CWJ
JOINERY & CONSTRUCTION

SAMPLE

YOUR CONCEPT DESIGN PACK

See your extension before you build it.

PREPARED FOR	[Your name]
PROPERTY	[Property address]
PROJECT	Single storey rear extension
ISSUED	[Date of issue]

Drawings and renders by our design partner, CWJ Architectural Design Services. This sample is based on a real concept pack, with the homeowner's details removed.

CONCEPT RENDER

Home visit
Measured up and photographed

Your layout
Up to two options, drawn to scale

3D renders
Outside and inside

Guide cost
And your next steps

STEP 1 · YOUR HOME TODAY

SAMPLE

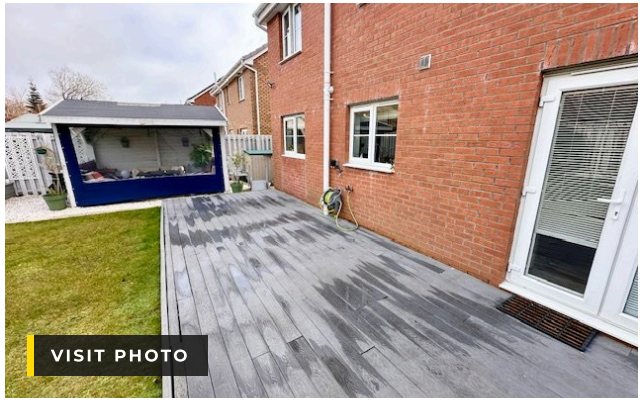
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Your home, measured up

01

Every pack starts with a visit. We measure the ground floor and the back of the house, photograph the outside and talk through what you want the new space to do.







What we noted on the day

- Two storey red brick house, kitchen and dining room at the back
- Existing French doors from the dining area onto composite decking
- Level access from the decking, garden to the rear and side
- What you told us: more light, a proper dining space and a better link to the garden

About our measurements

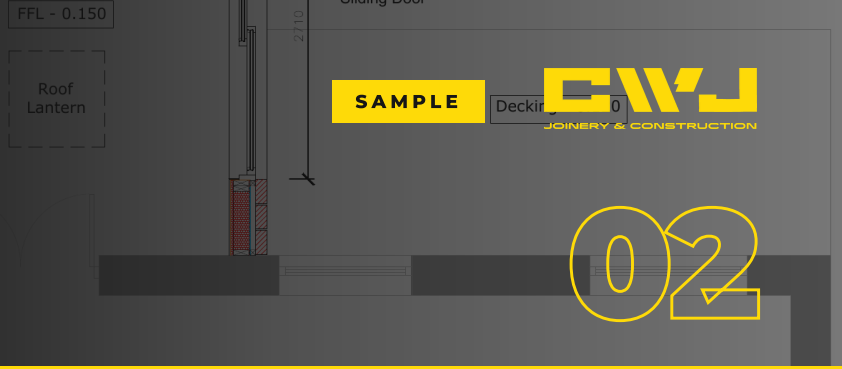
We take what we need to design your concept: wall lengths, openings, heights and levels at the back of the house.

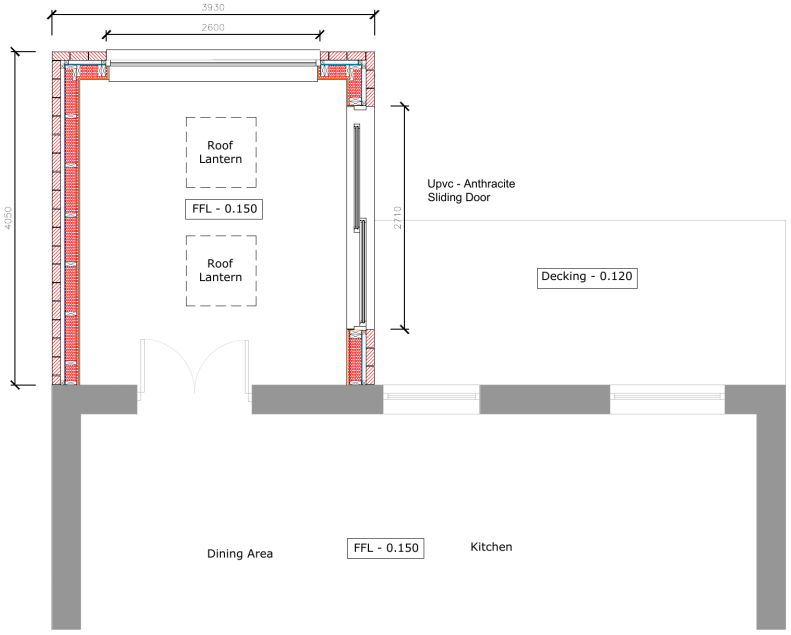
For concept design only. Not a measured survey, and not for pricing building work. A full survey is carried out at the drawings stage.

STEP 2 · YOUR LAYOUT

The new room, drawn to scale

Up to two layout options, worked out around how you want to live in the space. This sample shows the layout the homeowner chose.





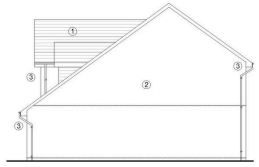
PROPOSED FLOOR PLAN 1:50



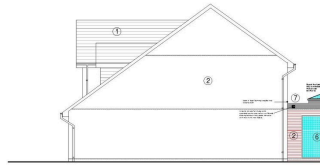
EXISTING REAR ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

Layout at a glance

- Single storey extension, about 3.9m wide by 4.05m deep
- Opens from the existing dining area and kitchen
- Wide 2.7m sliding door onto the decking
- Large three pane window facing the garden
- Two roof lanterns in a flat roof

STEP 3 · YOUR 3D RENDERS

SAMPLE

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From the garden, and from inside

Renders show the size, layout and look of the design so you can picture it. Structure, drainage and finishes are worked out at the full drawings stage.

03



CONCEPT RENDER · OUTSIDE



CONCEPT RENDER · INSIDE

Materials, cost and next steps

The materials, an early guide cost from our own quantity surveyors, and the route from this pack to the first day on site.



DESIGN NOTES

- **Walls:** red facing brick to match the house
- **Roof:** flat roof in a rubber (EPDM) membrane, anthracite fascia
- **Roof lights:** two anthracite roof lanterns
- **Doors and windows:** anthracite uPVC sliding door and three pane window
- **Floor:** level with the existing kitchen and dining room
- **Into the house:** through the existing French door opening, widened for a more open plan

Your guide build cost

[Your guide range] + VAT

Priced from this design so the budget and drawings match. A guide, not a quote: your fixed price follows from the full drawings.

YOUR NEXT STEPS

01

Full drawings

CWJ Architectural Design Services turn the concept into drawings for planning and the building warrant.

02

Planning

Whether this house needs planning permission, and what the council will look at.

03

Building warrant

Structural design and the warrant application. Design and approvals usually take 4 to 5 months.

04

Fixed price and build

Our quantity surveyors price the drawings line by line, then our own team builds it.

£2,000 off your project price if Cutwood Joinery & Construction builds your extension. The £749 you paid for this pack is the first part of that.