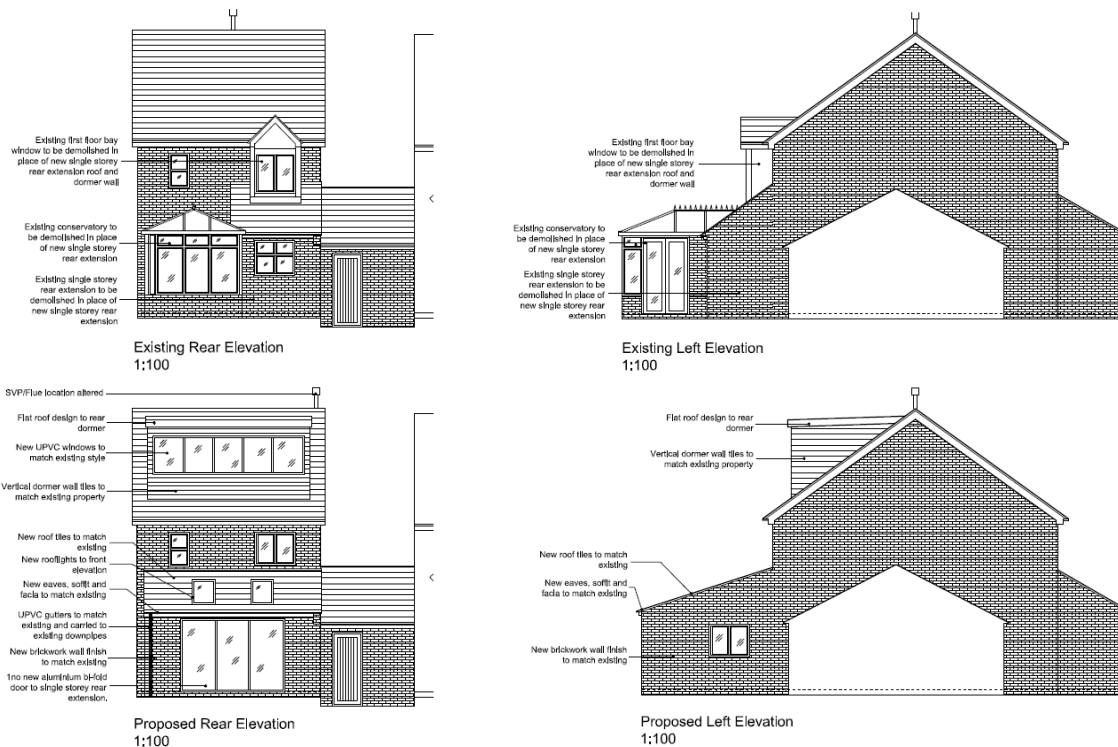
The Solution

Step 1 – Meet the Client

An initial consultation was arranged where we visited the client at their property to understand their ambitions. From this we could grasp the clients brief and recommend a way forward. Soon after the client instructed us to proceed with the schemes design and property survey.

Step 2 – Design solution

Start designing a concept. Functional living space with room to grow, elegant design with the future in mind. The Ground Floor extension designed large enough for an increasing presence with a new master bedroom for the parents to escape. We presented the proposals to the client and soon after; we were looking at submitting.



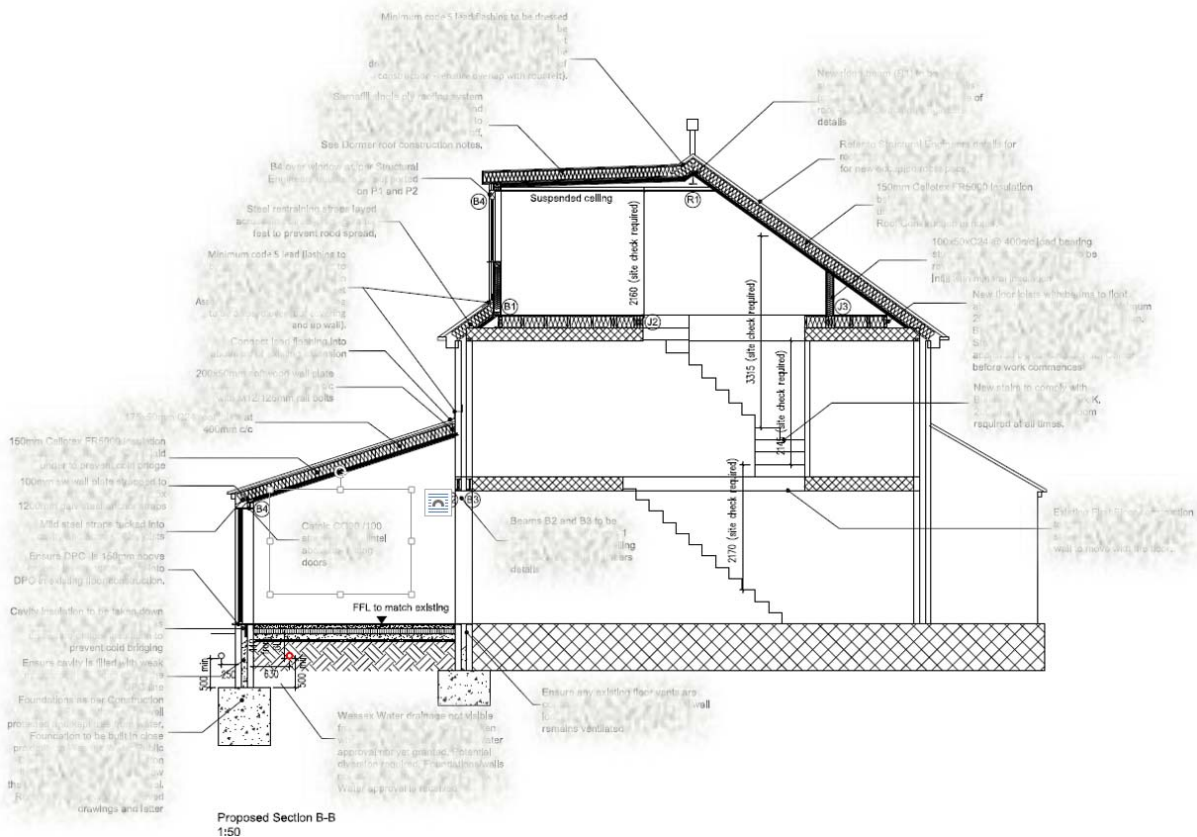
Step 3 – Gain approval

Unconventionally the proposals did not require Planning Permission as they were designed with Permitted Development in mind. The rear extension met the design criteria required for a Prior Notification submission; whilst the Loft Conversion didn't even need that. To ensure the proposal was legal a Certificate of Lawfulness application was obtained.



Step 4 – Prepare for the build

Once all the relevant approvals were obtained it was time to look towards Building Control. A comprehensive set of drawings with Construction specifications and detailed sections were produced in line with the latest UK Building standards to ensure approval is obtained and allowing the building to start. A Wessex Water Build-Over approval was also obtained due to the public drainage in close proximity to the proposed rear extension.



Step 5 – The Final product

We handed the project over to the builder. We remain on hand for any queries during Construction. Photos coming soon.