



FOLLOW US:

# Transform ARCHITECTS

LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO.13 MARCH 2021



## DOES THE PROJECT ADD VALUE TO YOUR PROPERTY?

Home Improvement | 01

## SELF CERTIFICATION EXPLAINED!

Electric / Gas / Oil | 05

## THE RULES REGARDING LANDSCAPE CHANGES!

Three pages of information  
08 | 10 | 12



- 03** Does the project add value to your property?
- 05** Self certification explained!
- 06** Awards 2020
- 08** Part 1. The rules regarding landscape changes!
- 10** Part 2. The rules regarding landscape changes!
- 12** Part 3. The rules regarding landscape changes!
- 14** Join Us On - Instagram
- 16** Before & Afters
- 17** About Us
- 18** Covid 19 & Construction Projects
- 19** Useful Links



# Does the project add value to your property?



## High value improvements:

Where all or most of the cost is typically recovered, includes things like re-decorating in neutral tones and anything that improves "liveability"- i.e. space, layout and style. So adding an extra double bedroom, converting the loft or building an extension is normally money well spent.

## Medium value improvements:

Where about half of the cost is typically recovered, include projects like re-fitting kitchens and bathrooms. But when it comes to improvements like installing double glazing, building a swimming pool or converting an integral garage, you may only recover less than a quarter of the cost in the value they add to the property.



## Damaging the value:

Some works can actually damage the value, such as ripping out period fireplaces, historic tiling or antique cornicing. Restoring original features like sash windows can add considerably more value than fitting cheap replacements and stripping floorboards and restoring old doors etc to make the most of a property's history can boost its appeal.



## Best value improvements:

But perhaps the best use of money is to fix any obvious defects, such as ensuring the building is structurally sound and weather tight. Although not the most glamorous end of the renovation world, it's always a good idea to carry out basic repairs - such as touching up paintwork, filling cracks and straightening cupboard doors.

"DESIGN IS NOT FOR  
PHILOSOPHY ITS FOR  
LIFE."

- ISSEY MIYAKE



Transform | 04

[www.transformarchitects.co.uk](http://www.transformarchitects.co.uk) - 01924 275 594  
[info@transformarchitects.co.uk](mailto:info@transformarchitects.co.uk)

FOLLOW US:



# Self certification explained!

Approval of works such as electrical wiring, replacement installations is often dealt with by approved installers who are registered under one of the government approved Competent Person Schemes and they are known as competent persons' who can certify that work has been carried out in compliance with the Building Regulations. Certain trade bodies are allowed to "self-certify their members work and issue completion certificates, for example:



- 1. FENSA** - replacement windows should be installed by a company registered with Fenestration Self Assessment (FENSA) who will be able to self-certify the compliance of the works (not required where only the glass is being replaced).
- 2. GAS SAFE** - registered contractors can issue certificates for installations and alterations to gas, hot water and heating systems. The contractor must be a registered member, not just a service engineer.
- 3. OFTEC** - the equivalent of Gas Safe for oil fired boilers and appliances.
- 4. HETAS** - the equivalent of Gas Safe for solid fuel burning boilers and appliances.
- 5. Electrical Contractors** - must be registered under one of the 'Part P schemes in order to issue certificates for domestic electrical work.
- 6. Competent roofer** - contractors under this scheme can carry out works to your roof either full or partial replacement.
- 7. CERTASS** - Contractors registered with CERTASS can issue certificates for replacement windows

## Tips for using Self Certified Contractors

1. Ensure the contractor is registered for the specific type of work they're undertaking.
2. At the end of the job make sure they issue you with a Completion Certificate before settling the bill in full. This confirms the work complies with the Building Regulations.
3. If there's any doubt about the contractor's registration and membership get in touch with their trade association or contact Building Control before confirming their appointment.



# Awards 2020



**LABC** | Building Excellence   
**AWARDS 2020**

West Yorkshire Region

**Winner**

BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING

**Grove House | Walton | Wakefield**

For building excellence in the delivery of outstanding construction and workmanship

Oak By Design | TRANSFORM ARCHITECTS | Alan Otley

Local Authority Building Control Team  
Wakefield Metropolitan District Council

Sponsors

**LABC** | Building Excellence   
**AWARDS 2020**

West Yorkshire Region

**Finalist**

BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING

**Saddleworth | Greetland | Halifax**

For building excellence in the delivery of outstanding construction and workmanship

Whitshaw Builders Ltd | TRANSFORM ARCHITECTS | Dale Pateman

Local Authority Building Control Team  
Calderdale Metropolitan Borough Council

Sponsors

**LABC** | Building Excellence   
**AWARDS 2020**

West Yorkshire Region

**Finalist**

BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING

**Pinfold Lane | Mirfield**

For building excellence in the delivery of outstanding construction and workmanship

Moore & Waller Building & Roofing | TRANSFORM ARCHITECTS | Andy Moorehouse

Local Authority Building Control Team  
Kirklees Council

Sponsors

**LABC** | Building Excellence   
**AWARDS 2020**

West Yorkshire Region

**Finalist**

BEST INDIVIDUAL NEW HOME

**Oakenshaw | Walton | Wakefield**

For building excellence in the delivery of outstanding construction and workmanship

Sanderson Building Services | TRANSFORM ARCHITECTS | Frank Marsh

Local Authority Building Control Team  
Wakefield Metropolitan District Council

Sponsors

**LABC** | Building Excellence   
**AWARDS 2020**

West Yorkshire Region

**Finalist**

BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING

**Moorland | Menston | Ilkley**

For building excellence in the delivery of outstanding construction and workmanship

Milner Richards Building Contractors | TRANSFORM ARCHITECTS | Lucy Burns

Local Authority Building Control Team  
City of Bradford Metropolitan District Council

Sponsors





"THINKING ABOUT  
DESIGN IS HARD, BUT  
NOT THINKING ABOUT IT  
CAN BE DISASTROUS."

- RALPH CAPLAN

# Part 1. The rules regarding landscape changes!



## Fences

The Permitted Development Rules normally allow you to erect fences, walls and gates without the need for planning consent (up to 1 metre high next to a road, or 2 metres high elsewhere). You are also normally allowed to demolish or alter existing fences, walls and gates without consent. But as always, there are exceptions, notably for Listed buildings and in Conservation Areas or where boundary restrictions have been imposed, so check first.

Planting hedges is also permissible unless they could block a driver's view or are restricted by an existing planning condition, perhaps dating back to the time the house was built. But trees and hedges may be protected under a preservation order (and are automatically protected in Conservation Areas) or there may be a legal restriction preventing them from being cleared and uprooted. Also some housing estates with open plan front gardens have restrictive covenants on the deeds that restrict new planting and fencing.

## Patios

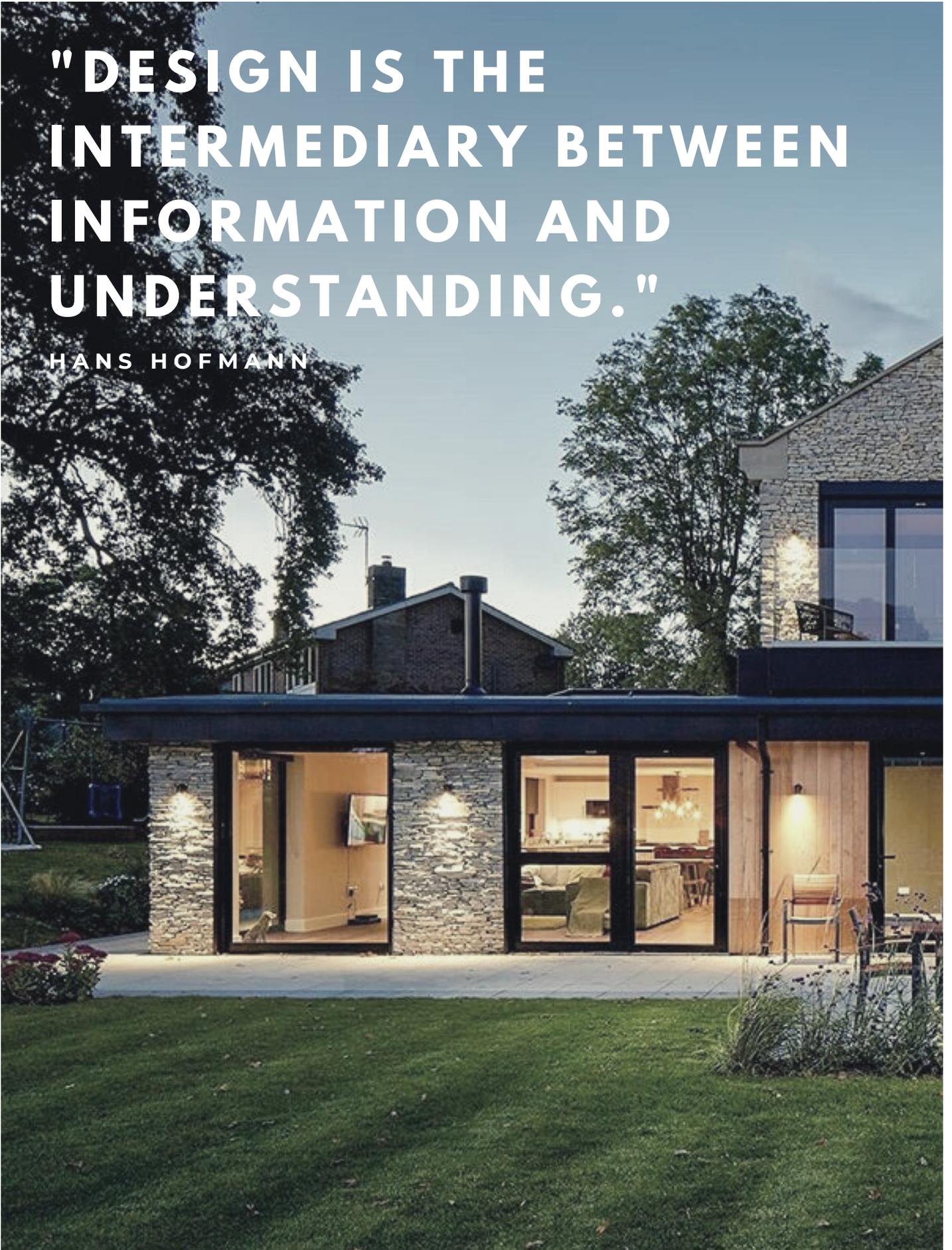
Laying a new patio does not generally require Planning consent. Other than the "SUDS rules for paving over front gardens to more than 5m, there are no planning restrictions on the area of land around your house which you can cover with hard surfaces at, or near, ground level. However terracing to support a hard surface might need a planning application.

Inevitably, if you live in a Listed building, you will need Listed building consent for any significant works (both internal or external) and in Conservation Areas there are restrictions on works to the front or visible from the road.

Building Regulations approval is also not normally required for laying patios. But you need to make sure that any works don't make access to the dwelling less satisfactory than it was before, for example, by building steps where none previously existed.

"DESIGN IS THE  
INTERMEDIARY BETWEEN  
INFORMATION AND  
UNDERSTANDING."

HANS HOFMANN



Transform | 09

[www.transformarchitects.co.uk](http://www.transformarchitects.co.uk) - 01924 275 594  
[info@transformarchitects.co.uk](mailto:info@transformarchitects.co.uk)

FOLLOW US:



## Part 2. The rules regarding landscape changes!



### Drives

Where you want to construct a new car access, such as a drop kerb to form a driveway from the road, there are potential safety issues so consent will be required. Separate approval is required where a new driveway would cross a pavement or verge. Both the Planning and Highways Authorities may need to provide consent and in some cases specify how the works are to be undertaken. Even widening your existing driveway can require permission where a property faces a trunk or classified road.

A more recent addition to planning law concerns paving over of front gardens. The 'SUDS' rules (Sustainable Urban Drainage Systems) are designed the risk of flooding and pollution of watercourses by reducing the amount of water running off driveways directly into urban drains.

Any new driveway larger than 5m being constructed, repaired or extended, must now comply with SUDS regulations. This means using a permeable paving system that lets rain soak into the subsoil where it can drain harmlessly away.

So planning permission is now required to lay traditional impermeable driveways that allow uncontrolled runoff of rainwater onto the roads. Planning permission is NOT required if any of the following apply:

- The hard surface is constructed using a permeable material such as gravel, 'grass-guard', porous asphalt or permeable paving.
- The area of hard surface intended is less than 5 square metres to the front garden (there are no restrictions elsewhere around the house).
- Provision is made for rainwater from traditional impermeable hard surfaces to drain into permeable soft landscaping such as grass or border planting or into a specially constructed soakaway. As long as the surface water created by a driveway drains within the boundaries of the property (i.e. doesn't run off onto a public highway).



**"SIMPLICITY, CARRIED TO  
AN EXTREME, BECOMES  
ELEGANCE."**

**JOHN FRANKLIN**

Transform | 11

[www.transformarchitects.co.uk](http://www.transformarchitects.co.uk) - 01924 275 594  
[info@transformarchitects.co.uk](mailto:info@transformarchitects.co.uk)

FOLLOW US:



# Part 3. The rules regarding landscape changes!



## Decking

As with patios, it doesn't normally require planning consent-as long as it's no more than 300mm above ground level (measured at its highest point) and doesn't cover more than half the original garden.

Only where decking is built above ground floor level or there's a difference in level of more than 600mm between the platform deck and the lowest ground level, could a Building Regulations application be required. So for example a beer garden on stilts would need consent, but only if it connects directly with your house.

## Sheds, outbuildings and garden offices

A simple way to add space is to erect a ready-made new structure in the garden. A new shed or perhaps a studio, gym or playroom can be an attractive proposition.

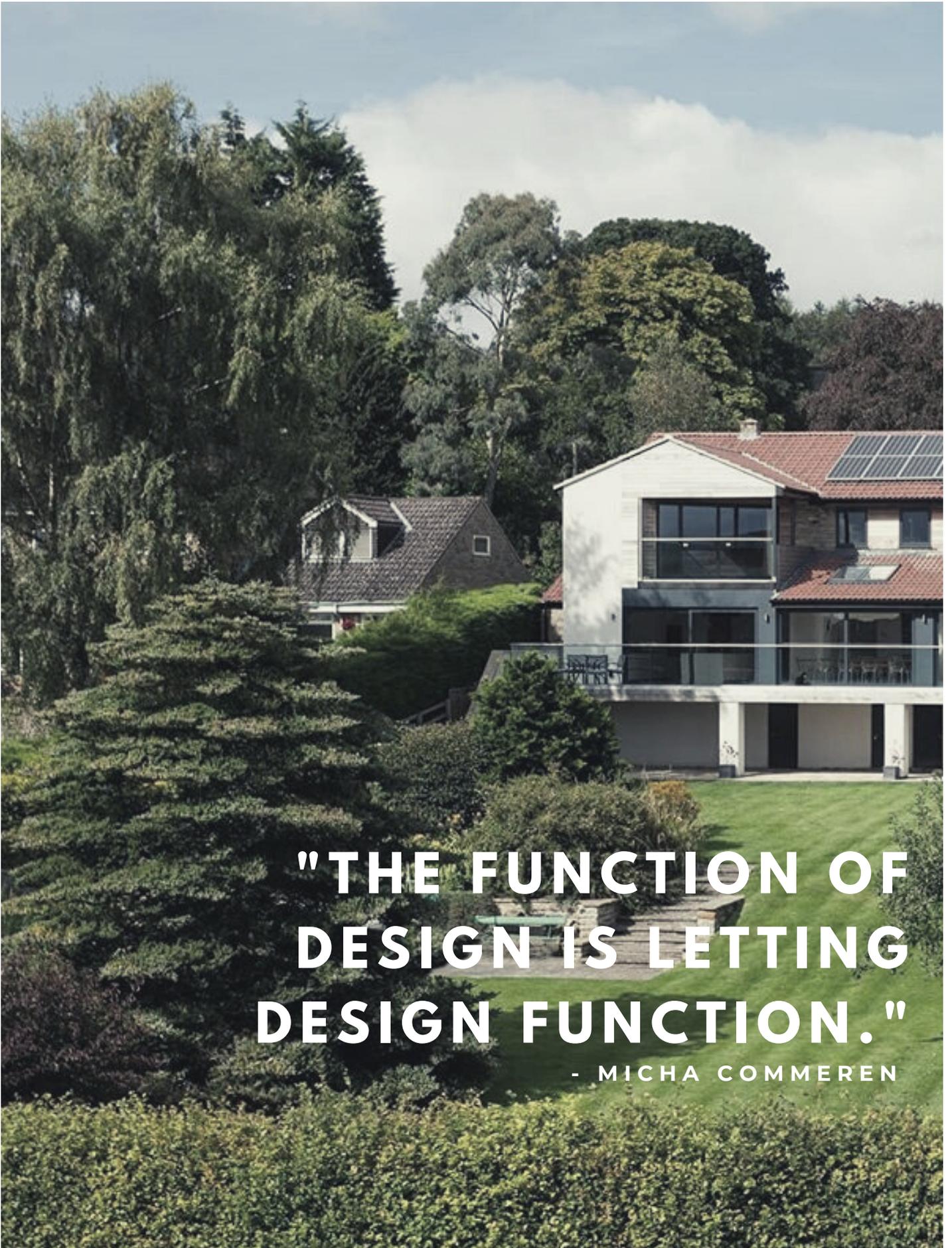
To comply with Permitted Development Rules, sheds and outbuildings must be single storey with a maximum height of 4 metres at the ridge if the roof is pitched, or 3 metres for flat roofs. Where located within 2 metres of a boundary the height limit is 2.5 metres.

You can't build them to the front of the property and they must be used in association with the house (i.e. not run independently). Perhaps surprisingly, there are no size limits - other than the footprint mustn't cover more than half the total area of the original garden (the garden means the whole plot excluding original house). But as always, check with the Planners first, as Permitted Development Rights may not apply for some properties.

Building Regulations won't normally apply unless you Use it for sleeping accommodation

It is more than 30m

It is less than 1m from a boundary and constructed of combustible material.



**"THE FUNCTION OF  
DESIGN IS LETTING  
DESIGN FUNCTION."**

**- MICHA COMMEREN**



JOIN US

# Follow us on Instagram

- Over 50,000+ followers and counting:
- One new project post at 7.30pm daily
- One new story update daily



Transform | 14

[www.transformarchitects.co.uk](http://www.transformarchitects.co.uk) - 01924 275 594  
[info@transformarchitects.co.uk](mailto:info@transformarchitects.co.uk)

FOLLOW US:





**"EVERY GREAT DESIGN  
BEGINS WITH AN EVEN  
BETTER STORY."**

— LORINDA MAMO



TRANSFORMED

# Before & Afters

A selection of before and after transformation projects:

There is no average cost as all the projects are totally different, some have lots of extension work, others taken back to brickwork and internally brought up to specification.

Our projects typically start at £175k upwards subject to what the clients are looking to do. The bulk of the projects on our Instagram are £250k plus vat, excluding kitchens and bathrooms.





**MARTIN BELL**  
RIBA Chartered Architect  
Managing Director

Martin designs all the schemes and oversees all aspects of Transform Architects ensuring consistent design and delivery on every project.

[Click For C.V.](#)

### Luxury Residential / Disability Architects.

Transform Architects is an RIBA Chartered Practice that specialises in contemporary self builds / extensions / disability adaptations and makeovers.

Family run and established in 2004, we enable our clients to recognize

what they want, visualise what it will look like, understand the costs, make Important design / specification decisions and oversee the contractual work until the project is completed.

Working with us is like having a sole practitioner with a great support team, ensuring consistent design and delivery on every project.



# Covid 19 & Construction Projects

## 01: Having Work In Your Home

- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think about doing it another time.
- If you're self-isolating or someone in your home is at risk, traders should only come if it's an emergency.

## 02: Rules For Construction projects

### Quick Guide:

- Works in people's homes can continue if they count as essential repairs and maintenance.
- Trades can continue to work providing they are well and have no symptoms.
- Regular hand washing and the 2m social distancing rule must be observed.
- Working areas (including vehicles and machinery) should be kept well-ventilated.
- No work should be carried out in households that are isolating or where an individual is being shielded, unless that work is to remedy a direct safety risk.
- You should limit your site to as a few workers as possible.
- Materials should be handled in a way that reduces touch points between workers.

Transform | 18



# USEFUL

## LINKS TO USEFUL RESOURCES OR HELPFUL INFORMATION

While we do our best to provide you with helpful, trustworthy resources.

Transform Architects cannot endorse, approve, or guarantee information, products, services, or recommendations provided at a third-party websites if you click on the links provided.

### Planning portal:

[www.planningportal.co.uk](http://www.planningportal.co.uk)

### Find a planning consultant:

<https://www.rtpiconsultants.co.uk>

### Find a builder:

<https://www.fmb.org.uk/>

### Find an ecologist:

<https://cieem.net/>

### Guide to building regulations:

<https://www.labc.co.uk/homeowners/getting-started-your-building-project>

### Find inspiration and ideas your project and save them to a scrapbook:

<https://www.pinterest.co.uk/>

<https://www.houzz.co.uk/>

### House projects visual reference:

<https://homeadore.com/>

<https://www.archdaily.com/>





**THANK YOU FOR  
TAKING THE TIME  
TO READ ME.**

**FEEL FREE TO SHARE ME WITH  
FRIENDS AND FAMILY...**

**NEXT ISSUE OUT APRIL 01 2021**

Transform | 20

[www.transformarchitects.co.uk](http://www.transformarchitects.co.uk) - 01924 275 594  
[info@transformarchitects.co.uk](mailto:info@transformarchitects.co.uk)

FOLLOW US:

