

SITE INTELLIGENCE

Concept Feasibility Study

3 Concept Options Assessed

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

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SAMPLE REPORT



ABBREVIATIONS

Abbreviation	Full Term
BC	Building Control
CIL	Community Infrastructure Levy
EPC	Energy Performance Certificate
FFL	Finished Floor Level
GIA	Gross Internal Area
GPDO	General Permitted Development Order 2015 (as amended)
LBC	Listed Building Consent
LPA	Local Planning Authority
M&E	Mechanical & Electrical
PD	Permitted Development
PI	Professional Indemnity
UFH	Underfloor Heating
VAT	Value Added Tax

SAMPLE REPORT

HOW TO READ THIS REPORT

This Concept Feasibility Study presents three spatial options for extending and refurbishing 14 Oakfield Road, Guildford, Surrey GU2 4EH. It is designed to help you compare options, understand costs, and decide what to take forward to detailed design.

Confidence Bands

Every cost figure in this report is expressed as a range with a confidence band:

Band	Tolerance	Meaning
HIGH	±10–15%	Standard works, well-defined scope, comparable precedent
MEDIUM	±20–30%	Some variables remain (ground conditions TBC, specification not finalised)
LOW	±30–50%	Major unknowns (no survey data, complex ground, listed building)

Provisional Sum Tiers

Kitchen, bathroom, and finish specifications are presented as Economy / Mid-Range / Premium tiers. Choose the tier that matches your expectations and the costs adjust accordingly.

Floor Plan Sketches



Risk Warning

All floor plan sketches are CONCEPT ONLY — NOT FOR CONSTRUCTION.

They are not measured drawings, not to scale, and not architectural designs.

Dimensions shown are approximate estimates from EPC and estate agent data.

A measured survey and professional architectural design are essential before any works proceed.

Traffic-Light Indicators

Colour	Meaning
GREEN	No issues identified — straightforward
AMBER	Manageable issues — requires attention or mitigation
RED	Significant risk — may affect feasibility or require specialist input



1. INTRODUCTION

1.1 Purpose

This Concept Feasibility Study has been prepared for Sample Client to assess the feasibility of extending and refurbishing 14 Oakfield Road, Guildford, Surrey GU2 4EH. The study presents three concept options, each incorporating a rear extension, loft conversion, full rewire, full re-plumb, new kitchen, and new bathrooms.

1.2 Methodology

This is a desktop assessment. No site visit has been conducted. Property data has been derived from the Energy Performance Certificate register, estate agent floor plans, planning application records, and publicly available mapping. A Site Feasibility Report (buildability screen) was completed for this property on 1 March 2026, and its findings have been incorporated.

1.3 Desktop Limitations



Important — Desktop Limitations

No site visit has been conducted. All dimensions are approximate estimates from estate agent floor plans and EPC data.

Ground conditions are inferred from British Geological Survey regional data, not from site-specific investigation.

Cost figures are indicative ranges based on published industry data — they are NOT quotations.

Planning route assessments are based on desktop analysis of publicly available data — they are NOT formal planning advice.

A measured survey, structural assessment, and architectural design are required before proceeding with any works.

1.4 Scope Exclusions

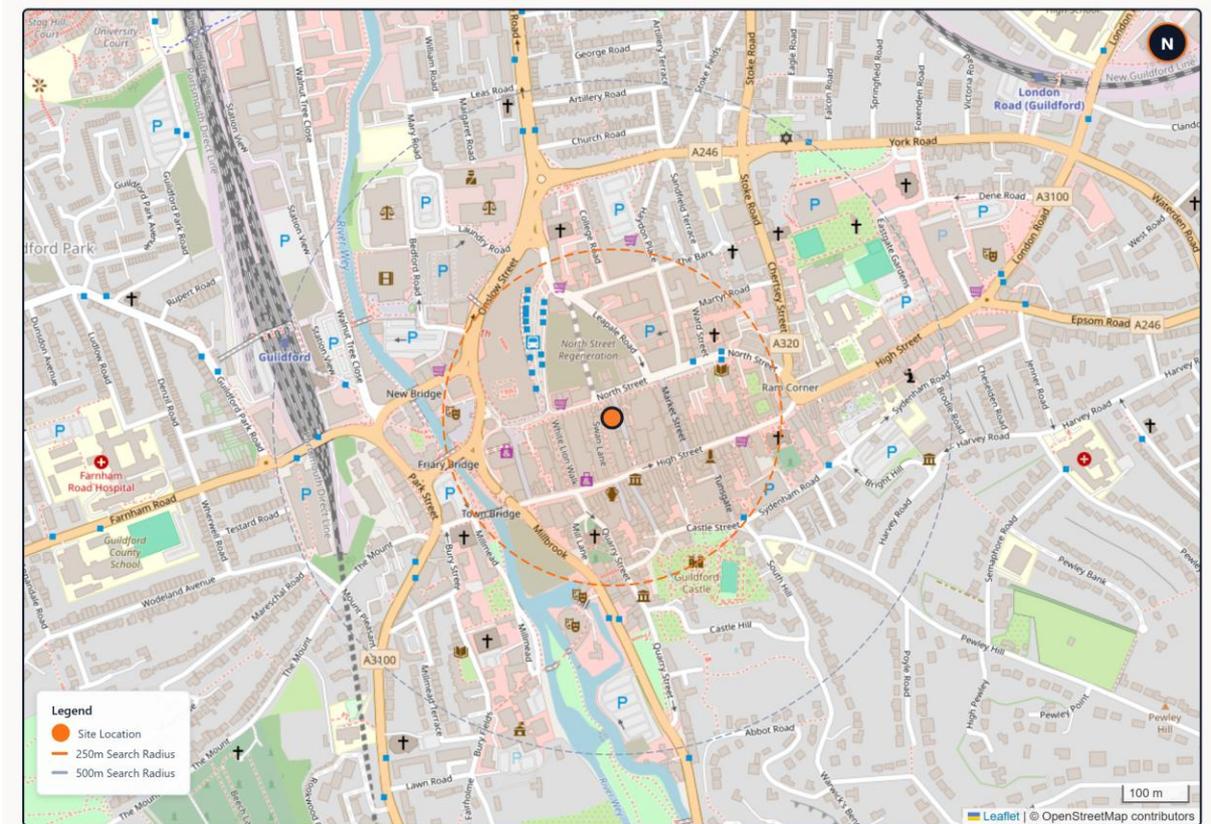
- Architectural design — this study produces concept sketches, not design drawings
- Structural advice — structural feasibility and member sizing are not assessed
- Formal quotation — cost figures are indicative ranges, not binding prices
- Property valuation — no assessment of property value uplift is provided
- Building Regulations compliance — relevant Parts are flagged but not assessed in detail
- Measured survey — dimensions are approximate from desktop data, not site measurements

2. PROPERTY PROFILE

2.1 Property Summary

Item	Detail
Address	14 Oakfield Road, Guildford, Surrey GU2 4EH
Local Authority	Guildford Borough Council
Property Type	Semi-detached house
Construction Era	1930s–1950s
Construction	Brick cavity walls, pitched tile roof
Tenure	Freehold (assumed)
Garden Orientation	South-westerly facing rear garden
Approximate GIA	~95 m ² (ground floor ~55 m ² , first floor ~40 m ²)

2.2 Site Location Plan



Site Location Plan — 14 Oakfield Road, Guildford, Surrey GU2 4EH

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Figure 2.1 — Site Location Plan

2.3 Existing Layout

Ground Floor:

- Kitchen: 3.6m × 2.8m (rear of house, facing garden)
- Hallway & Stairs: centre, from front door to kitchen
- Living Room: 4.5m × 3.8m (front of house, bay window)
- Dining Room: 3.5m × 3.2m (middle of house)
- WC: under stairs

First Floor:

- Bedroom 1: 4.5m × 3.8m (front, master)
- Bedroom 2: 3.5m × 3.2m (rear)
- Bedroom 3: 2.8m × 2.4m (single, rear)
- Bathroom: 2.2m × 1.8m (centre)

2.4 Planning History

A search of publicly available planning records was conducted. Multiple comparable rear extension and loft conversion applications in the vicinity were identified as approved by Guildford Borough Council — providing useful precedent for the proposed works.

Planning precedent status: **APPROVED**

3. SITE CONTEXT & CONSTRAINTS

A Site Feasibility Report (buildability screen) was completed for this property on 1 March 2026 and achieved CLEARED status through the full review chain. The key findings are summarised below.

3.1 Constraint Summary

Constraint	Status	Impact on This Study
Conservation Area	NOT in conservation area	No additional restrictions on PD or materials
Article 4 Direction	None identified	Full PD rights available (subject to limits)
Listed Buildings	None nearby	No heritage impact assessment required
Green Belt	NOT in Green Belt	Within settlement envelope
Tree Preservation Orders	None confirmed at property	Recommend site check before works
Flood Zone	Zone 1 (low probability)	No flood risk assessment required
Ground Conditions	London Clay / alluvial deposits	Strip foundations at 900–1200mm likely adequate
Shrink-Swell	MODERATE	Deeper foundations may be needed near trees

3.2 Key Flags

Key Finding

No conservation area, no Article 4, no Green Belt, no listed buildings nearby. Full Permitted Development rights are available (subject to dimension and volume limits).
Multiple comparable extension and loft conversion applications approved in the area — positive precedent for planning.

3.3 Roof Configuration & Orientation

The roof ridge runs parallel to the street frontage. The front of the house faces north-east and the rear faces south-west towards the garden. The rear garden receives afternoon and evening sun — an excellent orientation for a rear extension with glazed doors opening onto the garden.

4. LIFESTYLE BRIEF ANALYSIS

4.1 Client Requirements

Priority	Requirement	Notes
ESSENTIAL	Rear extension (open-plan kitchen-diner)	Size variable: 3m (PD) or 6m (prior approval)
ESSENTIAL	Loft conversion with rear dormer	Additional bedroom + en-suite in roof
ESSENTIAL	Full rewire throughout	Entire property
ESSENTIAL	Full re-plumbing throughout	Entire property including new bathrooms
ESSENTIAL	New kitchen	Ground floor — specification tier variable
ESSENTIAL	New bathrooms (≥2)	First floor bathroom + new loft en-suite as minimum
DESIRABLE	General refurbishment	Plastering, decoration, flooring throughout
DESIRABLE	High-specification finishes	Quality fittings, premium tiles, integrated storage
ASPIRATIONAL	Maximum extension size (6m)	Maximises ground floor living space
ASPIRATIONAL	External works & landscaping	Driveway, garden, external lighting

4.2 Brief-to-Option Mapping

Requirement	Option A	Option B	Option C
Rear extension	3m (PD)	6m (PA)	6m (PA)
Loft conversion	✓	✓	✓
Full rewire	✓	✓	✓
Full replumb	✓	✓	✓
New kitchen	✓	✓	✓
Bathrooms	2 (refurb + loft en-suite)	2 (refurb + loft en-suite)	2 + GF WC upgrade
General refurb	Minimal	Full	Full
External works	—	—	✓

5. ORIENTATION & SUN ANALYSIS

Orientation has been determined from Ordnance Survey mapping and aerial photography. The property’s rear garden faces south-west, which is an excellent orientation for a rear extension — receiving direct sunlight from midday through the evening.

[Figure 5.1 — Orientation & Sun Analysis Diagram — site-specific imagery omitted from sample]

5.1 Sun Exposure by Area

Area	Orientation	Sun Exposure	Design Implication
Rear extension	SW-facing	Midday through evening	Ideal for kitchen-diner-living — bi-fold doors to garden recommended
Loft dormer (rear)	SW-facing	Midday and afternoon	Good natural light to new bedroom. Consider solar control blinds
Rear garden	SW-facing	Full afternoon and evening sun	One of the best garden orientations for family use
Front of house	NE-facing	Morning sun only	Typical for street-facing elevation



Key Finding

South-west rear garden orientation is excellent for a rear extension. This is one of the strongest orientations for natural light in a kitchen-diner-living space.

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6. CONCEPT OPTIONS

6.1 Option A — Core Works

3m rear extension (PD) + rear dormer loft conversion (planning) + full rewire + full replumb + new kitchen + 2 new bathrooms. Focused scope with a reasonable budget. Addresses all ESSENTIAL requirements.

Planning Route

Element	Route	Notes
3m rear extension	Permitted Development (Class A)	Within 6m single-storey rear limit for semi-detached. No application needed
Rear dormer	Householder planning application	Dormer exceeds PD volume limit. £528 application fee
Internal works	No planning required	Electrics covered by Part P; plumbing by Part G

Ground Floor

[Figure 6.1 — Option A Ground Floor Concept — site-specific imagery omitted from sample]

The existing kitchen is demolished and replaced by a 3m deep rear extension spanning the full width of the house (~5.5m × 3.0m, approximately 17 m²). This creates a new open-plan kitchen-diner space at the rear with views and access onto the SW-facing garden via bi-fold doors.

Loft Conversion

[Figure 6.2 — Option A Loft Floor Concept — site-specific imagery omitted from sample]

A rear dormer loft conversion creates a new master bedroom (~4.0m × 3.5m) with en-suite shower room. Velux roof windows to the front slope provide additional natural light. The existing first floor bathroom is refurbished with new sanitaryware, tiling, and fittings.

Construction Approach & Programme

- **Extension:** Strip foundations (900–1200mm), blockwork, flat/pitched roof, glazing
- **Loft:** Rear dormer framing, steel beam for floor support, insulation, plasterboard
- **M&E:** Full rewire (consumer unit, all circuits), full replumb (boiler position TBC)
- **Estimated programme:** 14–18 weeks on site

Neighbour Impact

Neighbour impact: **LOW**

- 3m rear extension: within PD limits, unlikely to cause significant overshadowing
- Rear dormer: faces garden, not directly overlooking neighbours
- 45-degree rule: 3m extension unlikely to breach 45-degree line from neighbour windows

Key Risks

- Ground conditions may affect extension foundation design and costs
- Roof structure adequacy for loft conversion — subject to structural assessment
- Party wall implications with adjoining semi-detached property

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6.2 Option B — Enhanced

6m rear extension via prior approval + rear dormer loft conversion (planning) + full rewire + full replumb + new kitchen + 2 new bathrooms + full refurbishment throughout. Maximises ground floor living space and comprehensively modernises the property.

Planning Route

Element	Route	Notes
6m rear extension	Larger Home Extension prior approval	21-day neighbour consultation. £240 application fee. Single-storey only, max 4m height
Rear dormer	Householder planning application	£528 application fee
Full refurbishment	No planning required	Internal works — Part P for electrics, Part G for plumbing

Ground Floor

[Figure 6.4 — Option B Ground Floor Concept — site-specific imagery omitted from sample]

The 6m rear extension creates a substantially larger open-plan kitchen-diner-family room (~5.5m × 6.0m, approximately 33 m²). The extension projects from the full rear wall of the house, creating a dramatic living space with full-height glazing opening onto the SW-facing garden.

Loft Conversion

Identical to Option A — rear dormer loft conversion with new master bedroom and en-suite. See Option A loft floor for details. The existing first floor bathroom is fully replaced with new sanitaryware, heated towel rail, and contemporary finishes.

Construction Approach & Programme

- **Extension:** Deeper foundations (6m depth, potential ground condition risk). Engineered concrete slab likely
- **Loft:** As Option A
- **Refurbishment:** Full first-fix rewire/replumb, replaster throughout, new flooring, decoration
- **Estimated programme:** 18–24 weeks on site

Neighbour Impact

Neighbour impact: **MODERATE**

- Dormer: same considerations as Option A
- 6m rear extension: Larger Home Extension prior approval includes 21-day neighbour consultation

- 45-degree rule: 6m single-storey extension may approach the 45-degree line from rear-facing neighbour windows
- Party Wall Act: Section 6 may be triggered if excavation within 6m of neighbour foundations

Key Risks

- Prior approval may be refused if neighbours object — but this is a notification process, not full planning
- Ground conditions increase foundation complexity for the deeper 6m extension
- Comprehensive refurbishment while living in the property may require temporary accommodation
- All risks from Option A apply

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6.3 Option C — Full Transformation

6m rear extension (prior approval) + rear dormer loft conversion (planning) + full rewire + full replumb + new kitchen + 2 new bathrooms + full refurbishment + external works (landscaping, driveway). Maximum space and specification. Could combine all elements under a single planning application.

Planning Route

Element	Route	Notes
6m rear extension + rear dormer	Single householder planning application	Could combine under single application. £528 fee
Full refurbishment + external works	No planning required	Landscaping within curtilage. Driveway may need permeable surface (Part H)



Single Application Strategy

Option C could benefit from combining the dormer and rear extension under a single householder planning application (£528). This simplifies the process and allows the LPA to assess the full scheme holistically.

Ground Floor

[Figure 6.7 — Option C Ground Floor Concept — site-specific imagery omitted from sample]

In addition to the 6m rear extension, the full ground floor is reconfigured to create a connected open-plan living space. External works include a new permeable driveway and rear garden landscaping with patio area and planting beds.

Loft Conversion

Identical to Options A and B — rear dormer loft conversion with new master bedroom and en-suite. See Option A loft floor for details.

Construction Approach & Programme

- **External works:** New driveway surface (permeable), garden landscaping, external lighting, boundary treatment
- **Estimated programme:** 22–30 weeks on site

Neighbour Impact

Neighbour impact: **MODERATE**

- Extension and dormer: same as Option B
- External works: temporary disruption from landscaping and driveway works

Key Risks

- Extended programme (5–7 months) — temporary accommodation almost certainly required
- Scope creep risk — comprehensive refurbishment projects frequently uncover unexpected issues
- All risks from Options A and B apply

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7. COST COMPARISON

All costs are indicative ranges based on South East England base rates (as at March 2026). Regional multiplier: 1.00 (South East base). Costs EXCLUDE VAT (standard 20% applies to extension and refurbishment works). Costs are NOT quotations.

7.1 Side-by-Side Comparison (Mid-Range Specification)

Cost Element	Option A	Option B	Option C
Rear extension (3m / 6m / 6m)	£22,000–£38,000	£40,000–£70,000	£40,000–£70,000
Loft conversion (rear dormer)	£35,000–£50,000	£35,000–£50,000	£35,000–£50,000
Full rewire	£7,000–£12,000	£7,000–£12,000	£8,000–£14,000
Full replumb	£5,000–£8,000	£5,000–£8,000	£6,000–£10,000
Kitchen (mid-range)	£15,000–£30,000	£15,000–£30,000	£15,000–£30,000
Bathrooms	£12,000–£20,000	£18,000–£32,000	£18,000–£32,000
General refurbishment	£3,000–£5,000	£15,000–£25,000	£18,000–£30,000
External works / landscaping	—	—	£8,000–£15,000
Professional fees	£5,000–£10,000	£8,000–£15,000	£10,000–£18,000
Contingency (15%)	£16,000–£26,000	£22,000–£36,000	£24,000–£40,000
TOTAL (excl. VAT)	£120,000–£199,000	£165,000–£278,000	£182,000–£309,000
VAT @ 20%	£24,000–£40,000	£33,000–£56,000	£36,000–£62,000
TOTAL (incl. VAT)	£144,000–£239,000	£198,000–£334,000	£218,000–£371,000

7.2 Specification Tier Comparison

The table above uses mid-range specification. The table below shows how totals change by tier:

Tier	Option A (incl. VAT)	Option B (incl. VAT)	Option C (incl. VAT)
Economy	£115,000–£190,000	£160,000–£268,000	£175,000–£295,000
Mid-Range	£144,000–£239,000	£198,000–£334,000	£218,000–£371,000
Premium	£190,000–£315,000	£260,000–£440,000	£285,000–£485,000

7.3 Confidence Bands

Option	Confidence	Reasoning
Option A	MEDIUM (±20–30%)	Standard extension + loft scope, but no measured survey or ground investigation yet
Option B	MEDIUM (±20–30%)	As Option A, plus larger extension foundation complexity
Option C	MEDIUM-LOW (±25–35%)	As Option B, plus external works scope not fully defined

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8. BUDGET ARCHITECTURE

[Figure 8.1 — Budget Architecture Diagram (Mid-Range, excl. VAT) — site-specific imagery omitted from sample]

8.1 Fixed vs Flexible Costs

Across all three options, certain costs are effectively fixed (they occur regardless of option choice) while others are flexible (they vary by option and specification tier).

Category	Cost Element	Nature
Fixed	Loft conversion (rear dormer, structural steel, insulation)	Constant — same across all options
Fixed	Full rewire	Constant (marginal increase in Option C)
Fixed	Full replumb	Constant (marginal increase in Option C)
Fixed	Professional fees (architect, structural engineer, BC)	Broadly constant — incremental for larger scope
Flexible	Rear extension size (3m vs 6m)	Option A ~£30k vs Options B/C ~£55k (mid-range)
Flexible	Bathroom scope	£12k–£20k (Option A, refurb + loft) to £18k–£32k (Options B/C, full + WC)
Flexible	Kitchen specification	£10k–£15k (economy) to £30k–£50k (premium)
Flexible	Refurbishment scope	£3k–£5k (Option A minimal) to £18k–£30k (Option C full)
Flexible	External works	£0 (Options A/B) to £8k–£15k (Option C)

9. VAT & INCENTIVE SAVINGS

9.1 VAT Rate Determination

Standard residential extension and refurbishment works attract VAT at the standard rate of 20%. The property is not listed, not empty for 2+ years, and the works do not create a new dwelling. Therefore, no reduced rate or zero-rate relief applies to the main works.

VAT Rate	Applies To	Applicable Here?
0%	New build dwelling (first grant of major interest)	No — this is an extension, not a new dwelling
0%	Energy-saving materials installation (Finance Act 2023, until March 2027)	YES — insulation materials qualify (see below)
5%	Renovation of dwelling empty 2+ years	No — property is occupied
20%	Standard residential extension/renovation	YES — default rate for all main works

9.2 Energy-Saving Materials Relief

Key Finding

Under the Finance Act 2023, the supply and installation of energy-saving materials in residential properties attract 0% VAT (until March 2027). This applies to insulation materials installed as part of the loft conversion and extension works.

Qualifying materials likely to be used in this project include:

- Loft dormer wall insulation and roof insulation
- Wall insulation (within extension walls, any cavity wall insulation upgrade)
- Floor insulation (extension floor)

Estimated potential VAT saving on energy-saving materials: £500–£2,000 depending on scope. The contractor should itemise insulation materials separately on invoices to claim the relief.

9.3 Community Infrastructure Levy (CIL)

Guildford Borough Council has an adopted CIL charging schedule. However, all three options are exempt from CIL under the residential extension/annexe exemption (CIL Regulation 42A) provided the extension is used as part of the existing dwelling. No CIL liability arises for any option presented in this study.

10. "WHILE YOU'RE AT IT" OPPORTUNITIES

The following opportunities arise because infrastructure is already disrupted by the planned works. Doing them now costs a fraction of doing them later as standalone projects.

Trigger	Bundled Opportunity	Cost Now	Cost Later (Standalone)	Saving
Floors up for extension	Underfloor heating in ground floor extension	£2,000–£4,000	£6,000–£10,000	£4,000–£6,000
Walls open for rewire	Cavity wall insulation top-up + internal wall insulation	£1,000–£2,500 (0% VAT on materials)	£4,000–£8,000	£3,000–£5,500
Scaffold up for loft	Replace roof tiles + guttering + fascias + soffits	£4,000–£8,000	£7,000–£13,000	£3,000–£5,000
Kitchen removed	Reconfigure ground floor layout (open-plan)	£500–£2,000 (marginal cost)	£5,000–£10,000	£4,500–£8,000
Ground excavated for extension	Drainage improvements + EV charging ducting	£1,500–£3,000	£4,000–£7,000	£2,500–£4,000
Replumbing entire property	Relocate soil stack for better bathroom layouts	£800–£1,500 (marginal)	£3,000–£6,000	£2,200–£4,500

10.1 Priority Ranking

Ranked by savings magnitude:

- **1. Underfloor heating:** Significant saving (£4k–£6k) and biggest quality-of-life improvement
- **2. Roof tiles + guttering:** Significant saving (£3k–£5k) and extends roof life by 20–30 years
- **3. Kitchen layout reconfiguration:** Almost free at build stage; very expensive to change later
- **4. Insulation upgrade:** Good saving plus 0% VAT on materials. Improves EPC rating and comfort
- **5. Drainage + EV ducting:** Moderate saving and future-proofs the property for EV charging
- **6. Soil stack relocation:** Enables better bathroom layouts at minimal cost during replumb

11. HIDDEN COSTS CHECKLIST

The following costs are frequently overlooked in project budgets. They are NOT included in the construction cost estimates above and must be budgeted separately.

Item	Typical Range	Option A	Option B	Option C
Planning application fee	£528 (householder)	£528	£528 + £240 (PA)	£528
Building Control fees	£800–£1,500	£800–£1,200	£1,000– £1,500	£1,200–£1,500
Structural engineer	£1,500–£3,000	£1,500– £2,500	£2,000– £3,000	£2,500–£3,000
Architect (design to planning)	£3,000–£6,000	£3,000– £5,000	£4,000– £6,000	£5,000–£6,000
Party wall surveyor	£1,000–£3,000	£1,000– £2,000	£1,000– £2,000	£1,000–£2,000
Temporary accommodation	£2,000–£8,000	Likely manageable in situ	£3,000– £6,000	£5,000–£8,000
Skip hire (2–4 skips)	£600–£2,400	£600–£1,200	£1,200– £1,800	£1,800–£2,400
Utility connections/upgrades	£500–£2,000	£500–£1,000	£500–£1,500	£1,000–£2,000
TOTAL HIDDEN COSTS (est.)		£8,000– £16,000	£12,000– £22,000	£16,000–£28,000



Risk Warning

Hidden costs of £8,000–£28,000 (depending on option) should be added to the construction cost estimates when calculating total project budget.

12. PHASING STRATEGY

12.1 Recommended Sequencing

The most efficient sequencing for this project starts with the loft conversion (scaffold and roof work, highest weather dependency) then moves to the extension and finishes.

Phase	Works	Duration	Notes
1. Strip-Out & Enabling	Remove existing kitchen. Scaffold erection. Site setup	1–2 weeks	Can live in house during this phase
2. Loft Construction	Rear dormer framing. Roof works. Insulation. Plasterboard	3–5 weeks	Scaffold up. Roof open — weather dependent
3. Extension Foundations	Excavation. Strip/trench fill foundations. Slab	2–3 weeks	Ground floor disrupted
4. Extension Structure	Blockwork walls. Roof structure. Glazing. Weathertight	2–3 weeks	Extension usable once weathertight
5. First Fix (Whole House)	Full rewire. Full replumb. Structural openings. UFH if included	3–4 weeks	Entire house disrupted
6. Plastering & Screeds	Plaster all new walls. Floor screeds. Drying time	2–3 weeks	Drying time critical
7. Second Fix & Finishes	Electrics. Plumbing. Kitchen. Bathrooms. Flooring. Decoration	4–6 weeks	Phased room by room
8. External Works (Option C)	Driveway. Landscaping. External lighting	2–3 weeks	Can be deferred
9. Snagging & Completion	Defect inspection. Remedial works. BC sign-off	1–2 weeks	Allow 2 weeks minimum

12.2 Programme Summary

Option	Total Programme (est.)	Temporary Accommodation?
Option A	14–18 weeks	Likely manageable in situ
Option B	18–24 weeks	Recommended during first fix phase (2–4 weeks)
Option C	22–30 weeks	Almost certainly required for 4–6 weeks minimum



13. NEIGHBOUR IMPACT ASSESSMENT

Factor	Option A	Option B	Option C
Overshadowing	Low — 3m extension to SW	Moderate — 6m extension may approach 45° line	As Option B
Overlooking	Low — dormer faces rear garden	As Option A	As Option A
Loss of Privacy	Low — loft windows set back	As Option A	As Option A
Party Wall Act	Section 6 possible (semi-detached)	Section 6 likely for 6m excavation	As Option B
Noise During Works	Moderate — 14–18 weeks	Moderate-High — 18–24 weeks	High — 22–30 weeks

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14. OPTION COMPARISON & RECOMMENDATION

14.1 Summary Comparison

Criterion	Option A	Option B	Option C
Brief Fit (essential)	6/6 ✓	6/6 ✓	6/6 ✓
Brief Fit (desirable)	1/2	2/2 ✓	2/2 ✓
Brief Fit (aspirational)	0/2	1/2	2/2 ✓
Additional Floor Area	~17 m ² (extension) + ~20 m ² (loft)	~33 m ² (extension) + ~20 m ² (loft)	~33 m ² + ~20 m ² + external
Total GIA After Works	~132 m ²	~148 m ²	~148 m ² + improved external
Bedrooms After Works	4 (existing 3 + new loft)	4 (existing 3 + new loft)	4 + improved external
Bathrooms After Works	2 (refurbished + loft ensuite)	2 (refurbished + loft ensuite)	2 + GF WC upgrade
Mid-Range Cost (incl. VAT)	£144k–£239k	£198k–£334k	£218k–£371k
Programme	14–18 weeks	18–24 weeks	22–30 weeks
Planning Route	Householder + PD	Householder + Prior Approval	Householder (combined)
Neighbour Impact	Low	Moderate	Moderate

14.2 Recommendation

Recommended: Option B — Enhanced

Option B provides the best balance of brief fulfilment, value for money, and manageable risk. It satisfies all essential and desirable requirements, creates approximately 53 m² of additional living space (33 m² extension + 20 m² loft), and comprehensively modernises the property.

Option A is a strong choice if budget is constrained — it delivers all essential items at a lower cost, but the 3m extension is noticeably less transformative than 6m.

Option C is the aspirational choice but carries the highest cost, longest programme, and greatest disruption. The external works can be deferred to a later phase if desired, effectively starting with Option B and upgrading to Option C later.

15. NEXT STEPS

The following action checklist provides a clear pathway from this concept study to construction start:

Step	Action	Typical Cost	Typical Duration
1	Decide on preferred option (A, B, or C) and specification tier	—	1–2 weeks
2	Commission measured survey of existing property	£500–£1,000	1–2 weeks
3	Appoint an architect to develop the chosen option into detailed design	£3,000–£6,000	4–8 weeks
4	Appoint a structural engineer	£1,500–£3,000	2–4 weeks (overlaps with architect)
5	Submit planning application for loft dormer (+ extension if combined)	£528	8–13 weeks
6	If Option B: submit Larger Home Extension prior approval for 6m extension	£240	42-day process
7	Arrange party wall surveys	£1,000–£3,000	2–4 weeks
8	Submit Building Control application	£800–£1,500	2–4 weeks
9	Tender construction works to 3 contractors	—	3–4 weeks
10	Appoint contractor and agree programme	—	2–4 weeks
11	Construction start	—	See phasing strategy

Next Steps

The recommended first step is to appoint an architect to develop Option B (or your chosen option) into detailed design drawings. PF & Co Construction can then provide structural engineering design in parallel. Please contact us at info@pfcoconstruction.co.uk or 01483 363210 to discuss next steps.



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CF.4 — Floor Plan Accuracy. Floor plan sketches use approximate dimensions derived from estate agent marketing floor plans and EPC floor area data. They have NOT been verified by measured survey.

SAMPLE
REPORT

Verification Status Summary

Verification Status Summary

The following table summarises the confidence classification of all factual claims in this report. VERIFIED claims are confirmed from authoritative Tier 1 sources. SUPPORTED claims are inferred from secondary data. ASSUMED claims require explicit caveats and may need further investigation.

Data Category	VERIFIED	SUPPORTED	ASSUMED	Notes
Property Address & Postcode	1	0	0	Fictional sample data
Property Type (Semi-Detached)	0	0	1	Fictional — illustrative only
Floor Dimensions	0	0	1	Fictional — approximate for sample
Planning Constraints	0	0	1	Fictional — illustrative only
Ground Conditions	0	0	1	Fictional — generic for sample
Cost Rates (March 2026)	0	1	0	Based on published industry data
VAT Rates	1	0	0	HMRC guidance, Finance Act 2023
Planning Application Fees	1	0	0	Fees Regulations 2012
TOTAL	3	1	4	HUMAN REVIEW REQUIRED

Prepared by:

Site Intelligence, PF & Co Construction Ltd
Sample Report

For and on behalf of:

Site Intelligence
A PF & Co Construction Ltd service

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