

FEASIBILITY STUDY REPORT

Relating to an extension and roof
extension/conversion at

XXX
Northampton,
Northamptonshire,
NN3 XXX



FOR
Mr X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION AND INSTRUCTION

We have been instructed by Mr X to prepare an independent report on the feasibility of adding a two storey extension onto an existing single storey building and also extending into the roof.

The Feasibility Study has three stages:

Stage One

Feasibility Study including measurement, design and approximate costs.

Stage Two

Planning permission and building regulations approval.
Development of brief specifications and confirmation of costs.

Stage Three

Appointment of builder and signing of contract.
Build and Project Management.

This is a Stage One Feasibility.

We have carried out a visual inspection (non evasive) of the property on XXXX

The weather was warm and dry at the time of the inspection.

We are Independent Chartered Building Surveyors and professional members of:-

The Royal Institution of Chartered Surveyors (RICS)

and

The Independent Surveyors and Valuers Association (ISVA).

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

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SYNOPSIS

We understand that you are looking to extend your property two storeys in height to the rear and require advice on this and also regarding the possibility of a conversion.

As you are aware we have carried out a visual inspection of the property together in this instance with the following:

At your property

- 1) Discussion with yourselves regarding your proposed intention to extend the property
- 2) Trial holes digging down beside the foundations.
- 3) A basic measured survey of the First Floor
- 4) We have had the benefit of inspecting a copy of part of the original rear extension drawings, shown on Building Regulation Drawing No. XXXX

From our desk/car/mobile phone we have had contact with the following:-

- 5) Discussions with the planners.
- 6) Discussions with building control.
- 7) Discussions with builders with regard to costs.
- 8) Discussion with other Surveyors during the preparation of this report.

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SITUATION AND DESCRIPTION

(All directions given facing the front of the property.)

We appreciate you live at the property but just for the record, this is a semi detached 1970's property with a garage located to the side and rear left hand corner of the house. The full Construction Summary is in the Appendices.



Front elevation



Rear Flat Roof over the Kitchen

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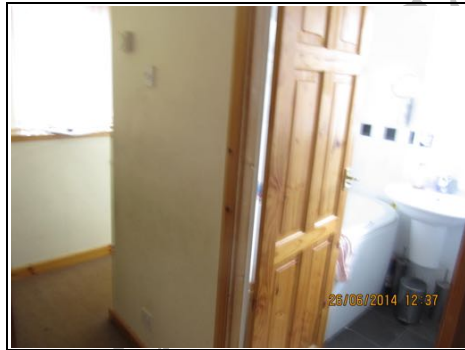
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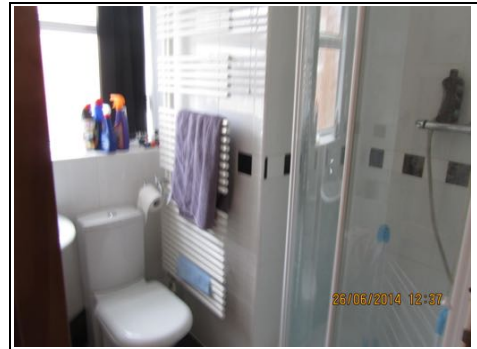
INTERNAL PHOTOGRAPHS



Roof space



Landing and Bathroom



Bathroom

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs.

The proposal is to provide a two storey rear extension and/or a loft conversion which we have duly considered and give the following comments:

Option One: Two storey extension – building off existing Kitchen extension

One of the options is to build off the existing building, it is likely from the trial hole that you may need to underpin under the Kitchen. If you do need to underpin this area then it would be easiest to remove the garage to allow access to the foundations on all sides.

The trial hole that was dug found the foundations to be 710mm deep, below the damp proof course, which is approximately 140mm above ground level. We believe it is unlikely the local Building Control Department will find this acceptable nevertheless it is worth checking with them.

Options to consider

Whether to have a pitched roof or a flat roof.

Pitched roofs are more expensive but generally are more reliable.

Flat roofs are cheaper generally requiring more repair regardless of which system is used in our experience.

Option Two:

This is to remove in its entirety the existing ground floor Kitchen probably garage starting from the existing foundations using modern construction techniques with higher insulation values. This, of course, would mean that you would not have a temporary Kitchen for the entirety of the works, which we would anticipate to take approximately ten weeks. Again, we would believe it is likely that underpinning would be required.

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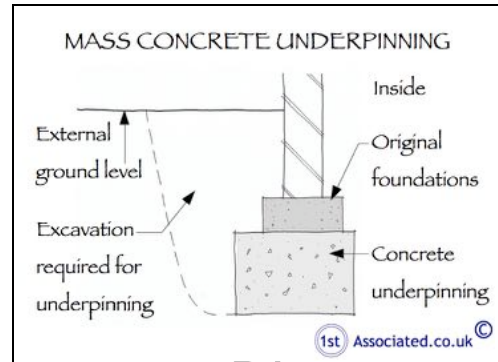
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More information on underpinning

Underpinning Defined:

Underpinning is when a foundation is laid underneath the existing foundation.



Underpinning

The reason why we believe it is unlikely that Building Control Officers will allow existing foundations depth is that generally new foundation depths are required to be deeper.

It was noted that the area is clay and there is also a tree relatively close by although equally it could be argued that over nearly 20 years the two have existed together. It is, we believe, likely that the Building Control Department will require deeper foundations because of the site characteristics of clay and trees close by.

Items to note:-

Access into the Two storey extension

Access into the Two storey extension on the second floor to the bedroom would mean the reduction of the rear left bedroom to form a passageway to access the new bedroom.

Options to consider

Whether to have a pitched roof or a flat roof.

Pitched roofs are more expensive but generally are more reliable.

Flat roofs are cheaper generally requiring more repair regardless of which system is used in our experience.

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Option Three: Loft conversion

We have looked at converting the Loft. We believe this is possible with a dormer roof extension. There are details of an example dormer roof extension within the Appendices section of this Report.

Staircase

The difficult section would be the staircase, which we believe would have to be positioned within an existing cupboard and the wall to the bedroom moved slightly to allow head height for the stairs. The stairs may have to be lap-over stairs rather than traditional stairs.

Options

You need to consider the dormer and whether to have rear windows, French door or forming of a Juliet type balcony (pictures and details regarding this are within the Appendices).

If the Loft extension was carried out in conjunction with the rear extension then you would have to consider roof options:-

A Flat roof

A flat roof would allow you to have a full dormer

A Pitched roof

A pitched roof would partially block this.

Flat roof defined:

We never believe that flat roofs should be flat and recommend a pitch of at least fifteen degrees.

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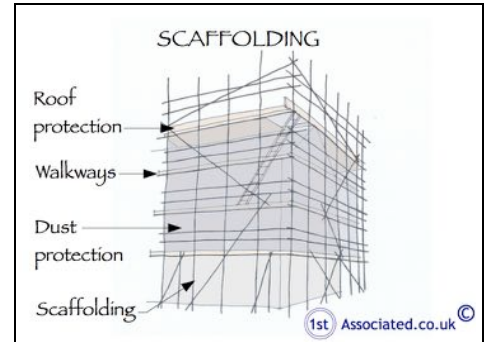
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More considerations you will need to contemplate about loft conversions

Access

Adjusting and amending the existing structure at high level which means scaffolding to access it and often, if not usually today, they will require to scaffold over the top and put a protective roof on.

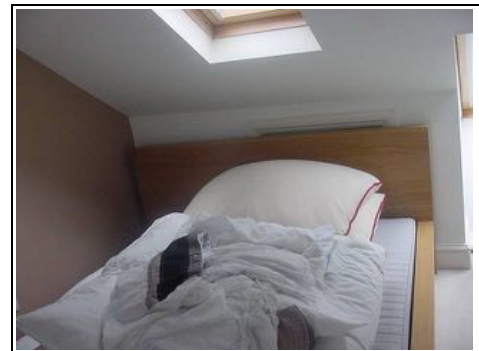


Scaffolding with roof protection

Loft conversions may not always generate that much space

You do need to consider:

- 1) Reduced head height due to the slope of the roof in some areas
- 2) You lose space where the stairs are put in to gain access up to and into the roof space.



An example loft conversion of reduced head height

- 3) With loft conversions the major costs are changing the ceiling joists to floor joists and structural calculations will be required for this.



Example loft conversion
Left side (red circle) floor rafters
and right side (blue circle)

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4) Fire Regulations

Fire Regulations need to be considered when you have a high-level room and how to escape in a worst-case scenario. Please see photos within the Appendices Section of this Report.

5) Is a loft conversion a sound investment?

From a Surveyors Valuation point of view we generally find that where Loft conversions have been carried out you tend to, at best, get a return pound for pound on what you have spent when you come to sell the property.

Whereas extensions and alterations can tend to add greater value than the spend.

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Requirements

You will need to obtain:-

Option One and Two:-

- 1) Planning Permission
- 2) Building Regulations Approval

Option Three:-

- 1) Planning Permission
- 2) Building Regulations Approval
- 3) Party Wall Etc Act 1996 Agreement

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Option Four: Rear Extension and Loft conversion together

You could combine the two. There would be benefits in savings of having one builder on site for all the work and therefore one set of set up costs etc. but this of course would be the most expensive option.

We would nevertheless recommend that you obtain:-

1. Planning Permission
2. Building Regulations
3. Party Wall Etc Act 1996 Agreement

For a loft conversion extension as it may be something you wish to carry out in the future.

Party Structures Defined - Party Wall Act Etc. 1996

A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

Planning Permission Defined

Planning Permission looks at the aesthetics and how this is appropriate for the area with such things as additional windows at the gable end.

Building Regulations Approval Defined

Building Regulations looks at the safety and the standard of building such as the adding in of the structural steels and the windows.

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COSTS

Typically on an extension we would expect costs to be between £1000 and £1700 per sq metre at present, these costs are very difficult to assess accurately as the construction is unusual requiring underpinning.

Two storey conversion

Looking broadly at the two storey extension with approximately 12 sq metres ground floor and first floor area we would give a minimum cost of £24,000 which does not allow for the unusual underpinning or the kitchen re-fitting with therefore the costs more likely to be in the region of £35,000 to £45,000 depending, of course, whether the builder is VAT registered and labour only with you purchasing the materials etc, etc and if the work comes with any warrantee or guarantee and if this is builder backed or insurance backed.

Loft extension

This would depend upon many factors, we would expect minimum costs to be in the region of £25,000 to £35,000. For a specification similar to what we have included in the Appendices of this Report we would expect costs to be in the region of £40,000 to £45,000.

Building estimates are an art rather than a science

The only way to be certain with regard to costs is to have full drawings carried out for Planning Permission and Building Regulations and to have builders quote on these; the market is ever changing. We would expect you to spend in the region of £500 to £2,500 with regard to having the drawings prepared dependent upon the detail required in the drawings and the number of options you wish to consider.

Finally we would advise against going to builders that give free drawings and free estimates and no such thing as a free lunch. This generally means the cost is hidden within building work and unfortunately it may also mean that you have to keep with the builder who had the drawings prepared.

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

You need to weigh up the costs of the various extension and decide which option is best for you. We are more than happy to discuss this further.

To give you an indication your current building is approximately 64 sq metres.

We would expect the two storey extension to gain additional space of approximately 12 sq metres together with, of course, you having a new kitchen (a further 12 sq metres). The option with a loft conversion will gain an additional 20 sq metres.

From these areas you will also have to take out areas such as corridors, landings and stairs etc. There will be some loss of area with regard to:-

1. The two storey extension where access is needed into the different rooms via the stairs.
2. Loft conversion where a staircase and landing is required to give access into the area.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed! Please do not hesitate to contact us on XXX

XXXXXX

Chartered Surveyor
For and on Behalf of

XXXX

Independent Chartered Surveyors

This Report is dated: XXXX

XXXXXXXXXX

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APPENDICES

Construction Summary

Location Maps

Survey Findings

Inspection

Time Line

Example Loft Conversions

Requests for Information

Contact Information

Estimate of Costs

Purchase Price and Comparables

Limitations

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SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney
Main Roof:	Pitched, clad with concrete tiles
Main Roof Structure:	Cut timber roof
Single Storey Roof:	Flat felt roof
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Brickwork / Render
Fascias and Soffits:	Painted timber
Windows and Doors:	Plastic double glazed windows

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Internal

Ceilings:	Plasterboard (assumed)
Walls:	Mixture of solid and hollow (assumed)
Floors: Ground Floor:	Solid, assumed concrete (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed), which have not been inspected.

The first floor height to ceiling is 2.300 metres.

The substantial roof construction is 80 x 50 mm rafters @ 420 mm centres and 200 x 100 mm purlins back and front roof slopes with props @ 1600 mm apart with the purlins each side of the central tie beam at ceiling level (parallel to the gable wall).

We have used the term 'assumed' as we have not opened up the structure.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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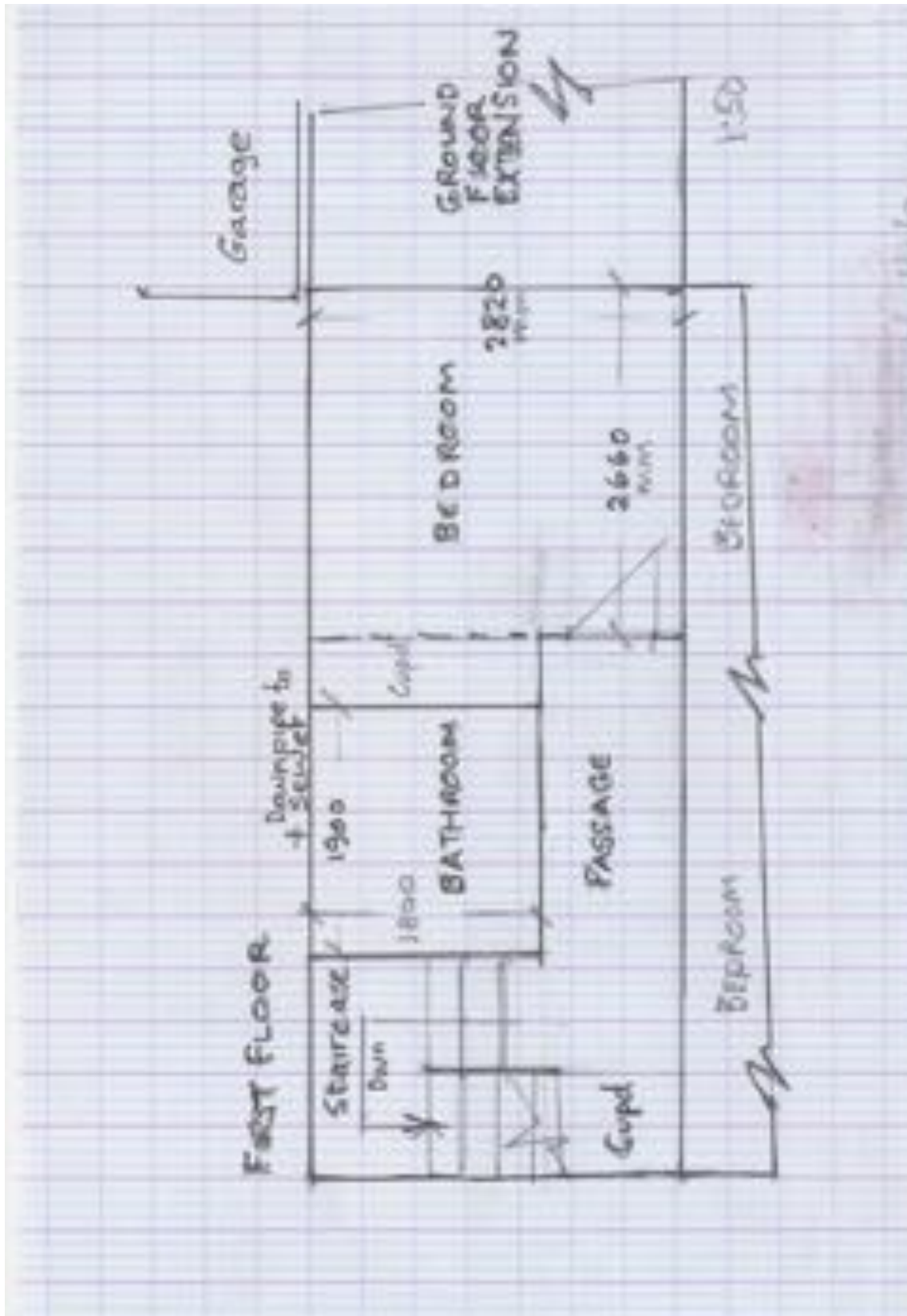
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Location Plans



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SURVEY FINDINGS

The following is a brief summary of what was found and includes what has been inspected and a photographic record.

EXTERNAL

1. From our visual external inspection we noted:

1.1 Characteristic of this type of building

Generally in good order

1.2 Roofs

Viewed, a cut timber roof – good sized timbers

1.3 Walls

Brick

1.4 Windows and doors

PVCu

1.5 Outside areas

Small front & rear garden grassed. Believed to be clay soil.

Large trees relatively close by, the closest being approximately 10 metres away.

Have advised Insurance cover as approx. 50 to 60 feet high and existing house roof (rear slope is approx. 45 feet away from it).

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INTERNAL

1 From our visual internal inspection we noted

1.1 Roof Space

Viewed.

1.2 Ceilings

Assumed plasterboard or proprietary material.

1.3 Walls

Partitions between bathroom not load bearing.

Load bearing wall between passage and two main bedrooms (right hand side of first floor passage facing front elevation)

1.4 Floors

Floor to ceiling height 2.3m

Note: We have not moved furniture or fixtures and fittings unless stated.

We reserve the right to add additional information as required and requested.

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INSPECTION

Our inspection has been specifically related to the feasibility of extending the property detailed below:

Visual Inspection

Our inspection has taken the format of a visual inspection:

External

1. External of the property of the:

- 1.1 Front
- 1.2 Rear
- 1.3 Right side
- 1.4 Surrounding areas

We have had the benefit of an optical lens on a digital camera

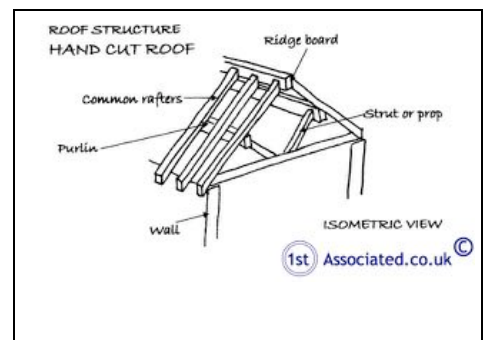
Internal

1. Internal of the property

We have viewed:

- 1.1 Ground Floor
- 1.2 First Floor
- 1.3 Roof Space

In this instance, we have viewed the roof space, which was a cut timber roof.



Cut timber roof

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2 Surrounding areas

- 2.1 Front area
- 2.2 Rear area

3 We have had the benefit of speaking to the owner/client.

4 Neighbours

We have not had the benefit of talking to the neighbours.

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TIME LINE

A brief history of the structure

DATE	DESCRIPTION
XXXX	Property purchased by Mr X Extension built prior to purchase

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Example Loft Conversions

For loft conversions there are many different options, our favourite type includes a balcony; you may wish to consider this type.



Example of loft conversion – roof view from front of property



Example of loft conversion with balcony



Balcony

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Layout

The floor layout is typically as per the sketch; you need to check and confirm this is suitable for your building.

Below are photographs of a loft conversion we have recently been involved in:



Looking towards front of property within main bedroom of example loft conversion



Looking towards rear balcony in example loft conversion



W.C., wash hand basin and shower

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PHOTOGRAPHS - relating to Fire Regulations and Loft Conversions

Door Closer

A door closer is often required.



Door closer often required

Fire alarm

A wired in fire alarm is much better than battery operated fire alarms.



Wired in fire alarm

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REQUESTS FOR INFORMATION

1) Any existing drawings.

BR/75/162 copy of original submission to be returned.

2) Any previous proposed drawings.

3) Any contractors you would like to be considered for the work - not discussed.

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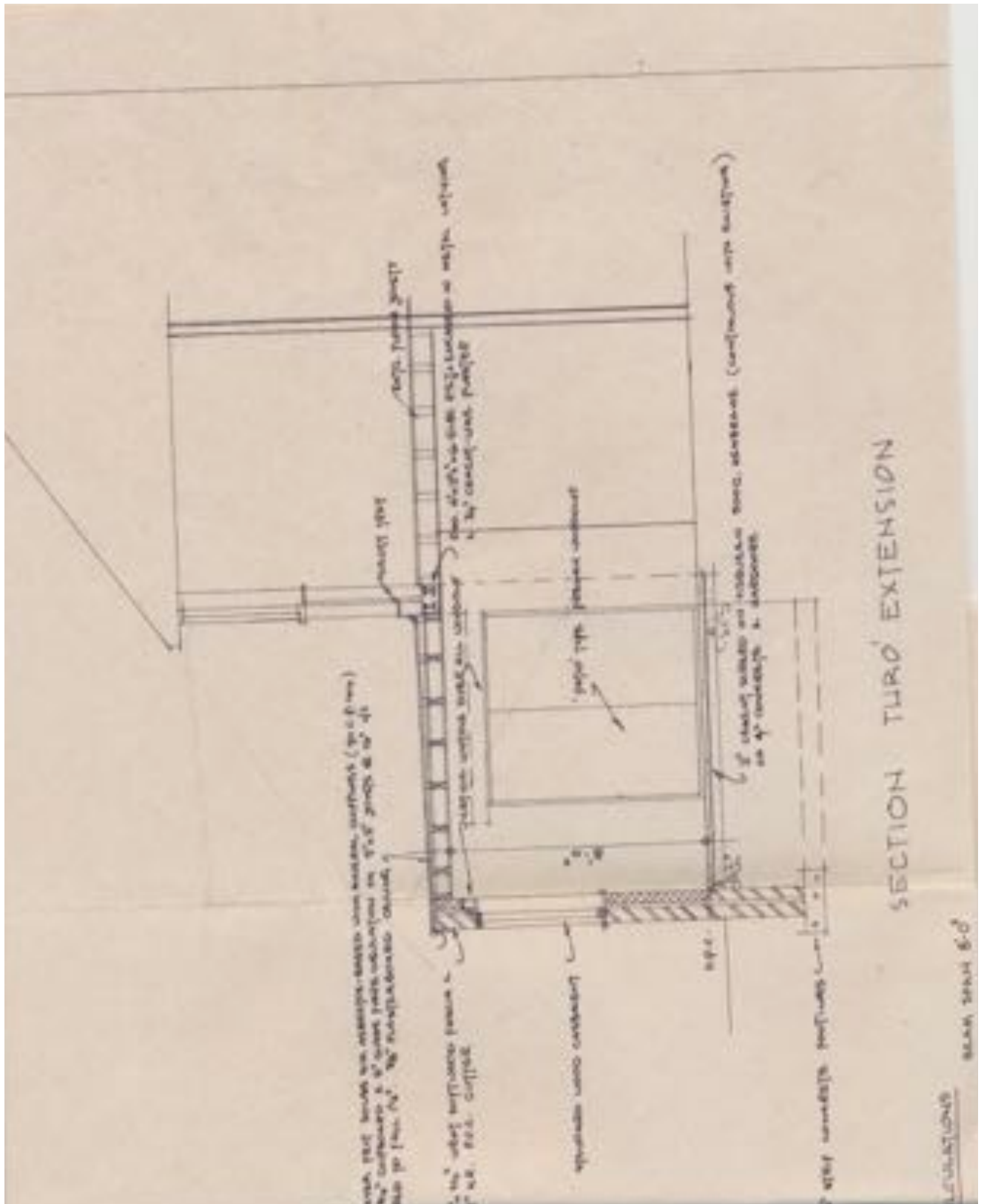
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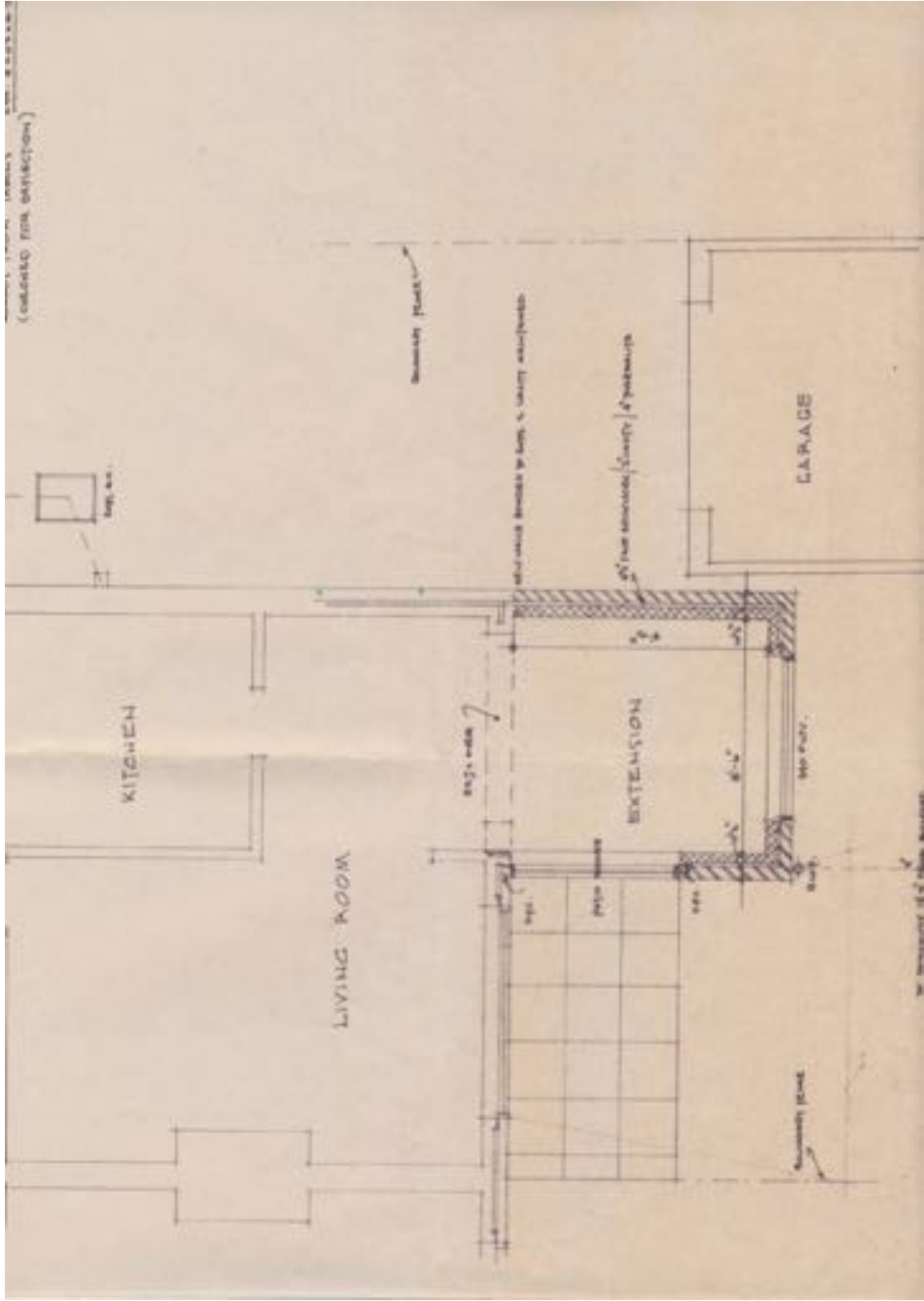
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CONTACT INFORMATION

Company: Northampton Borough Council

Address: Guildhall,
St. Giles Square,
Northampton,
NN1 1DE

Tel: 0300 330 7000

Website: <http://www.northampton.gov.uk/contact>

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Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

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Purchase Price

The internet records advised you purchased the property on XXX for £158,000.

Comparables

Below is comparable information on similar semi-detached properties sold recently:

X sold for £174,000 on X

X sold for £165,000 on X

X sold for £157,000 on X

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LIMITATIONS

Feasibility Study

1. Conditions of Engagement

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Feasibility Study Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the feasibility of the proposed project.

2. The Inspection

a) Accessibility and Voids

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the feasibility study only.

b) Floors

We have not opened up the floor structure. We have only carried out a visual inspection and any conclusions will be based upon our best assumptions. We can open up the floor if so required at an extra fee.

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c) Roofs

The Surveyor will inspect the roofs in this instance.

d) Boundaries, Grounds and Outbuildings

The inspection will include the garden but not the boundaries.

e) Services

No services inspected.

f) Areas not inspected

The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) Feasibility Study

As this report is for a feasibility study of a project we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

3. Deleterious and Hazardous materials

a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the report if in his view there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

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4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

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7. Restrictions on Disclosures

- a) This report is for the sole use of the Client in connection with the property and is limited to the current brief. No responsibility is accepted by the Chartered Surveyors if used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).

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