

## Home Extension



With this 1930's home the brief was to modernise and extend the current accommodation to a high standard whilst maintaining the character of the property and its many original features.

### Existing Drawings



After initial design discussions a full survey was carried to produce accurate existing drawings from which a working sketch scheme was provided.

### Planning Drawing



Having produced a sketch scheme based upon the design brief the client was able to alter any items necessary prior to fixing the design scheme. With a fixed design in mind the planning drawings were produced for submission to the Local Authority Planning Department. (It is usual to allow upto 8 weeks for a decision from the local planning authority.) For more information on the planning system visit [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### Production Drawing (Sample)



The next stage was for the production drawings to be produced. It is essential that these are detailed enough to;

- Discharge any conditions imposed by the planning department
- Adequate technical content to satisfy the requirements of Building Control to gain a Building Regulation Approval (on smaller projects works can be carried out under a building notice rather than a full plans submission)
- Obtain quotations from builders that can be reasonably relied upon (ambiguous drawings lead to difficulties on site and potentially large additional sums of extra work being required)
- Practically be able to be constructed and set out on site in accordance with the relevant requirements