

EXAMPLE OF A BRIEF FOR AN EXTENSION

About Us

Name:

Tel:

Address:

Email:

Budget

We haven't got any idea how much building work costs but we have £20,000 - £25,000 available now. If this is not enough for the work, then we would look at ways to increase this amount.

What we want

The children are now getting bigger and would like to have their own space. Another bedroom is needed, and it would be good if this could have an ensuite. We would like a larger kitchen so that it can have an island.

Current likes/dislikes

We like where the house is located, and the garden is a good size. There are too many rooms and we would like to remove the wall between the lounge and the dining room. The kitchen is too dark, and it doesn't have access to the garden.

The build

We are both working and would be interested in the project being designed and built by one company. However, we may want to get other prices so may prefer just to have the work tendered and project managed.

About the Design

A two-storey extension to the rear of the house should give us a bigger kitchen with doors to the back garden. A bedroom with ensuite could be above and we think that this could be accessed from the existing landing. We would like to remove the wall between the dining room and kitchen and have a patio door in the kitchen extension to give us more daylight. Whilst doing the work we are thinking of fitting new sanitaryware and tiling the main bathroom. We might replace the boiler. The windows are old so we might change these.

Design Ideas

We like the style of the house it was built in the 1920s. However, we have seen lots of great looking modern extensions and would like ours to look like these. We have looked at sliding patio doors at a local company and thinking of using this type of door, so we have a view of the back garden. Lots of extensions seem to be rendered but wonder about maintenance so would prefer bricks and we don't want a flat roof. We have elderly parents who visit so we don't want any steps.

Specific Requirements

If we change the boiler, we would like to look at options for alternatives—maybe an air source heat pump. The new bedroom will need a Ethernet connection. A patio outside of the new door would be nice.

Restrictions

The house next door to us is listed. Our drains are shared with our neighbours.

Other Considerations

We want to keep to access to the rear garden and would need a path about 1.2m wide. With the others in the family soon starting to drive another parking space would be useful. Both neighbours have said it will be OK for builders to put scaffolding up. When the building work starts, we will be living in the house and don't want to be without a kitchen for too long.

Attachments

We have attached some pictures of design/material ideas and a rough sketch of the ideas we have had.