



A Guide to Extending, Altering
or Building Your Home.

3DR
ARCHITECTS

You're thinking of building a new extension, altering, or building a new home.

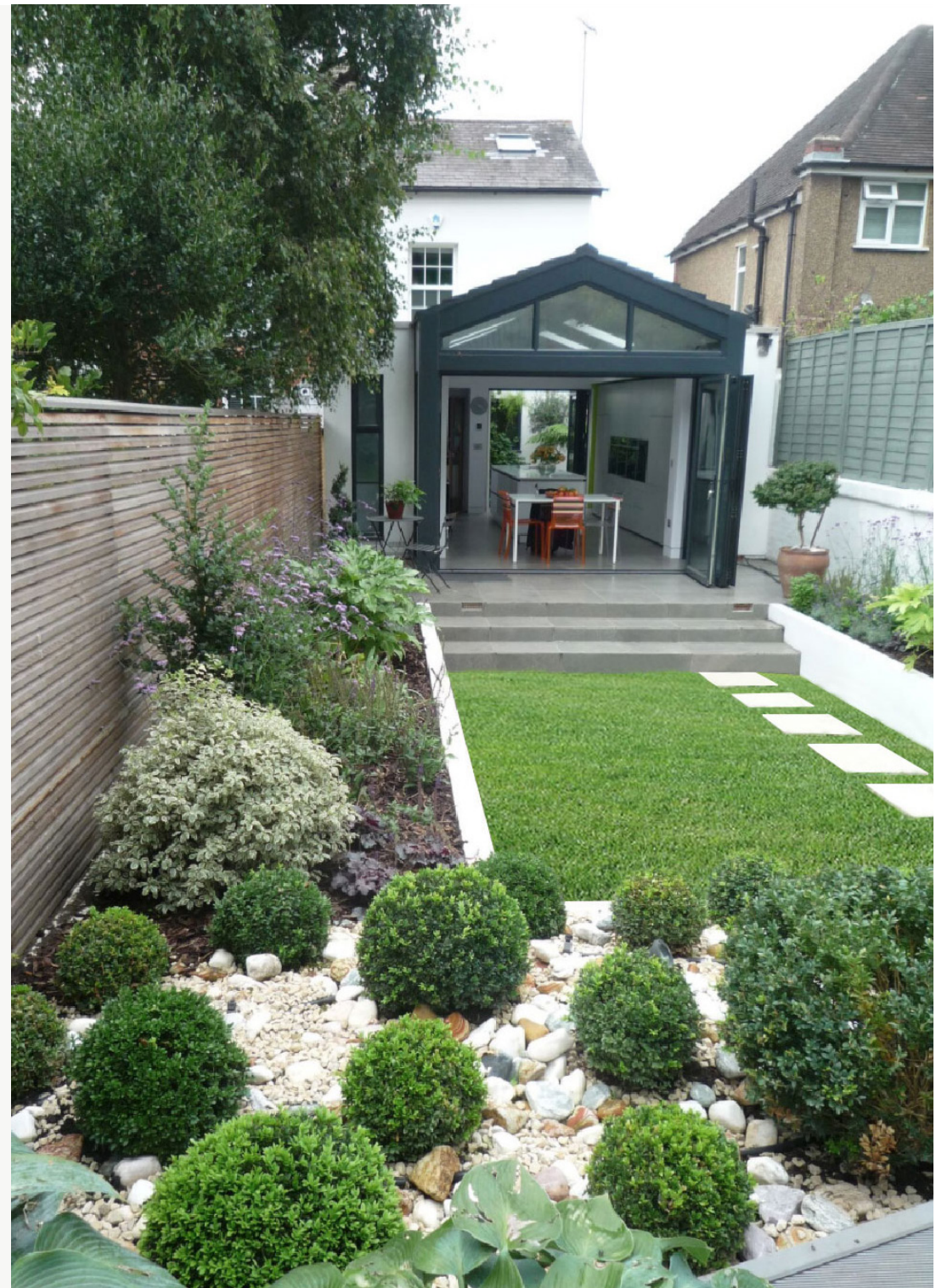
It's an exciting prospect and can be overwhelming when you don't know where to start.

It is very important, though, that you enter the process as well informed. So, to help you, we have compiled this straightforward summary.

Generally speaking, there are three stages:

1. Design
2. Planning
3. Building Regulations

3DR Architects are Chartered Architects with a reputation for producing quality and functional design solutions for domestic and clients. Based in the Wokingham the practice is suitably located to look after your project requirements.



Design

We meet with you to fully understanding your needs and thoroughly interpret these, into the highest standards of design.

We discuss the challenges you have with the current layout or function of your home, how you envisage using the space; your budget, and what are your

absolute priorities, e.g. an additional bedroom, bathroom, or open plan family space etc. This information will inform on the best way forward with design ideas that:

- 1) Solve your current challenges
- 2) Address your priorities within your budget





Planning

Once you've decided on the design within your budget, the next stage is to get Planning Approval.

We can give you general planning and development advice whether from relatively modest extension to site layouts for domestic or commercial developments to appraisals of whole areas in relation to such issues as Conservation Area recommendations.

Once a planning application has been submitted it can take 8 weeks or more from the date of validation until the determination of the application, depending on council staff resources and workloads.



Building Regulations

Building Inspectors don't assess what your house looks like, they want to check it's safe for you to inhabit.

A building regulation application usually takes approximately 3-6 weeks, but in some cases it can take longer.

During this process there are some other professionals you may wish to engage with such as quantity surveyor, project manager, or planning consultant. We can advise you on the roles and expense of engaging these professionals as required.



Important things to consider

1. You may require a party wall agreement with your neighbour, if you are building close to a property boundary.
2. If trees on or close to your property have Tree Preservation Orders (TPOs) they will not be able to be removed to make way for an extension, alteration or new build without obtaining permission from the local authority.
3. Is your property freehold or leasehold? If you don't own the lease you will need to check with the leaseholder before embarking upon your project.
4. Does your property have easements, covenants or rights of way that may restrict your project. This information should be on the deeds to your property.
5. In some cases, your property may require an asbestos survey before works can take place.
6. You may need permission from the utility company before embarking upon your project, if you have shared drains or services on your property.
7. Planning and building regulations approval last for 3 years. Permissions will expire and you will have to make you applications again, if you don't started the works within the 3 years time frame.
8. If your property is listed, or is within a conservation area boundary, you are more likely to need full planning permission.

For a free initial consultation please contact Jonathan Hughes

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