

WHAT SHOULD I CONSIDER

Before building an extension

Any shared walls

If building your extension involves building or digging foundations within 3m of the boundary, party wall or party wall structure, or digging foundations within 6m of a boundary, the work will require you to comply with the Party Wall Act.

Site access

How easy will it be for deliveries to be made to your home when building an extension? You'll need to factor in how trucks and lorries will reach the property and unload large items and materials. You'll also need to determine where trades will park and store their tools.

Demands on your services

Don't forget to give your current services a health check. Don't assume that your electrics, heating and plumbing will be able to cope with lighting and heating extra space. For example, while replacing the boiler is an option, you could also look at alternatives such as under floor heating.

And don't forget to think about...

Other important aspects to consider before you get to the stage of getting your plans drawn are matters like:

- Soil conditions on the site
- Services
- Surrounding trees
- Any history of flooding
- Rights of way

Insurance

Importantly, notify your insurer of the work. Some may not provide cover during the works, but others offer dedicated extension insurance products.

