GRAND INNOVATIONS SURREY LTD
Residential construction, remodelling and design

Feasibility Report and High-Level Build Proposal

[redacted], Richmond, [redacted]

Assessment of the client's proposed rear extension, ground-floor remodelling, fourth bedroom, downstairs WC, first-floor en-suite and two-car driveway, with budget costs by element.

Client	[redacted]
Property	[redacted], Richmond, [redacted]
Report type	Desk-based feasibility assessment and budget estimate
Report date	14 August 2026
Revision	Rev A - issued on the [redacted] plan set
Prepared by	Grand Innovations Surrey Ltd – Conor Doran
Basis of report	Client brief (undated); 11 property photographs; and the existing and proposed floor plan set prepared by [redacted] (existing plan, proposed ground floor, proposed first floor and proposed front garden).
Purpose	To establish whether the client's brief is deliverable, to answer the four questions raised in that brief, and to provide budget costs to inform a decision to proceed.

Important limitation

This report is desk-based. It has been prepared from the client's written brief, photographs and a third-party floor plan set marked *"approximate, for illustrative purposes only, not to scale"*. No site visit, measured survey, opening-up, soil investigation, drainage survey, asbestos survey, damp testing, electrical testing or structural calculation has been undertaken, and no structural engineer has been appointed. Every dimension, structural assumption and cost in this report must be confirmed by survey and by the structural engineer's design before it is relied upon. Costs are budget ranges excluding VAT and do not constitute a fixed price quotation.

1. Executive Summary

The client's brief is deliverable. All seven elements can be achieved within the existing plot and the existing first-floor footprint, and the proposed plan set already demonstrates a layout that meets the stated targets – including the fourth bedroom, which lands at 3.05 x 2.60m against a brief asking for 2.4 to 2.6m wide by 3m or more in length.

The property would move from a 3-bedroom, 1-bathroom house of approximately 102 m² (1,097 sq ft) to a 4-bedroom, 2-bathroom house with a downstairs WC of approximately 120 m² (1,295 sq ft), with an open-plan kitchen, dining and family space of approximately 35 m² and two-car off-road parking.

Nothing in the brief requires an unusual or high-risk engineering solution. However, four items carry material cost or deliverability risk, and none of the four can be resolved from the information currently available. They are cheap and quick to resolve, they are independent of one another, and each one can change the scope. They should be actioned before any figure is committed or any design is frozen.

Priority actions

Priority	Issue	Required action
Immediate	The plot tapers. The rear garden is dimensioned at 5.50m wide while the house is 6.19m wide. The rear right-hand corner of a genuinely full-width extension may cross the boundary.	Obtain the title plan and commission a boundary-referenced measured survey before the design is frozen. If the boundary converges, splay or step the rear corner in preference to reducing the extension width.
Immediate	A young street tree is planted in the footway directly in front of the property. Street trees are the most common cause of refusal for a vehicle crossover, and the council will not normally remove one to enable a private driveway.	Submit a vehicle crossing enquiry to Richmond upon Thames Highways now. The answer determines whether approximately £10,000 of the budget is real. It is independent of the building works and slow to return.
Immediate	A large mature apple tree stands close to the rear elevation, within the zone of influence of the proposed foundations, on London Clay. Foundation depth is the single largest cost variable in the project.	Commission a soil investigation and tree survey to inform the engineer's foundation design. Note that removing the tree does not simplify the problem – clay heave following removal can be more onerous than shrinkage.
Immediate	Permitted development rights are assumed but unconfirmed. Richmond upon Thames has extensive conservation area coverage and active Article 4 directions, either of which can remove those rights entirely.	Confirm the conservation area and Article 4 position with the council, then apply for a Lawful Development Certificate rather than relying on an unwritten assumption. A full application would add 8 to 12 weeks.
High	This project has two long structural openings, not one. Both the spine wall and the rear wall are removed, leaving the first floor spanning between two new parallel steels approximately 2.85m apart.	Appoint one structural engineer to design both openings, the bearings and the temporary works as a single coordinated package. Carry all structural items as provisional sums until that design exists.
High	Moving the Bedroom 4 wall approximately 800mm into the reception relocates a load path. The new wall must be designed as a load-bearing element and will require a new pad foundation cut into the existing ground-floor slab.	Include the internal pad foundation in the groundworks scope. Combine it with the slab-breaking required for the WC drainage so the floor is opened once.
High	Converting the utility to Bedroom 4 removes the utility. There is then no home for the washing machine, the dryer, or the boiler currently wall-mounted in the kitchen.	Obtain a client decision on where the utility function and the boiler go before the kitchen is designed. This affects both the kitchen layout and the plumbing scope.
Confirmed	The fourth bedroom target is met. The proposed 3.05 x 2.60m room takes a standard double bed with circulation and a wardrobe run, and the reception retains 14.0 m² as a full-size separate living room.	No change recommended. The three-way balance between the open-plan space, the reception and the new bedroom is soundly judged as drawn.

Budget and programme

£140,000 to £185,000 excluding VAT (£168,000 to £222,000 including VAT), with the most likely outcome around **£160,000 excluding VAT** (£192,000 including VAT). A 10 per cent contingency of approximately £16,000 should be carried until the soil investigation and structural design are complete. Estimated construction duration 14 to 18 weeks, preceded by 12 to 16 weeks of pre-construction. Section 6 sets the budget out by element.

Overall assessment

This is a well-conceived scheme and the proposed layout answers the brief. It should be progressed as a single coordinated project rather than in isolated packages, because the structural, drainage and groundworks elements all interact beneath the same floor. No commitment to a fixed price should be given, and no design frozen, until the boundary position, the Highways crossover decision, the planning status and the foundation design are known.

2. Scope and Basis of Report

This report has been prepared as a desk-based feasibility assessment to establish whether the client's brief can be delivered, to answer the four questions raised in that brief, and to provide budget costs by element sufficient to inform a decision to proceed. It is not a condition survey and it is not a fixed-price quotation.

Information relied upon

- The client's written brief, undated, setting out seven elements of proposed work.
- Eleven photographs of the property, internal and external.
- The existing floor plan and the proposed ground floor, first floor and front garden plans prepared by [redacted], each marked *"measurements are approximate and for illustrative purposes only. Not to scale."*

Items specifically excluded

- No site visit or measured survey has been undertaken. All dimensions are taken from a third-party plan set that expressly disclaims accuracy.
- No structural engineer has been appointed and no structural calculations exist. All structural commentary is professional opinion based on the plan form and the age of the property.
- No soil investigation, trial holes or foundation assessment have been carried out.
- No drainage survey, CCTV inspection or below-ground service tracing has been carried out.
- No asbestos survey, damp testing, timber inspection, electrical testing or gas testing has been carried out.
- No boundary determination, title investigation or topographical survey has been carried out.
- No pre-application advice, planning submission or Highways enquiry has been made to the London Borough of Richmond upon Thames.
- No detailed schedule of works, specification or measured quantities has been produced. Costs are budget ranges only.

> **Caution**
>
> Given the age and apparent condition of the property, a refurbishment and demolition asbestos survey should be undertaken before any strip-out. Two of the supplied photographs show patch repair or possible historic damp staining to first-floor walls; the cause is unknown and should be established before the affected areas are made good. Neither item has been allowed for beyond the survey cost.

3. The Client's Brief

The brief is summarised below as we understand it. The four questions the client specifically asked to have answered are addressed at findings 4.1 to 4.4 and 4.5 to 4.16 in the next section.

#	Element	Client requirement
1	**Rear extension**	Remove the existing conservatory completely. A 3m rear extension across the full width of the house, subject to planning and structural feasibility, creating a much larger open-plan kitchen, dining and family living space with good access and views onto the rear garden, potentially with bifold or sliding doors and rooflights.
2	**Open-plan ground floor**	Remove the wall between the existing kitchen/dining room and the reception room. Part is believed to be structural or load-bearing. The intention is to install the necessary steels and then redesign the internal layout around them, rather than being restricted by the current room arrangement.
3	**Fourth bedroom**	Remove and reconfigure the existing utility room to form Bedroom 4, enlarged by taking space from the reception room and a smaller amount from the kitchen/dining area. Target approximately 2.4 to 2.6m wide and 3m or more in length, to take a proper double bed and storage, without unnecessarily compromising the new open-plan space.
4	**Downstairs WC**	Create a small WC underneath the existing staircase, subject to headroom, drainage and practical access.

#	Element	Client requirement
5	**First floor**	Keep Bedrooms 2 and 3 and the existing family bathroom broadly as they are. Reconfigure Bedroom 1 and the landing/stair area to create an en-suite. No upstairs extension – the en-suite is to be formed within the existing first-floor footprint. Bedroom 1 to remain approximately 4.25 x 2.97m.
6	**Front garden and driveway**	Retain approximately half of the existing front garden as grass and landscaping, particularly the left-hand side around the front entrance. Create a two-car driveway on the right-hand side, with a new dropped kerb from the road on the right-hand boundary subject to council and highway approval.
7	**Overall aim**	A 4-bedroom, 2-bathroom house with an additional downstairs WC, a large open-plan kitchen/dining/family area, a 3m full-width rear extension, a usable fourth bedroom and two-car off-road parking. A loft conversion may be considered and is to be discussed at a later date.

4. Detailed Findings

Findings 4.1 to 4.4 are the gating items: each can change the scope and none can be resolved from the information available. Findings 4.5 to 4.24 address the structural, layout, services and regulatory content of the brief.

Ref	Area / element	Observation	Comment / likely implication	Priority	Recommended action
4.1	**Rear boundary position**	The rear garden is dimensioned at 14.00 x 5.50m while the house is 6.19m wide. The existing plan shows a distinctly tapering, roughly triangular plot, wide at the front and narrowing towards the rear.	If the boundary has converged inside the house width 3m behind the rear elevation, the rear right-hand corner of a full-width extension crosses the boundary. The proposed plan draws it full width, so this has either been checked or assumed.	**Immediate**	Title plan check plus a boundary-referenced measured survey, ahead of appointing the structural engineer. If the boundary converges, splay or step the rear corner rather than reduce the extension width.
4.2	**Vehicle crossover and street tree**	A young street tree is planted in the footway directly in front of the property (P01). The immediate neighbour to the right already has a dropped kerb and driveway.	Street trees are the most common reason a crossover application fails, and the council will not normally remove or relocate one for a private driveway. The neighbour's existing crossover is useful precedent but also imposes a minimum separation.	**Immediate**	Vehicle crossing enquiry to Richmond Highways now. Also check the footway for inspection covers, stop taps, gullies and lamp columns at the proposed crossing point.
4.3	**Planning status - Article 4 and conservation area**	The scheme is assumed to fall within permitted development. [redacted] sits in the [redacted] area of a borough with extensive conservation area coverage and active Article 4 directions.	An Article 4 direction or conservation area designation can remove permitted development rights entirely, converting a certificate application into a full planning application and adding 8 to 12 weeks to the programme.	**Immediate**	Confirm the position with the council, then apply for a Lawful Development Certificate rather than relying on an unwritten assumption. It also protects the client at resale.
4.4	**Foundation design - tree and clay**	A large mature apple tree stands close to the rear elevation, within the likely zone of influence of the proposed foundations (P02, P03). Richmond sits on London Clay, a highly shrinkable soil.	Under the NHBC foundation depth tables a tree of this size and proximity on high-plasticity clay can require depths of 1.5 to 2.5m or more against a normal 0.9 to 1.0m trench fill. Removing the tree does not resolve this: clay heave following removal can be more onerous than shrinkage.	**Immediate**	Soil investigation and tree survey feeding directly into the engineer's foundation design. Check for a Tree Preservation Order; in a conservation area six weeks' notice is required before work to any tree over 75mm diameter.
4.5	**Spine wall removal**	The wall between the kitchen/dining room and the reception room runs the full 6.19m width of the house and sits beneath the first-floor partition line.	Almost certainly load-bearing. In a house of this age and plan form the spine wall is the standard mid-span support for the first-floor joists. Removal requires a beam sized by a structural engineer, expected in the 203 to 305mm universal beam range depending on final span and load.	**High**	Structural engineer to design the beam, bearings and padstones. Carry as a provisional sum until the design is issued.

Ref	Area / element	Observation	Comment / likely implication	Priority	Recommended action
4.6	**Flush versus downstand beam**	The brief emphasises a genuinely open-plan space. The beam can sit below the ceiling line as a downstand, or be concealed within the floor zone.	A flush beam gives an unbroken ceiling across the whole open-plan space but requires the existing joists to be cut back and re-hung, more temporary works and more making good. The difference is worth approximately £4,000 to £7,000.	High	Obtain a client decision early, as it affects the engineer's design, the temporary works and the programme, not just the finish.
4.7	**Relocated intermediate support**	The proposed plan moves the Bedroom 4 wall approximately 800mm into the reception. If the existing reception/utility wall currently provides intermediate support to the floor above, that support is being relocated rather than rebuilt.	The new Bedroom 4 wall must then be designed as a load-bearing element, built in masonry or in stud with a steel post, and will require a new pad foundation cut into the existing ground-floor slab beneath it. This is easily omitted from a budget and expensive to discover late.	High	Confirm the load path at survey. Include the internal pad foundation in the groundworks scope and combine it with the slab-breaking for the WC drainage.
4.8	**Rear wall removal**	The extension removes the entire rear wall of the house across the full 6.19m width.	This requires its own beam, or more likely a goalpost frame given the width, with the same bearing and padstone considerations as the spine beam.	High	Design as part of the same structural package as 4.5, so the two beams and their bearings are coordinated rather than designed piecemeal.
4.9	**Combined temporary works**	With the spine wall and the rear wall both removed, the first floor over the kitchen/dining zone spans between two new parallel steels approximately 2.85m apart.	Entirely normal construction, but temporary works become a real scope item rather than a token allowance. Needling and propping must be sequenced so only one opening is unsupported at a time, with loads transferred in a controlled order.	High	Method statement and temporary works design to BS 5975. Allow three to four weeks from first prop to the floor being back on permanent support. This is the critical path.
4.10	**Bedroom 4 dimensions**	The proposed Bedroom 4 is 3.05 x 2.60m, an area of 7.9 m², against a brief asking for 2.4 to 2.6m wide by 3m or more in length.	The target is met, at the top of the requested width range. 7.9 m² takes a standard 1.35 x 1.90m double with circulation to one side and a wardrobe run on the end wall, and comfortably exceeds the 6.51 m² national space standard.	Confirmed	No change recommended. Confirm on the measured survey.
4.11	**Dimension reconciliation**	The plan annotates approximately 800mm taken from the reception, but the dimensioned rooms show the reception reducing from 3.94m to 3.30m, a difference of 640mm.	The 160mm gap is accounted for by the existing reception/utility wall being demolished and rebuilt on the new line, so Bedroom 4 gains the wall thickness as well as the floor area. This reconciles provided that wall is a 100mm block or timber stud at around 150mm finished. If it is 215mm solid brick, Bedroom 4 lands nearer 2.55m wide.	Medium	Measure the construction and thickness of the reception/utility wall at survey. Either outcome remains inside the client's stated range, so this is a check rather than a risk.
4.12	**Three-way space trade-off**	The kitchen/dining area grows from 17.6 m² to approximately 34.7 m² usable, the reception reduces from 16.7 m² to 14.0 m², and the utility grows from approximately 4.4 m² to 7.9 m² as Bedroom 4.	The only real compromise is the reception losing 2.7 m², and at 14.0 m² it remains a proper separate living room. The Bedroom 4 notch into the open-plan corner is approximately 1.6 m² and does not disrupt an island and dining layout.	Confirmed	The balance is soundly judged as drawn. No change recommended.
4.13	**Loss of the utility function**	Converting the utility to Bedroom 4 removes the utility room. The boiler is currently wall-mounted in the kitchen (P06).	There is no longer a location for the washing machine, dryer or boiler. Options are to integrate a screened utility run into the open-plan kitchen, form a compact utility cupboard off the hall or within the extension, or relocate to a loft or garden store.	High	Client decision required before the kitchen is designed. It affects both the kitchen layout and the plumbing and heating scope.

Ref	Area / element	Observation	Comment / likely implication	Priority	Recommended action
4.14	**Under-stairs WC - drainage**	The staircase sits centrally in the plan. The nearest soil stack is at the rear of the property.	Either a gravity connection, breaking up the ground-floor slab to run new below-slab drainage, or a macerator. A macerator is cheap and quick but is a moving part in a bathroom, is noisy and is a recurring nuisance for the life of the house.	**Medium**	Gravity connection recommended. The slab is already being opened for the Bedroom 4 pad foundation, so the marginal cost is far lower than as a standalone job - roughly £1,200 to £2,000 to do it properly.
4.15	**Under-stairs WC - headroom and ventilation**	No minimum ceiling height is set by the Regulations, but approximately 2.0m is needed at the entry and standing position.	Under a typical straight flight this works if the pan sits under the lower part of the soffit and the door and standing space under the higher part. Mechanical extract at 6 l/s with 15-minute overrun is required under Part F.	**Medium**	Confirm the stair rise and going at survey. Check the door arrangement does not open directly into a food preparation area in the final open-plan layout.
4.16	**First-floor en-suite**	The proposed en-suite is formed from part of the landing and stair area, adjacent to Bedroom 1, with Bedroom 1 retained at 4.25 x 2.97m and Bedrooms 2 and 3 untouched.	This satisfies the brief exactly with no upstairs extension. The en-suite sits adjacent to the retained family bathroom so it can share the existing soil stack, which is the single biggest cost saving available on the first floor. No external wall alteration is required.	**Confirmed**	Proceed as drawn. Confirm the stack position and en-suite drainage route at survey.
4.17	**Stair headroom and landing width**	Bedroom 1 is 12.6 m² and is being retained at that size, so the en-suite is coming entirely from circulation space.	Taking space from the landing must not compromise the 2.0m headroom measured over the pitch line of the stair, and the landing must still provide a compliant means of escape and practical access to all four first-floor rooms. This is the most common failure point when carving an en-suite from a landing, and it is a Building Control matter.	**High**	Dimension the retained landing and check stair headroom before the first-floor layout is fixed.
4.18	**Existing drainage beneath the extension**	A full-width 3m rear extension will very likely cross or come close to existing drainage runs, and possibly an inspection chamber. A soil stack is visible at the rear (P02).	If any of it is a public or shared sewer, a build-over or build-near agreement with Thames Water is required, adding three to six weeks. A chamber may need relocating.	**High**	CCTV drainage survey at the same time as the measured survey. It is cheap and removes the uncertainty from both this item and the WC connection at 4.14.
4.19	**Eaves height near the boundary**	Permitted development limits the extension to 4m overall, but where any part is within 2m of a boundary the eaves height must not exceed 3m.	Given the tapering plot, the right-hand side of the extension will sit close to the boundary. This constrains the ceiling height achievable on that side, which affects how the open-plan space feels.	**High**	Settle the roof design and ceiling height with the client early, alongside the boundary check at 4.1.
4.20	**Party Wall etc. Act 1996**	Beam bearings will require cutting into the party or boundary wall, and the extension foundations on the attached side will be excavated within 3m of the neighbouring structure.	Section 2 and Section 6 notices are likely to be required. Deeper foundations arising from finding 4.4 make a Section 6 notice more likely, not less. Two months' notice applies to Section 2 and one month to Section 6.	**High**	Serve notices early. A late party wall notice is one of the most common causes of a stalled start on site.
4.21	**Fire strategy for the open-plan ground floor**	Opening the ground floor into a single large space alters the protected escape route from the stairs to the front door.	This can trigger a requirement for interlinked mains-powered smoke detection throughout, and in some layouts a sprinkler system or a protected escape window. Manageable, but it is a design input rather than an afterthought.	**High**	Raise the fire strategy with Building Control at plans stage, before the ground-floor layout is finalised.

Ref	Area / element	Observation	Comment / likely implication	Priority	Recommended action
4.22	**Asbestos**	The property is of an age where textured coatings, floor tiles, boarding and flue components are all candidates.	Disturbance during strip-out without a survey is both a safety and a programme risk. The conservatory demolition and internal strip-out both involve disturbance.	**High**	Refurbishment and demolition asbestos survey before any strip-out. Removal cost to be added once the survey is returned; it is excluded from the budget at this stage.
4.23	**Damp staining and existing condition**	Two photographs show patch repair or possible historic damp staining to first-floor walls (P08, P10). Internally the property is sound but tired and largely original.	The cause is unknown from photographs alone and could be historic and resolved, or live. The kitchen and bathroom are dated and due for replacement irrespective of the extension works.	**Medium**	Damp and timber inspection at survey. Establish the cause before the affected areas are made good, or the staining will return through new finishes.
4.24	**Existing services**	The electrical installation is likely to be of the age of the house. The heating layout will need to serve a much larger open-plan volume.	A full rewire or substantial consumer unit upgrade is likely for a property of this age and a project of this scope. Underfloor heating to the open-plan area is assumed in the budget; the boiler may need upsizing as well as relocating.	**Medium**	Test and inspect the existing installation at survey. Confirm boiler capacity against the increased heat load and the additional bathroom.

5. Recommended Sequence of Works

The following sequence is recommended to avoid abortive works and to ensure no cost is committed before the items that can change the scope are resolved.

Stage	Recommended works	Reason
1. Resolve the gating items	Highways vehicle crossing enquiry; title plan and boundary-referenced measured survey; conservation area and Article 4 check; soil investigation and tree survey.	Each of these four can change the scope, and all four are cheap and slow. They determine whether the driveway is deliverable, whether the extension can be full width, which planning route applies and what the foundations cost.
2. Surveys and investigation	CCTV drainage survey; asbestos refurbishment and demolition survey; damp and timber inspection; electrical test and inspection.	Establishes the build-over position, the WC drainage route, and the extent of remedial and service work that must be priced rather than assumed.
3. Structural design	Appoint one structural engineer for both openings, the relocated Bedroom 4 support and its pad foundation, the extension foundations, the lintel schedule and the temporary works sequence.	Converts every provisional structural sum into a firm figure. Designing the two beams as one package keeps the bearings and the load paths coordinated.
4. Client decisions	Flush or downstand beam; where the utility function and boiler go; glazing type and opening width; ceiling height on the boundary side; whether to build loft-ready.	Each of these moves the budget materially and each affects the design rather than only the finish, so they cannot be deferred to the fit-out stage.
5. Consents	Lawful Development Certificate or full planning application; Building Regulations full plans application; party wall notices; Thames Water build-over agreement if required; Highways crossover application.	Full plans is recommended over a building notice given the structural content. Party wall notices should be served early - two months applies to Section 2.
6. Construction	Enabling and conservatory demolition; groundworks and foundations; extension shell and roof to weathertight; structural openings and steelwork; first fix and internal layout; second fix, kitchen, bathrooms and finishes.	The structural phase is the critical path. The extension should reach weathertight before the internal openings are formed, so the house is not open in two places at once.
7. Driveway	Two-car block-paved driveway on a permeable build-up, retained lawn and planting to the left-hand side, dropped kerb and crossover.	Independent of the main works and can be phased separately if the Highways decision is slow or the budget needs to come down.

Key note on sequencing

No fixed price should be given and no design frozen until the four gating items at findings 4.1 to 4.4 are resolved. Between them they control whether the extension can be built full width, whether the driveway can be built at all, which planning route applies, and the largest single cost variable in the project. All four can run in parallel and none depends on the others.

Additional surveys and appointments recommended

- Boundary-referenced measured survey of the property and plot, with title plan.
- Soil investigation and arboricultural assessment of the apple tree.
- Structural engineer's full package covering both openings, foundations and temporary works.
- CCTV drainage survey to establish the build-over position and the WC connection route.
- Asbestos refurbishment and demolition survey before strip-out.
- Damp and timber inspection to establish the cause of the observed staining.
- Electrical test and inspection to establish whether a rewire is required.
- Party wall surveyor, if notices are required.

6. High-Level Budget

Budget ranges at Grand Innovations sell rates, excluding VAT. These are feasibility-stage figures with an expected accuracy of plus or minus 15 to 20 per cent, benchmarked against a comparable rear extension and two-floor internal alteration project delivered by Grand Innovations. Items marked provisional depend on the structural engineer's design or on client selection and will be re-priced once those are settled.

#	Element	Low	High
1	Preliminaries, welfare, management and waste	£7,500	£9,500
2	Conservatory demolition, strip-out and enabling works	£6,000	£8,000
3	Temporary works and propping to two openings	£2,500	£3,500
4	Groundworks and foundations **[Tree dependent]**	£8,000	£22,000
5	Ground-floor construction, slab and insulation	£2,500	£3,500
6	External walls, facing brick to match existing	£7,000	£9,000
7	Structural steelwork, beams, posts and padstones **[Provisional]**	£9,000	£14,000
8	Roof construction and rooflights	£8,000	£11,000
9	Rear glazing - bifold or sliding door set **[Client selection]**	£9,000	£15,000
10	Ground-floor internal layout, Bedroom 4 and WC formation	£6,000	£8,500
11	First-floor alterations and en-suite formation	£4,500	£6,500
12	Plumbing, heating, boiler relocation and underfloor heating	£12,000	£17,000
13	Electrical installation and lighting	£7,000	£10,000
14	Kitchen **[Client selection]**	£12,000	£20,000
15	En-suite, WC and tiling **[Client selection]**	£8,000	£12,000
16	Plastering and internal finishes	£11,000	£15,000
17	Flooring and joinery	£8,000	£12,000
18	External works, patio and making good	£3,000	£5,000
19	Two-car driveway and dropped kerb **[Subject to Highways]**	£8,000	£14,000
20	Testing, certification and handover	£1,200	£1,800
21	Design, engineer, Building Control, party wall and coordination	£6,000	£10,000
	Sum of ranges, excluding VAT	**£146,200**	**£227,300**

The extremes of that table assume every variable lands badly, or every variable lands well. Neither will happen. The realistic planning figures are:

	Excluding VAT	Including VAT
Working budget range	£140,000 – £185,000	£168,000 – £222,000
Most likely outcome	**£160,000**	**£192,000**
Recommended contingency, 10 per cent	£16,000	£19,200

Where the budget can be reduced

In order of least damage to the finished result:

- **Downstand beam instead of flush** – saves £4,000 to £7,000, at the cost of a visible beam line across the open-plan space.
- **Sliding doors instead of bifolds, or a narrower opening** – saves £3,000 to £5,000. Sliders frequently look better in any case.
- **Reduce the kitchen allowance** – the single most elastic line in the budget.
- **Defer the driveway to a second phase** – saves £8,000 to £14,000. It is independent of the main works, and if the Highways decision is slow this may happen naturally.
- **Reduce the number of rooflights** – saves £1,500 to £3,000, but costs daylight in the middle of a deep plan, which is exactly where it is needed. Not recommended.

Loft conversion

Noted in the brief for later discussion and deliberately excluded from the figures above. Two observations for that conversation. The neighbouring property already has a loft dormer (P01), which is useful precedent. More importantly, if a loft conversion is likely within a few years, some preparatory work now is far cheaper than retrofitting it later – particularly the position and capacity of any steels going into the first floor, stair headroom at the landing, which is being altered anyway for the en-suite, and the routing of soil and heating pipework. Making the en-suite and landing works loft-ready is a small marginal cost now and a large saving later. This is worth discussing before the first-floor layout is frozen.

7. Programme

Estimated construction duration 14 to 18 weeks, subject to specification, the foundation solution and weather.

Phase	Duration
Enabling, conservatory demolition and strip-out	1 – 2 weeks
Groundworks and foundations	2 – 4 weeks
Extension shell, walls and roof to weathertight	3 – 4 weeks
Structural openings, steelwork and temporary works	3 – 4 weeks
First fix, internal layout, Bedroom 4, WC and en-suite	3 weeks
Second fix, kitchen, bathrooms and finishes	4 – 5 weeks
Snagging, testing and handover	1 week

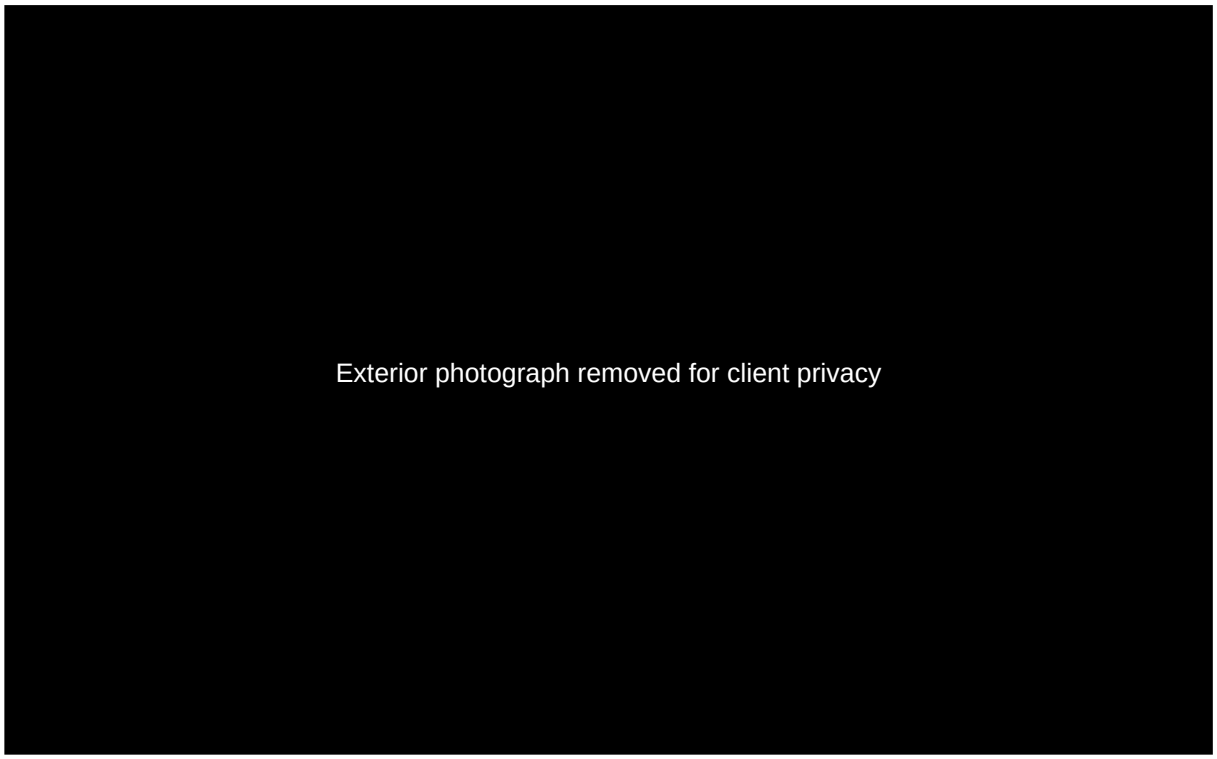
Pre-construction runs largely ahead of site and in parallel: survey and soil investigation, structural design, Lawful Development Certificate at approximately eight weeks, Building Control approval, party wall notices at up to two months, the Highways crossover determination and a Thames Water build-over agreement if required. **Realistically 12 to 16 weeks of pre-construction before a start on site.**

8. Photographic Evidence Schedule

The following photographs were supplied with the brief and support the findings above.

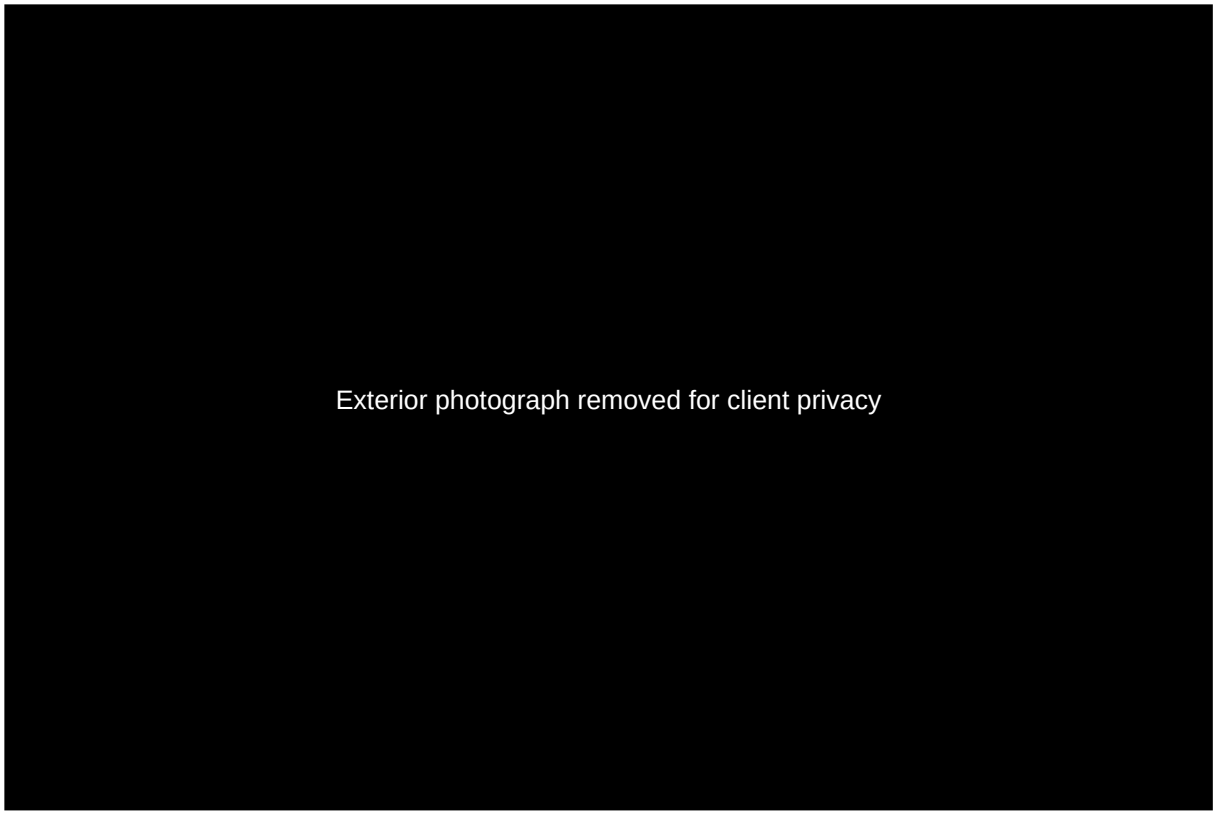
Photo	Description
P01	Front elevation. Note the young street tree in the footway directly in front of the property, and the neighbouring property to the right with an existing dropped kerb, driveway and loft dormer.
P02	Rear elevation showing the existing conservatory to be demolished, the rear soil stack, and the mature apple tree immediately adjacent to the proposed extension footprint.
P03	Rear garden looking away from the house. Establishes the garden depth remaining after a 3m extension and the position and size of the apple tree.
P04	Conservatory interior. Timber frame, polycarbonate roof and brick dwarf wall, at the end of its serviceable life. To be demolished in full.
P05	Existing kitchen and dining room looking towards the conservatory. This is the space that becomes the open-plan kitchen, dining and family area.
P06	Existing kitchen and dining room from the opposite end, showing the wall-mounted boiler that will require relocation once the utility becomes Bedroom 4.
P07	Existing reception room. Reduces from 16.7 m² to 14.0 m² as the enlarged Bedroom 4 takes space from this room.
P08	First-floor bedroom to the front elevation. Note the area of patch repair or possible historic damp staining to the flank wall and at floor level, to be confirmed by inspection.
P09	First-floor bedroom to the front elevation. Retained unaltered under the proposals.
P10	First-floor bedroom to the rear elevation, overlooking the apple tree. Retained unaltered. Note the wall finish condition at low level.
P11	Existing family bathroom, retained under the proposals but dated and due for replacement irrespective of the extension works.

9. Photographic Evidence



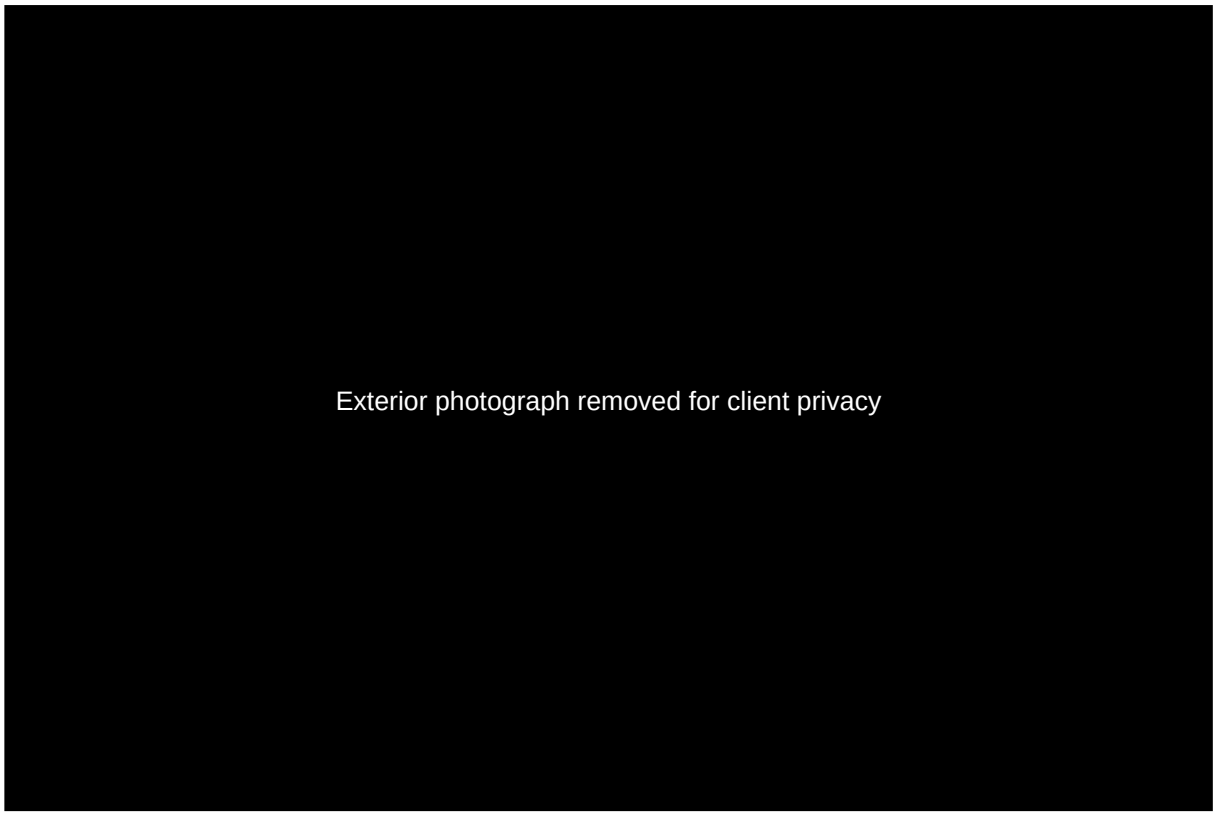
P01

Front elevation. Note the young street tree in the footway directly in front of the property, and the neighbouring property to the right with an existing dropped kerb, driveway and loft dormer.



P02

Rear elevation showing the existing conservatory to be demolished, the rear soil stack, and the mature apple tree immediately adjacent to the proposed extension footprint.



P03

Rear garden looking away from the house. Establishes the garden depth remaining after a 3m extension and the position and size of the apple tree.

P04

Conservatory interior. Timber frame, polycarbonate roof and brick dwarf wall, at the end of its serviceable life. To be demolished in full.

P05

Existing kitchen and dining room looking towards the conservatory. This is the space that becomes the open-plan kitchen, dining and family area.

P06

Existing kitchen and dining room from the opposite end, showing the wall-mounted boiler that will require relocation once the utility becomes Bedroom 4.

P07

Existing reception room. Reduces from 16.7 m² to 14.0 m² as the enlarged Bedroom 4 takes space from this room.

P08

First-floor bedroom to the front elevation. Note the area of patch repair or possible historic damp staining to the flank wall and at floor level, to be confirmed by inspection.

P09

First-floor bedroom to the front elevation. Retained unaltered under the proposals.

P10

First-floor bedroom to the rear elevation, overlooking the apple tree. Retained unaltered. Note the wall finish condition at low level.

P11

Existing family bathroom, retained under the proposals but dated and due for replacement irrespective of the extension works.

10. Conclusion and Next Steps

The brief for [redacted] is deliverable in full. The proposed plan set answers every element of it, the fourth bedroom meets the client's stated dimensions, and the balance struck between the open-plan space, the reception and the new bedroom is soundly judged. We would not recommend changing the layout as drawn.

The project should be treated as a single coordinated build rather than a set of separate packages. The two structural openings, the relocated load path beneath Bedroom 4, the WC drainage and the extension foundations all meet beneath the same floor, and pricing or sequencing them independently is the most likely route to abortive work.

Four questions were asked in the brief. In summary: the works are structurally possible with no unusual engineering; the steels run on the spine wall and across the rear opening, with a relocated intermediate support beneath the new Bedroom 4 wall; approximately 800mm can be taken from the reception and 600mm from the kitchen and dining area, which delivers a 3.05 x 2.60m fourth bedroom while leaving a 14.0 m² living room; and the driveway is achievable in principle, but the dropped kerb depends on a Highways decision that the street tree outside the property puts at genuine risk.

Immediate next steps

#	Action	Why it matters	Typical cost
1	Richmond Highways vehicle crossing enquiry	Determines whether the driveway is deliverable at all	£150 – £400
2	Title plan and boundary-referenced measured survey	Determines whether the extension can be built full width	£600 – £1,200
3	Conservation area and Article 4 check	Determines the planning route and up to 12 weeks of programme	No cost
4	Soil investigation and tree survey	Sets the foundation design, the largest single cost variable	£1,200 – £2,500
5	Appoint structural engineer for the full package	Converts the provisional structural sums into firm figures	£1,800 – £3,000
6	CCTV drainage survey	Establishes build-over requirement and the WC connection route	£300 – £600
7	Asbestos refurbishment and demolition survey	Required before strip-out in any event	£400 – £800
8	Client decisions per finding 4.6, 4.13 and 4.19	Each moves the budget materially and affects the design	–
9	Lawful Development Certificate application	Protects the client at resale	£150 plus drawings
10	Issue the line-item cost proposal	Once 1 to 8 are resolved the figures firm from ranges to a priced schedule	–

Assumptions and exclusions

This report assumes: that the [redacted] plan set is dimensionally accurate, noting that it is marked approximate and not to scale and must be confirmed by measured survey before any order or fabrication; that the spine wall between the kitchen/dining and reception rooms is load-bearing, pending engineer confirmation; that the extension is single storey within permitted development height limits; that existing foundations, drainage and services are serviceable where retained; normal weekday working hours and unrestricted site access; and that the property is not listed.

Excluded from the budget: VAT; the loft conversion; landscaping beyond the driveway, retained lawn and making good; furniture and appliances beyond the kitchen allowance; structural remediation of any pre-existing defect discovered on opening up; asbestos removal beyond the survey; diversion of statutory apparatus in the footway for the crossover; tree removal and any associated consent; a full rewire if the existing installation proves beyond upgrade; and any works arising from the Article 4 or conservation area position should permitted development rights prove to have been removed.

> **Status of this report**
>
> This is a feasibility-stage report and budget estimate prepared by Grand Innovations Surrey Ltd. It is not a fixed-price quotation and does not constitute structural, planning or legal advice. Costs, detailed specifications and final scope should be confirmed following measured survey, the specialist reports listed at section 5, the structural engineer's design and the client's agreed selections. A line-item cost proposal will follow.