

### Private Homeowner, Kingsland Road, Aylesbury First Floor Bedroom and Ensuite

#### Background

Due to a lack of space in their home for an expanding family the homeowners required an extra bedroom and ensuite facilities. This would allow their growing children the use of the existing bathroom facilities and share the original master bedroom.

#### Client's Brief

The client's brief required us to:

- prepare feasibility design proposals for a first floor extension to complement the existing house and its surroundings;
- prepare working drawings and specifications;
- firstly submit drawings and an application for planning permission to the Local Authority; and
- once planning permission was obtained, submit drawings and an application for building regulations approval to the Local Authority.

#### Specific Skills Offered to the Client

- knowledge and understanding of designs and specifications;
- knowledge and understanding of planning law and building regulations;
- measured survey of the existing house and site;
- preparation of working drawings;
- knowledge and understanding of the construction process;
- client care; and
- communication and negotiation skills especially with the Local Authority.

#### Value Delivered to the Client

Continuous dialogue with the client during the feasibility stage of the project ensured that there were no late or on site design changes which had a cost impact. This allowed the client to proceed with confidence managing their construction budget. Through early communications and negotiations with the Local Authority we obtained all necessary consents [planning permission and building regulations] on behalf of the client in order to allow them undertake the works.



Front view of first floor extension (above existing garage)



Rear view of first floor extension (above existing utility room)

#### Project Facts

##### Client

Private Homeowner  
Kingsland Road, Aylesbury

##### Services Provided

Measured building survey,  
Design proposals for extension,  
Working drawings for planning  
permission and building  
regulations approval,  
Construction drawings.

##### Duration

August 2003 to March 2004 [6  
months]

##### Client Requirements

Design a first floor extension  
above existing ground floor  
garage and utility that would  
accommodate a new master  
bedroom with an ensuite.  
Prepare and submit to the Local  
Authority planning and building  
regulations applications.

##### Building Use

Residential – Owner Occupier

##### Budget

£20,000

##### Contractor

Client self-build