



Extensions

Single and Two-Storey Extensions

When certain conditions are met a single-storey extension is allowed as a permitted development which means it may not require planning permission. Two-storey rear extensions generally fall under permitted development but they need to satisfy particular requirements. Extensions requiring approval usually involve new windows and modifications to kitchens, bathrooms or bedrooms along with any drainage or waste plumbing work and installations related to heating, chimneys or flues.

Foundations

A new foundation will be needed for your extension. Single-storey foundations typically require strip foundations about 200mm deep and 450mm wide. For a two-storey extension, the foundation is 200mm deep and 600mm wide. The specific dimensions depend on the ground and type of extension. A survey will be required to determine the foundation's corners, and excavation will follow. Footings will be installed and sealed to protect against moisture before the foundation is poured.

Considerations

Considerations for your extension include “right to light,” easements, and views for neighbours, ensuring the extension doesn't infringe on these. Also, check with your insurance provider to confirm coverage during the extension process. You'll need site insurance during construction, which we are fully covered for. If renovating a listed building or empty house, ensure your builder is VAT-registered to benefit from VAT relief. London Elite Trades meets all these requirements.

Lofts

London Elite Trades also renovates lofts. Consider the space available, cost for additional supports and insulation, and loft access before beginning. Building regulations will apply, and we'll discuss the design and construction process with you. Loft uses can include extra bedrooms, playrooms, or workspaces. Whether the loft is open or closed and the ceiling design depend on your space and needs. We can create custom lofts tailored to your requirements.

Structural Changes & Repairs

We specialize in structural changes and repairs, including removing and rebuilding or repairing damaged areas. Some structural changes may require local council permission, and we'll handle the necessary paperwork. Our team will assess the work and discuss requirements with you. We have experienced structural engineers, planners, and architects ready to assist with your project.



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