

www.heritagewestsussex.co.uk



Your guide to
Success

Our brand, our build, our expertise, your experience

YOUR CHOICE...



ABOUT OUR BUSINESS

A business built on reputation, experience, reliability and professionalism.

Welcome to Heritage West Sussex. We are the South coast’s leading loft conversion, side/rear extensions and new build specialist. Within the already highlighted specialties we also specialise in landscaping and driveways.

Established in 1963, with well over 200 projects completed, it’s fair to say that we have seen it all, which is why we have decided to create this brochure for you.

We want this brochure to act as your manual, your ‘go to’ point, if you are looking for some information regarding developing your home.

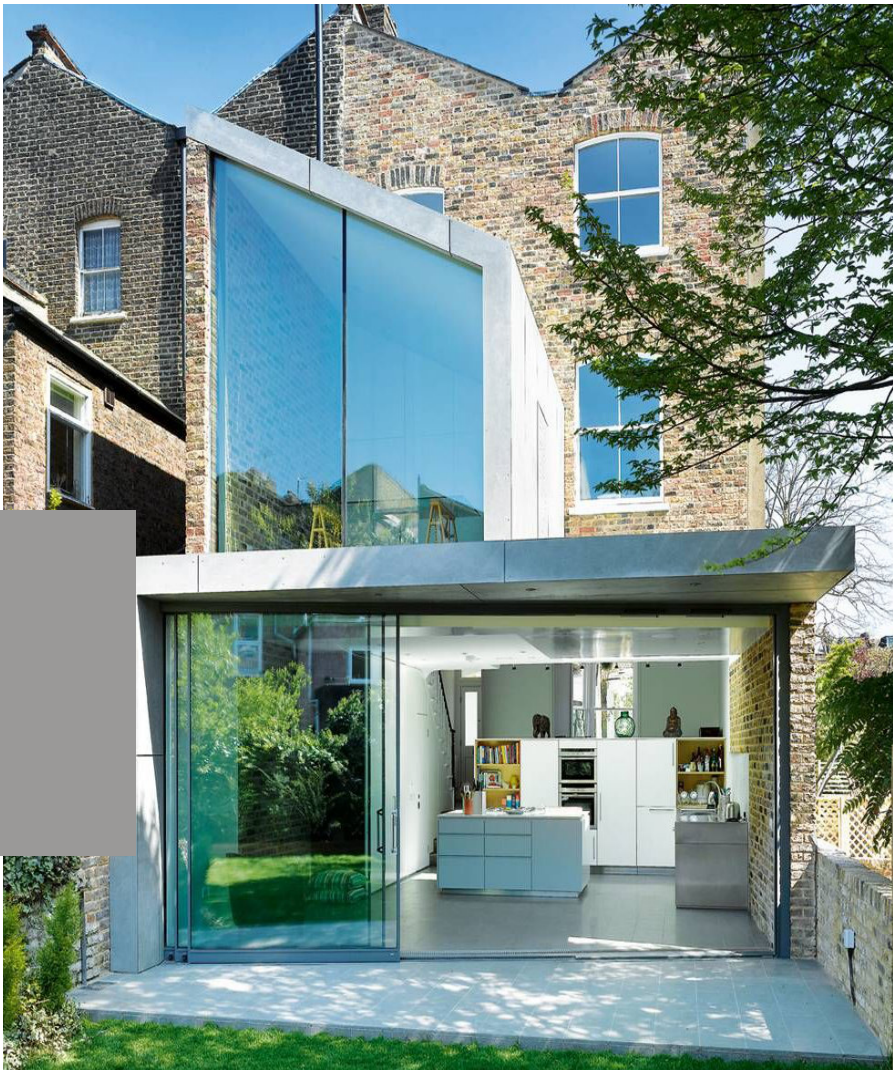
Sometimes moving house is not an option. You may have children in school, work commitments or just general finance considerations. Whatever the reason is, 9 times out of 10 wanting to move is due to living space or should we say, the lack of.

Whether you require a side or rear extension, single or double storey this guide will help you decide what is best for you.

What will we cover...

- The reason why you should consider a side or rear extension
- Is it possible to extend your house?
- Planning permissions & building regulations
- Extension design and considerations
- Bells & Whistles
- Estimated Cost of a typical project.

“ I chose Heritage West Sussex as I was recommended by a friend, they were reliable, trustworthy and they guided me through our entire new extension project. They have added not only to the feel of the property but also its value, which is great for us”
- Mr Davison, London



“ Add value to your property without losing its character and enjoy the space to grow”

Why should you develop your home?

How to decide what is right for you? Can you afford it? Is it worth it?

As you would have heard from friends and family members over the last couple of years, buying a house comes with a number of hefty hidden costs. Starting with agent fees, stamp duty, legal fees, moving fees and let’s not forget the time it takes to do everything. **(approx. 8 – 22 weeks)**

Adding up all the money and minutes moving house, you could quite easily have an extension designed, built and furnished to a premium standard for half the price while adding value to your property at the same time.

No brainer you say?

The 4 qualifying questions

- ☑ Do you have room to extend?
- ☑ Are we going to be able achieve your design while keeping in the boundaries of all building regulations and planning permissions?
- ☑ Do you understand the common inconveniences involved when building the extension? (although we do try our best to prevent them all)
- ☑ Do you have sufficient funds, is this project going to put you in extreme financial difficulties?



Planning permissions & building regulations



So what is planning permission and what are building regs?

Planning permission (or development) refers to the approval needed for construction or expansion by your local authority. It is usually given in the form of a building permit.

Building regulations

whether you need planning permission or not on your extension you will certainly need Building Regulation approval. If you do need planning permission, then we would suggest you get it before you go for building regulation approval.

You will need a design to put forward to the local authorities in order to get approval.

Throughout the process of the development you will have Building Regulation Officers come out to the property to inspect specific the work at different stages but does not mean they will be visiting every stage.

- Foundations / Footings
- Drainage
- Internal/External Walls
- Insulation
- Electrics
- Doors & Windows
- Roof
- Completion

You have your design, now you need it approved...

The UK's Building regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are carried out. (making sure every job is completed to a regulatory standard)

Do I need planning?

Renovating works like a new kitchen or knocking an existing non-load bearing wall through does not need planning permission. A small single storey extension smaller than 9m2 also would not need planning permission.

Some of these restrictions will include things like how far your extension can project outwards, how high the extension is and the materials to which the extension is made out of..

Contact us to find out more!

Design

Where do I start?

The type of development you decide on will be restricted by your budget, as a basic rule of thumb for an extension you will be looking at around £1800 per square metre. With renovation work you will need to get quotes as there is no rule of thumb guide.

Will it be a viable investment?

Will your house be worth as much as you might be spending when it's complete? Take a look in your area at houses that have had similar work completed that are for sale. We offer a service that can help, a free valuation and advice on the end value to give you an idea if it will be a financially viable option.

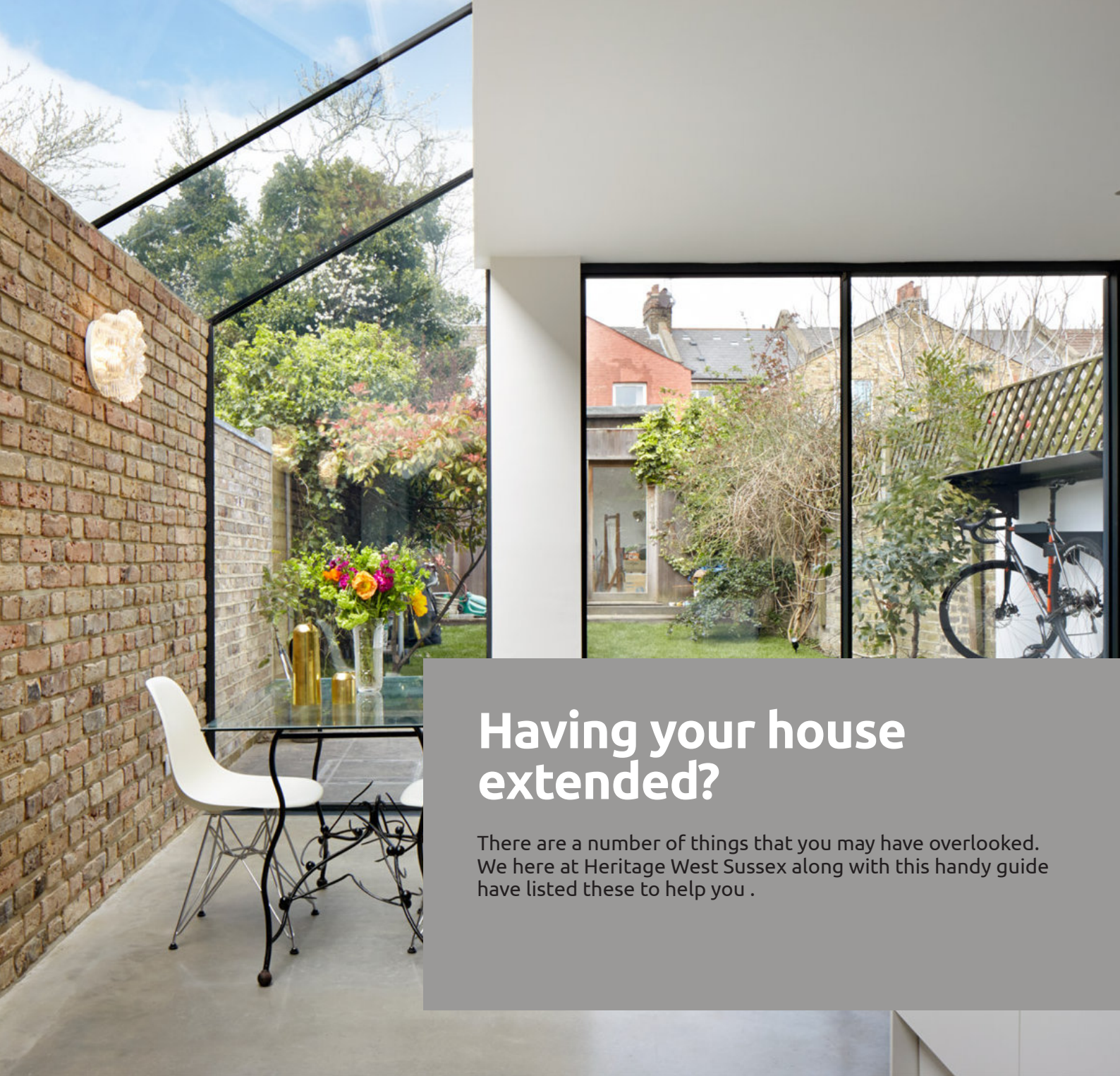
Design your dream

Our designers, referred to in the industry as architects, will take note of all of your ideas and introduce new ones to make your visions come to life. Once you have a design that fulfils all your requirements its time to get it approved.

**Struggling for ideas?
Our in-house architect will help you every step of the way...**

“ I didn't realise all the legal stuff that was involved in building my project, but Heritage was there to help me out in all aspects. They guided me through in a professional but down to earth way, that made it easy for me to understand”

- Ms Garrett, Petersfield, Hampshire



Having your house extended?

There are a number of things that you may have overlooked. We here at Heritage West Sussex along with this handy guide have listed these to help you .

Introduction

When looking to have your house extended there are a number of things overlooked by the homeowner, either because it's the first time going through the process or because they have too much on their plate and it just slipped there mind.

Either way we have created this chapter to specifically to highlight those issues and to make sure they will be at the front of mind.

What will we cover in this section?

- ✓ Neighbours
- ✓ Site access
- ✓ Insurance
- ✓ Security
- ✓ Load Bearing Walls
- ✓ Boiler / Heating
- ✓ Electricity

Neighbours



This section really is to highlight a number of things that may concern you and your neighbours.

Unfortunately some things we are unable to completely prevent but we aim to minimise any disputes between you and your neighbours

PARKING

We understand that if there is no 'off road parking' then it would be expected that a number of vans will be taking up 'on road car spaces'.

We would suggest letting your neighbours know prior to any works taking place to avoid any confusions, and give notice and a time-frame of the works

Site access

When building the extension we are going to need materials to be delivered. Most deliveries will arrive in either trucks or lorries so one thing we will have to consider is delivery access.

- ✓ Is there somewhere the materials can be dropped off?

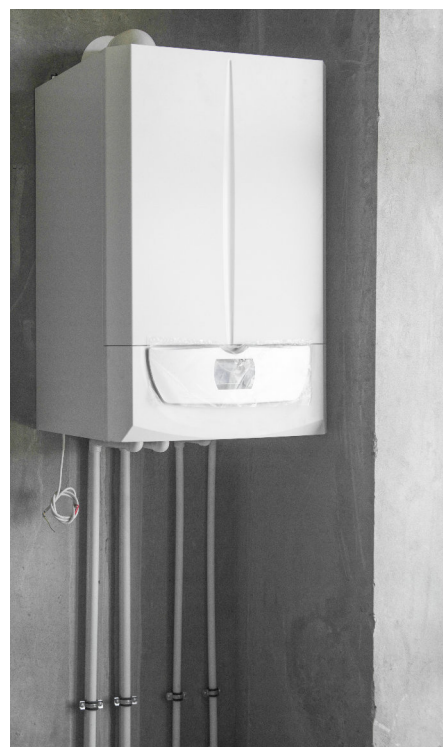


Insurance



Before any work takes place, we recommend you contact your home insurer to check what your home is covered for throughout the development stages of the extension.

It may be the case that your current home insurance policy won't Cover your home during construction.



Boilers/Heating

Depending on the size of your extension your existing boiler might not be able to handle the additional radiators and heating space. This is something we will take in consideration when surveying your property so it is not something to panic about.

We will also need to discuss the type of radiators you would like. Radiators come in all shapes, sizes, colours and finishes so it's worth investing some time to researching the type you are after.



Electricity

Again, we have the same issue with the electrical works as we do with the boiler works. Often we find a few 'spare ways' in the consumer board so it can be as simple as just running new supplies to the extension but if that is not the case then we would suggest a new consumer unit.

We will of course cover it all in our survey, we just want to make you aware of things you may not have thought of.

When it comes to your electrical fittings finish, we would also recommend you have a look online for sockets, light fitting and switches.



Load bearing walls

A load bearing wall generally speaking is a wall that supports the house. You will have more than one of them within the property so when it comes to planning the extension we will have to consider these walls.

Unfortunately, with load bearing walls, you can't just knock them down as you please. If a load bearing wall does need to be altered, then we will consult the projects engineer.

This type of procedure is almost guaranteed with most extensions as the outside walls will be load bearing.





The bells & whistles

For us, building the extension is the easy bit. The hardest thing for us to do is get inside your brain and see the finished project from your point of view.

Having built over 200+ extensions we have mastered it. With that being said, we have to give credit to our customers for allowing it to happen. In this section we will highlight some 'bells & whistles' to think about.

This is the section that allows us access into your mind.



Windows & doors



It's easy to just say **'I want a window there and there'** without thinking about the type of window you are after. With so many variations of windows on the market we found it an important topic to cover.

GLAZING

Making the decision will be based on budget and requirement. Single, double, or triple glazed, each layer adds more protection. Acoustic glass gives better noise reduction, Self cleaning for the hard to reach places and Anti-sun for exposed locations.

PLASTIC (PVCu)

This is the most common standard type window material and it doesn't require any maintenance. It is the cheapest overall option although the prices can vary depending on the quality.

SOFTWOOD

Popular for people who are on a budget looking for a timber effect. This type of window can be stained or painted to your colour preference.

HARDWOOD

Becoming a more popular choice amongst the material choice. Hardwood frames are more stable and durable giving them a longer lifespan. They also give the property a more natural wooden feel.

COMPOSITE

Generally, this is the more expensive option. Commonly used in harsh climates but is slowly becoming more popular in the UK.

ALUMINIUM

Becoming a more popular item due to the seamless aesthetic look, aluminium frames are the modernistic dream. They are low maintenance and often come with longer guarantees than the other types but are in the medium to high price range.

Skylights & roof lights

Light plays a huge part in your new extension. If you are planning a single storey extension then letting in natural light through the roof can really open up your room. 9 out of the 10 single storey extensions we construct will request skylights/roof lights/ceiling windows to be added to their extension. If you are certain in your decision not to have them then please do let us know.

Underfloor heating

Going back a few years underfloor heating was something to really brag about but now the cost has considerably dropped so you can still brag without having to pay the prices.

Depending on the type of extension you are getting a new solid floor will be put in at foundation stage, this is the stage that makes underfloor heating affordable.

No need to rip up expensive carpet, wooden oak flooring or granite floor tiles. Just simply install the underfloor heating before the extension floor gets laid.

Other points to make you think...

We may not have touched on everything when it comes to your new extension, but please do consider your fixtures, decoration and more, either way we're on hand to help!





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