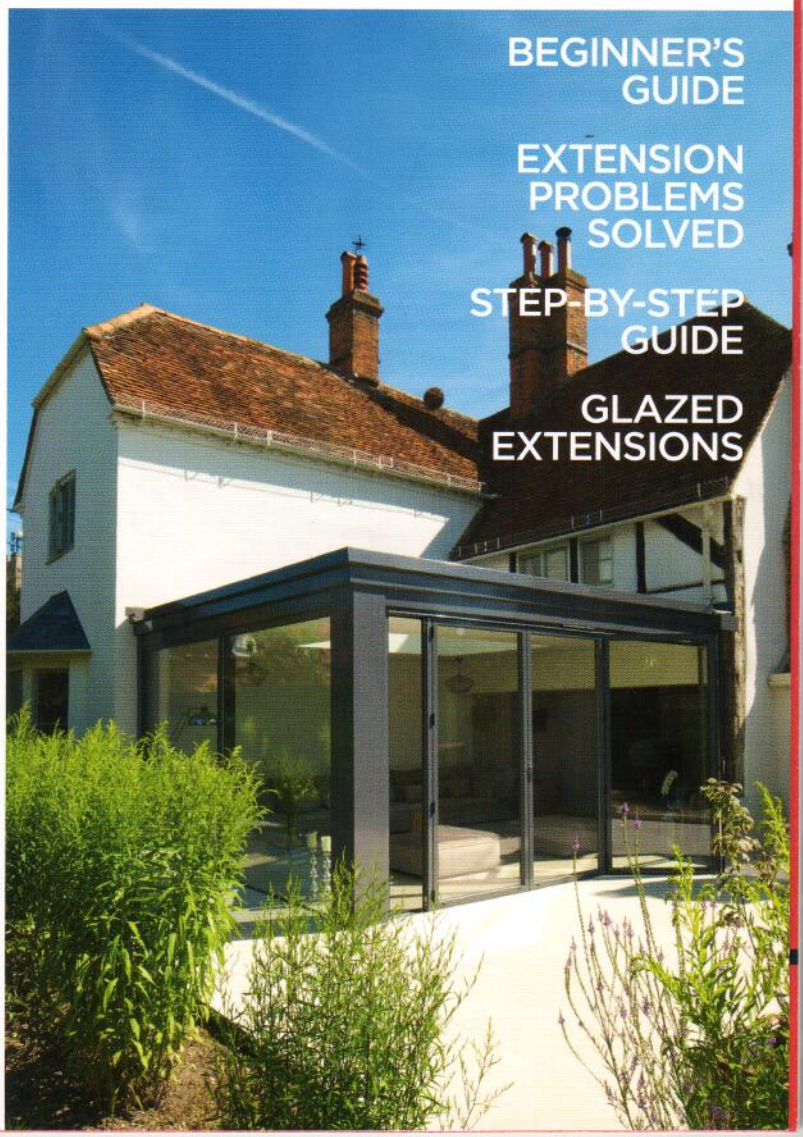
HOW TO EXTEND YOUR HOME PART 2



BEGINNER'S GUIDE

EXTENSION PROBLEMS SOLVED

STEP-BY-STEP GUIDE

GLAZED EXTENSIONS

BEGINNER'S GUIDE TO EXTENDING YOUR HOME

Whether it's a simple kitchen diner or a two-storey wing, extensions are the most popular home improvement project. They can also be the answer to creating the extra space you need when moving house isn't something you either can or want to do.

Before the building work begins, here's what you need to consider...

THE DESIGN

One of the first things you'll need to think about is who is going to design your new extension. You can choose to design it yourself, opt for a build and design company, or you can work with an architect or architectural technologist. What's the difference? Only those who have successfully completed seven years of training and are registered with the Architects Registration Board (ARB) can officially be called an architect. They can often (but not always) offer a complete service, from the creative design right through to producing drawings for Building Regulations' purposes, and most become a member of the Royal Institute of British Architects (RIBA). Architects are a good choice if you're wanting to build an innovative extension or live in a listed or period property and want to extend.

The skill set of an architectural technologist tends to sit somewhere between the creative side of building design and in building science, engineering and technology (find out more at: homebuilding.co.uk/what-is-an-architectural-technologist). However, many chartered architectural technologists will be very creative and capable of producing innovative designs. Likewise, many architects will also be highly technical in their approach.

What's more, there may be a number of designers locally who are not chartered, but who have experience in designing extensions. The key is to do your research, look at previous work and ideally speak to past clients, and choose someone who most closely aligns with your design aspirations, and who you feel you can work with best.

Bear in mind, if you've designed the extension yourself you may need the aid of a designer or draftsperson to draw up your plans to submit them for planning approval (if required) and a structural engineer to produce drawings and calculations for Building Regs' purposes. These will also form part of the tender documents when hiring builders.

GAINING APPROVAL

When it comes to designing your extension, you might find that what you have in mind can be carried out without needing to apply for planning consent — Permitted Development (PD) rights allow certain works to be carried out to your home providing you meet the criteria. Under PD,

EXTENDING TO THE SIDE

A side-return extension and remodelling scheme has provided scope to create a spacious kitchen diner to the rear of this terrace home in London. The project was designed and built by Build Team (buildteam.com).

"WHETHER YOU REQUIRE PLANNING CONSENT OR NOT, YOU WILL NEED TO MAKE SURE YOU COMPLY WITH BUILDING REGULATIONS"

Visit homebuilding.co.uk for more expert advice and design ideas for extending your home

the following rules apply:

- You can extend a detached property by 8m to the rear if it's a single-storey extension, or by 3m if it's double.
- A single-storey extension can't be higher than 4m on the ridge and the eaves, and ridge heights of any extension can't be higher than the existing property.
- Two-storey extensions must not be closer than 7m to the rear boundary.
- Side extensions can only be single storey with a maximum height of 4m and a width no more than half of the original building.
- Any new extension must be built in the same or similar material to the existing dwelling.
- Extensions must not go forward of the building line of the original dwelling.
- In designated areas (such as areas of outstanding natural beauty, conservation areas, etc), side extensions require planning permission and all rear extensions must be single storey.
- An extension must not result in more than half the garden being covered.

If you're planning a significant extension you'll likely need planning permission and will need to submit an application. Engaging with your local authority early on and researching local planning policies to know what's likely to get approved is a good idea. You can either apply for consent via planningportal.co.uk or through your local authority. An application in England for an extension currently costs £206.

BUILDING REGULATIONS

Whether you require planning consent or not, you will need to make sure you comply with Building Regulations. The Building Regulations cover a range of factors, from access and fire to insulation and drainage. To meet the Regs, you can either submit a Full Plan Submission or a Building Notice.

- Full Plan Submission: send plans to your ➤

"ONE OF THE MAJOR THINGS TO CONSIDER BEFORE BREAKING GROUND IS THE IMPACT ANY WORK WILL HAVE ON YOUR NEIGHBOURS"

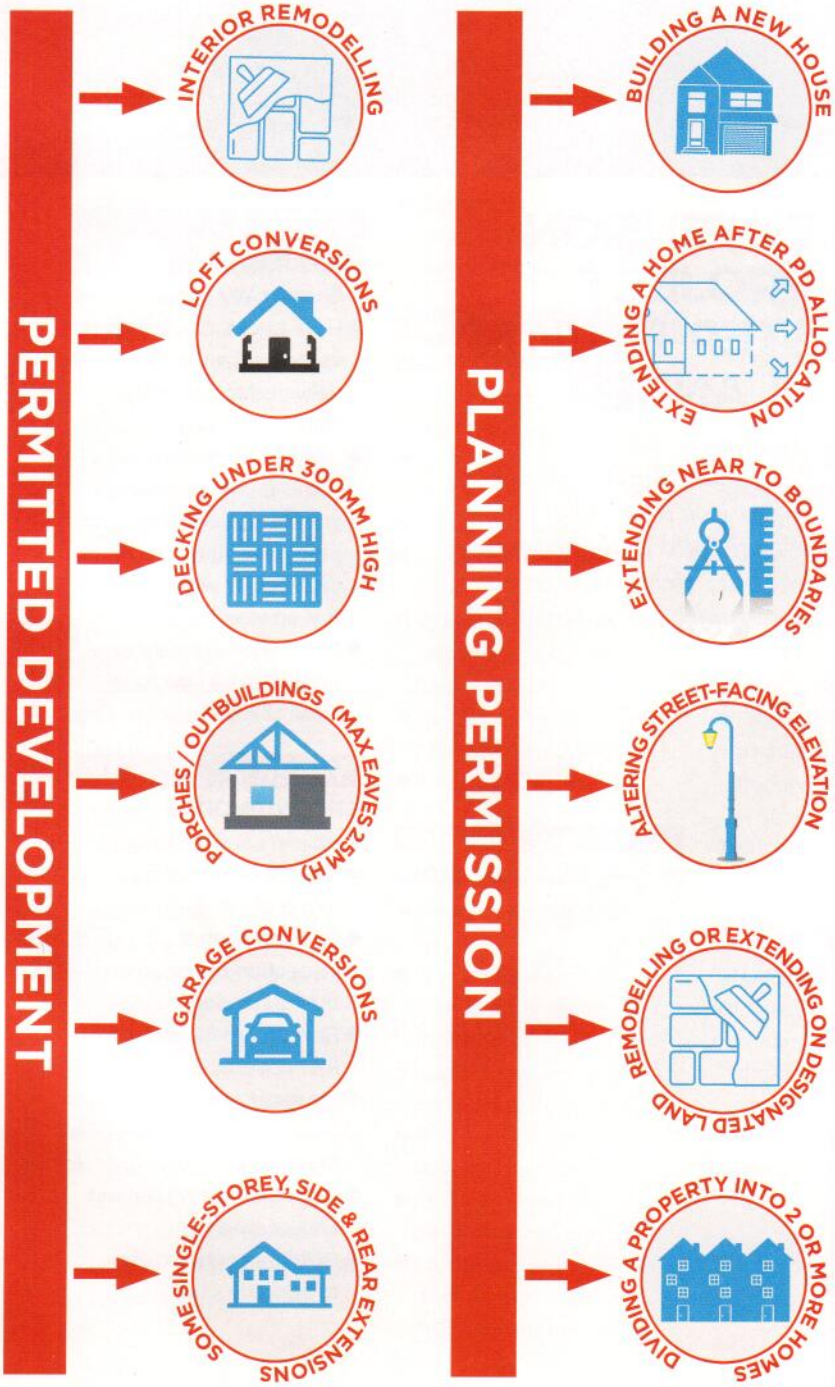


IMAGE GETTY

local authority building control or approved inspector prior to the build for approval. The building inspector visits your site at different stages and inspects the work as it progresses.

- Building Notice: a statement which lets the local authority know that you will be complying with the regulations in building your extension and gives the building control department 48-hours notice of your intention to start the work. Building inspectors will inspect the work at various stages and will advise you of any problems. This method is the riskier of the two as you may only find out you have a compliance issue once building work has started, which then needs to be paid to be put right.

MANAGING THE WORK

You can use a design and build company who will manage the build project for you but if you've used an architect or designed the extension yourself then you'll need to find a main contractor to manage the project. Alternatively, you could manage the build and hire subcontractors, or take on a project manager to sort it for you.

Sites like Checkatrade.com or the Federation of Master Builders (FMB) are good places to start your search. But, word of mouth is often a great way to find someone locally — speak to friends and family and ask them for recommendations.

WHAT TO CONSIDER BEFORE STARTING ON SITE

One of the major things to consider before starting on site is the impact any work will have on your neighbours. This is particularly important if you live in a semi-detached or terraced property and share a party wall, where any work carried out could potentially damage their property. If your extension involves building or digging foundations within 3m of the boundary, party wall or party wall structure, or digging foundations within 6m of a boundary, the work will require you to comply with the Party Wall Act. Before building work can start, you will need a written Party Wall Agreement from all affected neighbours. To ➤

obtain this, you must submit a Party Wall Notice (a letter of acknowledgement for the neighbour to complete and return; it must give two months' written notice before any works start which may affect the party wall or boundary).

Secondly, you will need to factor in how deliveries, trucks and lorries will reach the property. Access to site is an issue which can often get overlooked, and if there is no suitable driveway space, narrow lanes, etc, then you will need to assess how large items and materials will be unloaded, and also where trades will park and store their tools.

Before you start work you should figure out whether your existing boiler will be able to cope with the demands of the new extension. While replacing the boiler is an option, you could also look at alternatives such as underfloor heating.

And, importantly, notify your insurer of the work. Some may not provide cover during the works, but companies such as Self Build Zone offer dedicated extension insurance products.

HOW MUCH WILL IT COST?

As with any project, the cost will come down to a number of factors, including size, specification and location.

Depending where you are in the UK, for a straightforward extension you should allow around £1,000–£2,000/m². Experienced renovator Michael Holmes says a single-storey extension will cost the following per/m²:

- Basic quality: £1,000 to £1,680
- Good quality: £1,680 to £1,920
- Excellent quality: £1,920 to £2,160

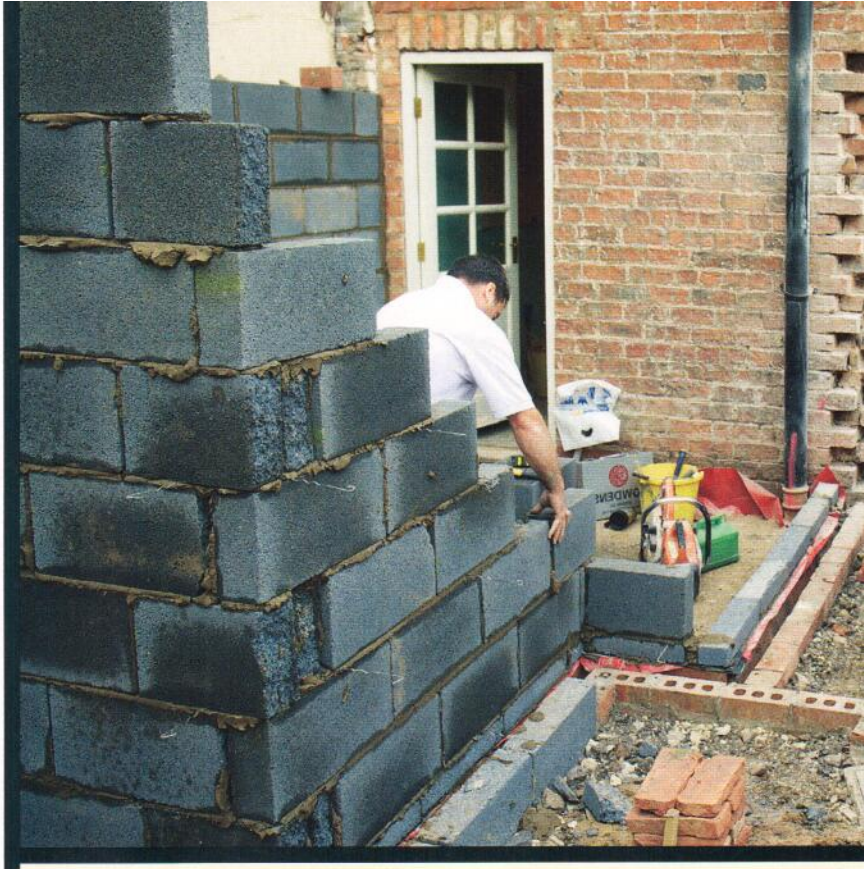
Remember: Be mindful of ceiling prices in your area — you'll want to make a return on the money you spend on an extension so make sure the numbers add up.

For a more in-depth guide on extension costs in your area visit homebuilding.co.uk/extension-cost-calculator.

SHOULD YOU MOVE OUT?

Decide from the outset whether you'll be able to cope with the disruption. A large extension project with remodelling work planned might be less stressful if you move out, but for others, you may be able to seal yourself off from the dust and the work, and find it cheaper to stay put.

IMAGE: JEREMY PHILLIPS



EXTENSION PROJECT STEP-BY-STEP PLANNER

What does a typical extension project look like? What are the critical paths and construction schedule? Here's our week-by-week guide and checklist*

WEEK 1

PREPARATION WORKS

- Ensure clear access to site
- Have bricks, blocks and associated materials delivered to site and stacked in place
- Hire mixer and digger — this is only necessary if you are project managing, otherwise your builders or contractors will organise this on your behalf
- Ensure the site is safe, particularly if you have small children

WEEK 2

GROUNDWORKS

- Builders arrive on site
- Groundworkers dig foundations
- Building control inspection to approve the foundations
- Reinforcement laid within foundations, if required
- Pipework, drainage or services laid within foundations
- Concrete footing poured and levelled
- Building control visits to approve

* BASED ON AN EXTENSION BUILT IN BRICK AND BLOCKWORK. PLANNER PROVIDED FOR ILLUSTRATIVE PURPOSES

WEEKS 3-4

SUPERSTRUCTURE

- Bricklayers to build up to damp-proof course
- Drains installed and trenches dug for associated pipework
- Insert concrete lintels into brickwork if a drain run requires it
- Sand is then laid before damp-proof membrane is put down
- Insulation fitted
- Concrete slab poured
- Arrange for building control inspection

WEEK 5

EXTERNAL WALLS BUILT

- Check that the required materials are on site for the superstructure to commence, including lintels, door and window frames and wall ties
- Whether the brickwork or blockwork is built first will depend on your builder, but work now starts on the superstructure
- Cavity wall insulation fitted
- Wall ties inserted to fix the new walls to the existing
- Lintels for windows and doors fitted
- Door and window frames should be inserted as the walls go up

WEEK 6

INTERNAL WALLS BUILT

- Internal walls constructed
- Order materials such as windows, roof tiles, etc, which can sometimes have long lead times of up to five weeks
- Check that the carpenter is all set for the following week and all materials are ready

WEEK 7

ROOF STRUCTURE

- The carpenter will start building the roof structure — or in some cases prefabricated roof trusses may be used
- If you are having rooflights, the carpenter is usually in charge of fitting these at this stage
- Dormers will be constructed if they are being introduced

WEEK 8

ROOF COVERINGS

- Roofing membrane is laid over the newly built rafters
- Roof battens cut and fitted over membrane
- Tiles/slates laid
- Ridge/hip tiles laid and bedded
- Valley tiles laid, along with finishing details, flashings, etc.
- Fascias, soffits and verges primed/stained/painted
- Floor screed laid

WEEKS 9-10

WINDOWS AND DOORS

- External rendering if required
- Windows and doors fitted into linings and frames that were (hopefully) put in place when walls were being built
- Guttering and downpipes fitted
- First fix carpentry, plumbing and electrics
- Studwork walls built, door linings fitted and pipes boxed in

WEEK 10

BREAKING THROUGH

- Now is a good time to ensure you get sealed off from the building work as things will get messy
- Steels are put into place, along with padstones — sizes should have already been approved by building control
- Joins made good

WEEK 11

PLASTERING

- Walls are boarded, with insulation placed between battens on existing uninsulated external walls
- Plastering — followed by a period of drying out (around a week before decorating can begin)

WEEK 12

SECOND FIX

- Second fix electrics carried out (sockets made live, switches put in place, lights fitted, etc.)
- Second fix plumbing (taps, connections, etc.)
- Flooring laid (sometimes people choose to lay flooring after the kitchen is fitted)
- Kitchen units installed (if this is a kitchen extension)

WEEK 13

SNAGGING

- Leaks, electrical problems, heating system issues, sticking doors and windows — report them all to the relevant trades as soon as possible after finishing

EXTENSION CHECKLIST

Make sure your project runs smoothly with our handy 'don't forget' checklist

- Obtain planning permission, if required, prior to works commencing
- Submit application to your local building control — notify them when you commence works
- Arrange access for delivery lorries and consider where skips can be placed
- Get quotes from trades
- If living on site, arrange schedules to minimise impact on day-to-day living
- Agree timescales and schedules with trades to avoid delays on site
- Arrange or amend insurances as necessary (you may need a new policy)
- Inform neighbours of work commencing
- Organise the hire of plant, toilets, etc.
- Set up accounts with your local builders' merchants
- Check lead-in times for materials and order where necessary
- Make space available to store materials safely on site
- Make sure water will be available for cement mixer (and later plastering) where it will cause minimal mess inside
- Arrange scaffolding if required
- Make second fix decisions (such as the position of lights and sockets) as early as possible
- Build in time for plaster to dry out before decorating commences
- Make sure plasterers and other trades know if you are carrying out aspects of their jobs on a DIY basis