

Project Roadmap

Stage No.	Duration* (weeks)	Week No. (elapsed)	Project stages and summary of associated tasks
Start Here			
1	2	2	Initial consultation Discussion of initial concept and ideas for the project.
2	3-4	6	Planning Permission documents Production of planning drawings where required and consultation with planning authorities.
3	6-8	14	Planning Permission approval process Submission of planning drawings to Local Authority for planning approval and where applicable, Listed Building Consent and/or Tree Preservation Order (TPO) approval.
4	3-4	18	Detailed Design documents Production of working drawings for Building Regulations approval. Interior design layouts Kitchen Bathrooms Other specialist requirements such as home automation/media rooms etc
5	6-8	26	Building Regulations approval process Submission of working drawings to Local Authority for Building Regulations approval.
6	3-4	30	Contractor Selection & Project Initiation Invitation to tender sent to approved contractors. Review contractor submissions and subsequent appointment. Legal Contracts. Health & Safety documentation. Party Wall notification where required. Connection or alteration of utilities & other services e.g. gas, water, electricity where required. Project Plan finalised and agreed
7	8-16	46	Construction I Demolition (where required) and site/ground preparation. Construction of main "shell" structure. "Knock-through" to existing structure if applicable e.g. for extensions.
8	4-6	52	Construction II Decorating and Interior fit-out Kitchen, Bathroom(s) Floor finishes & soft furnishings
9	4-6	58	Construction III Landscaping External works e.g. patio's driveways, gardens

* NOTE—The durations shown above are for a typical project. The overall elapsed time for a project may be reduced by overlapping stages where possible. Naturally, a more complex project may mean some elongated stages, particularly during the construction phase.