

Architect Brief

rcm@theabs.com

Generated for **Richie McCaw** on 28/02/2026

TIMELINE

September 2026

BUDGET

£165,000

LOCATION

SW19 1AE

Project Overview

- Extension: Rear Single (Not Sure)

Summary Large, open plan kitchen and dining room, opening on to the garden.

Site Context

Council Merton
Article 4 No flag identified
Article 4 note
No Article 4 flag identified from the current council list.

Scope Boundaries

In scope Planning Support, Permitted Development Check, Lawful Development Certificate, Building Regs Drawings, Tender Pack, Interior Layout Design
Out of scope Landscape Garden, Party Wall Info Only, Project Management
Exclusions We will submit planning and answer questions from the planning officer ourselves.

Project-Specific Details

Extension
Storeys single
Extent large
Knock-through Yes
Kitchen relocation Yes

Permitted Development Indicator

Unclear Permitted Development status is unclear until key property details are confirmed.

- Please confirm whether the property is a house, listed, and in a conservation/Article 4 area.
- Please confirm your project type so we can apply the right Permitted Development checks.

This is an early planning indicator, not formal planning advice. Final outcomes depend on local constraints, detailed design, and council interpretation.

Room Requirements

Now	We do.
After	We will.
Disruption	2 weeks in July is very busy and will reduce access to the site.
	<ul style="list-style-type: none">• Kitchen and dining room. (large) - Open plan. Spacious. Light.
Top priority	Space
Secondary priority	Sustainability
Storage	Not provided
Adjacency	Not provided
Daylight/privacy	More Light

Budget & Timeline

Budget amount	£165,000
Budget band	100 200k
Contingency	10%
Includes build/fees/VAT	Yes
Flexibility	Fixed
Procurement	Main Contractor
Start month/year	September 2026
Deadline note	None

Design Direction

Aesthetic	Contemporary
Material direction	Not Sure
Glazing	Balanced
Sustainability	Better Insulation
Finish level	Mid
Materials note	Warm but contemporary.

Services & Comfort Goals

Heating	Underfloor
Overheating concern	Not sure
Acoustics concern	No

Inspiration Images



Site Constraints

- Protected Trees — severity: Low, side: Rear, confidence: Best Guess
- Sensitive Neighbours — severity: Medium, side: Right, confidence: Best Guess

Additional context: None provided

Contact

Name: Richie McCaw
Email: rcm@theabs.com
Address line: Church Street
Property type: Detached