



VITA MODULAR

— THE COMPLETE GUIDE · 2026

The London Extension Guide

— *plan, approve and build.*

Everything in one place: **prices, planning, design, glazing, structural openings, party wall, build over agreements, building control** and a real on-site programme — and how Vita manages every step as part of our turnkey service.

Get an instant fixed price at vita-modular.co.uk

PRICES FROM
£34,000 inc. VAT
from £3,000 per m² all-inclusive

10

CHAPTERS

4–6

WEEKS ON SITE

10 yr

STRUCTURAL WARRANTY

Turnkey

EVERY APPROVAL MANAGED

PLANNING, PARTY WALL, BUILD OVER AND BUILDING CONTROL

Managed for you — vita-modular.co.uk

T 0330 133 7209

E sales@vita-modular.co.uk

CONTENTS

Your extension, *from first idea to handover.*

Use this guide to understand each stage of a London extension. Every approval in it — planning, party wall, build over and building control — is managed by Vita as part of our turnkey service, with one team and one fixed, itemised price.

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Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off

General information on England and London as at October 2026, not legal or structural advice. Fees are re-indexed each April. Designations and requirements are confirmed for each address with the council, Thames Water and building control.



VITA MODULAR

01

CHAPTER 1 · COSTS AND PRICES

What your London extension costs

IN THIS CHAPTER

- How our fixed, all-in prices work
- Prices by type and size
- London cost factors and fees
- Real London projects and what they cost
- A checklist for comparing quotes

HOW VITA HANDLES IT

Your fixed, itemised price — from £34,000 inc. VAT, or £3,000 per m² all-inclusive.

Managed for you as part of our turnkey service.

HOW OUR PRICES WORK

One fixed figure, *all in*.

Our extensions are priced from **£3,000 per m²**, including VAT, with prices from **£34,000**. "All in" means the extension handed over finished and decorated — not a shell. A traditional London builder typically quotes **£3,800 per m² and up** once the same items are counted.

£3,000

PER M², ALL-IN, INC. VAT

£3,800+

PER M², TRADITIONAL BUILDER

£34,000

PRICES FROM, INC. VAT

Every fixed price includes

- ✓ VAT
- ✓ Ground-screw foundations
- ✓ Structural steel sub-frame
- ✓ Insulated external walls
- ✓ Silicone render or cladding (brick slip available)
- ✓ EPDM flat roof (pitched roof available)
- ✓ Plastered and decorated walls and ceilings
- ✓ Electrics and lighting
- ✓ LVT flooring
- ✓ Aluminium or uPVC doors and windows up to 3m wide

Quoted separately, as required

- Demolition and ground preparation
- Drainage works
- New structural openings
- Professional fees
- Statutory approvals

Every item is listed in your quote before you sign, so nothing appears later as a variation.

Optional extras

- Roof glazing and roof lanterns
- Underfloor heating
- Kitchens and bathrooms
- Decking, canopies and roof projections
- Structural alterations

All selectable in our instant fixed-price quotation form.

Price Beat Guarantee

We'll beat any comparable build quote — fixed, transparent pricing.

The comparison trap

A lower per-m² quote that leaves out VAT, glazing, electrics, flooring or decoration is a different scope, not a cheaper price. Ask every builder for their exclusions in writing.

PRICES BY TYPE AND SIZE

Published prices, *side by side.*

Our prices at the standard specification, all including VAT, against a traditional London builder's typical all-in rate of £3,800 per m².

Extension	Size	Vita Modular, inc. VAT	Traditional builder, all-in
Side return	12 m ²	£36,000	£45,600+
Single-storey rear	15 m ² (5m × 3m)	£45,000	£57,000+
Single-storey rear	18 m ² (6m × 3m)	£54,000	£68,400+
Wrap-around	21 m ² (7m × 3m)	£63,000	£79,800+
Wrap-around	28 m ²	from £84,000	£106,400+
Large single-storey	40 m ² (10m × 4m)	£125,950	£152,000+
Two-storey	40 m ² total (5m × 4m, two floors)	£117,750	£152,000+

Typical size ranges: side return 12–18 m², single-storey rear 15–21 m², wrap-around 21–28 m², two-storey 30–40 m² from £90,000. Every build is bespoke to any shape or size; your fixed price is calculated for your design.

We build to any shape, size or design



21 m² wrap-around



Two-storey extension



Side return extension



15 m² rear extension

Why the gap grows with size

Off-site manufacture of the frame and panels, and a short on-site phase, keep our labour, scaffold, skip and parking costs down. The bigger the extension, the more that saves.

Two-storey for the same floor area

Our 40 m² two-storey example cost less than the 40 m² single-storey build — it uses half the ground area, and the foundations and roof serve twice the floor area.

WHAT MOVES THE PRICE IN LONDON

The London factors *to budget for.*

Build cost is driven by size and specification. In London, a handful of local factors decide where your project lands — we check each one at the survey, before you commit.

Planning route

Conservation areas and Article 4 directions cover large parts of inner and west London. They usually mean a householder application, heritage-led design and matched materials — brick, slate or crittall-style glazing.

Structural opening

Opening the back of the house into the new room needs steel beams, padstones and temporary propping. Its length and loads vary with every house.

Drainage

Pipes often run down the side return or under the new floor. Moving a soil stack or a manhole adds cost, and may need the water company's consent.

Glazing and roof

Roof glazing, wider sliding or bi-fold doors and crittall-style screens are the most common upgrades from the standard specification.

Access and street logistics

Mid-terraces with no rear access, parking bay suspensions and skip licences are part of most London jobs. Our panels need no crane, which keeps deliveries down.

Flood zones

Homes near the Thames, the Lea, the Brent or the Wandle may need a flood risk assessment and flood-resilient detailing.

Fees outside the build price

Item	When it applies	Amount
Householder planning application	Conservation areas, side extensions, schemes outside permitted development	£548
Prior approval (larger home extension)	Single-storey rear 3–6m (attached) or 4–8m (detached), outside conservation areas	£249
Lawful development certificate	Optional proof that a permitted development extension is lawful	£274
Building control	Every extension	Set locally
Party wall surveyors	Where a neighbour dissents or does not reply	Varies

National planning fees in England from 1 April 2026; they are re-indexed each April. No fee is payable where an application is needed only because of an Article 4 direction. Chapter 7 explains party wall costs.

REAL LONDON PROJECTS

What London clients *actually paid*.

Completed Vita extensions in London, with their sizes, build times and final prices. Each price includes the client's chosen extras — structural openings, kitchens, roof lanterns, flooring upgrades.

Location	Project	Size	Build	Price
Walthamstow E17	Rear extension and kitchen diner	15 m ²	8 weeks	£94,000 inc. VAT
Isle of Dogs	Rear home extension	19.8 m ²	4 weeks	£75,000
Greenwich SE3	Wrap-around kitchen diner	26.46 m ²	60 days	£97,000
Surbiton	Kitchen diner extension	16.3 m ²	4 weeks	£56,000
Wembley	Home extension, two roof lanterns	5.7m × 3.2m	8 weeks	£54,000
Wanstead	Rear extension and alteration	14.9 m ²	4 weeks	£40,000
Wood Green	Home extension with roof lantern	10.5 m ²	60 days	£49,000
Sutton	Modular house extension	14.3 m ²	30 days	£49,000
Dulwich	Rear extension and structural remodel	60 m ²	12 weeks	£197,000

Full case studies, with photos, are at vita-modular.co.uk/case-studies.

Extending versus moving

Industry analysis puts a quality extension at around **£1.50 of added value for every £1 spent**, typically £1.40–£1.60, with side returns to period terraces among the strongest performers.

Moving costs money you never see again. At current rates, stamp duty alone on a **£971,000** house — the July 2026 average for a Wandsworth terrace — is **£40,850**, before agent fees, legal costs and removals.

A worked example

An 18 m² rear extension from **£54,000** inc. VAT, at £1.40–£1.60 per £1, typically adds around **£75,600–£86,400** of value — and the room you need, without leaving the street.

Indicative only; value depends on your house and street.

TIMESCALES

From enquiry *to handover.*

Once you order, we give a **guaranteed 4-week lead time to start on site**. Your frame and panels are made at our Warwickshire facility while your foundations go in, so the on-site phase is short.

1	Enquiry	Day 1
Complete our online form for an instant fixed price; we arrange a design consultation.		
2	Planning and design	8–10 weeks
Where permission is needed, our in-house team prepares and submits the drawings on your behalf.		
3	Contract	1 week
A JCT fixed-price contract with drawings, programme, payment plan and a committed installation date.		
4	Manufacture	4 weeks
Your structural frame and insulated panels are made in our Warwickshire facility.		
5	Installation	4–6 weeks
Our own teams build and finish the extension on site — no cranes, far fewer deliveries.		
6	Handover	Completion
Snagging, a walk-through and all completion certificates, including building control sign-off.		

How to compare London extension quotes

- ✓ Is the price fixed, or an estimate with provisional sums?
- ✓ Does it include VAT, glazing, electrics, flooring and decoration?
- ✓ What is listed as excluded — structural openings, drainage, fees?
- ✓ When will work start on site, and how long will the builders be there?
- ✓ Who handles planning, party wall notices and building control?
- ✓ What warranty covers the structure, and for how long?



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02

CHAPTER 2 · PLANNING

Planning permission in *London*

IN THIS CHAPTER

- Permitted development, prior approval or a planning application
- Conservation areas and Article 4 directions
- How six boroughs differ
- The application step by step

HOW VITA HANDLES IT

We check your address, choose the route, design, submit and deal with the council.

Managed for you as part of our turnkey service.

WHICH ROUTE APPLIES

Three ways to *get the go-ahead*.

Every extension goes through one of three planning routes. Which one depends on the size and position of the extension, the type of home, and where in London it is.

Route	Usually applies to	Fee and timing
Permitted development	Single-storey rear extensions within the national limits, on a house (not a flat) with no Article 4 restriction — including in conservation areas.	No application. A lawful development certificate (£274) is optional but recommended.
Prior approval (larger home extension)	Single-storey rear extensions of 3–6m (terraced and semi-detached) or 4–8m (detached). Not available in conservation areas.	£249. The council consults neighbours and decides within 42 days.
Householder planning application	Side extensions and side return infills in conservation areas, most two-storey extensions, anything outside permitted development.	£548. Target decision 8 weeks. No fee where it is needed only because of an Article 4 direction.

The permitted development limits

- ✓ Single-storey rear: **3m** beyond the original rear wall (terraced or semi), **4m** (detached)
- ✓ Maximum height **4m**; eaves no higher than **3m** within 2m of a boundary
- ✓ No more than **half the garden** (curtilage) covered by extensions and buildings
- ✓ Materials similar in appearance to the house
- ✓ Houses only: **flats and maisonettes have no householder permitted development**

Two-storey and side extensions

Permitted development allows a rear extension of more than one storey only up to 3m deep and at least 7m from the rear boundary, with matching materials and no side-facing upper windows unless obscure-glazed and non-opening below 1.7m. It is not available in conservation areas, so **most London two-storey extensions need a householder application**.

In a conservation area, side extensions — which include most side return infills — need full planning permission, and cladding is not permitted development.

National fees in England from 1 April 2026; they are re-indexed each April. Limits are measured from the original house as built (or as it stood on 1 July 1948), so earlier extensions count.

WHAT CHANGES IN LONDON

Same rules, *33 different answers.*

The national rules apply everywhere, but London's 32 boroughs and the City layer their own designations and design guidance on top. Two homes on neighbouring streets can need completely different routes.

Conservation areas

Cover large parts of inner and west London. No larger home prior approval, side extensions need permission, and design is judged on materials and character — brick, slate, crittall-style glazing.

Article 4 directions

Remove some permitted development rights for specific streets or the whole borough. Where an application is needed only because of an Article 4 direction, there is no planning fee.

Listed buildings

Need listed building consent for works affecting the building's special character, inside or out — often including a new structural opening. There is no fee for listed building consent.

How it varies across six boroughs

Borough	Conservation areas	Worth knowing
Hammersmith & Fulham	Around 44 conservation areas covering about half the borough	Borough-wide basement Article 4 since 2018: every basement needs planning permission
Ealing	Around 29 conservation areas, including Bedford Park and Brentham Garden Suburb	Conservation-area Article 4s remove some householder rights; check per address
Kensington & Chelsea	41 conservation areas covering more than 70% of the borough	Several Article 4 directions, e.g. Norland, removing rights for extensions and alterations
Richmond upon Thames	More than 80 conservation areas	Flood risk checks near the Thames add to the planning picture
Hackney	35 conservation areas, including De Beauvoir and Stoke Newington	Extensions design guide (2026) sets depth and width expectations
Wandsworth	46 conservation areas, including Wandsworth Common	Housing SPD: two-storey extensions directly on the boundary should be avoided

How councils judge an extension

- ✓ The **45-degree test** from the nearest neighbouring habitable-room window
- ✓ Depth and height against the boundary, and the impact on light and outlook next door
- ✓ Materials that match or complement the house
- ✓ Enough garden left after the extension
- ✓ For two-storey: set below the main eaves and narrower than the house
- ✓ Each borough's own design guide or SPD

Facts as at 2026. Designations follow individual properties, so we confirm your address with the council before design starts.

STEP BY STEP

From first visit *to decision.*

1

Survey and address check

We measure the house and check the address for conservation areas, Article 4 directions, listing and flood risk, so the route is right from the start.

2

Design

Planning and design: 8–10 weeks

Our in-house team designs the extension to fit the planning route — inside permitted development where possible, or to the borough's design guidance.

3

Submit

We prepare the drawings and forms and submit the application, prior approval or lawful development certificate on your behalf.

4

Consultation

The council notifies neighbours and may put up a site notice. For prior approval, neighbours have 21 days to comment.

5

Decision

Householder applications have an 8-week target; prior approval must be decided within 42 days. We deal with the planning officer's questions.

6

Conditions

Any pre-start conditions, such as materials samples, are discharged before work begins. Permission usually lasts three years.

Running alongside planning

Party wall notices and the build over check with Thames Water start while the application is with the council, and building control is prepared in parallel — so approvals don't stack up one after another.

Planning is not building control

Planning decides whether the extension can be built. Building regulations approval — needed for every extension, including permitted development — decides how it is built. You need both.

HOW VITA HANDLES IT

Planning, *handled for you.*

PART OF OUR TURNKEY SERVICE

We take your extension from first drawing *to planning sign-off.*

Planning sits inside our turnkey service, alongside party wall notices, build over agreements and building control approval — managed through to sign-off, with one team and one fixed, itemised price.

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What we do

- ✓ Check your address against conservation areas, Article 4 directions and listings
- ✓ Recommend the route — permitted development, prior approval or a householder application
- ✓ Design to the borough's guidance and your brief
- ✓ Prepare and submit every drawing and form
- ✓ Deal with the planning officer and any conditions
- ✓ Line up party wall, build over and building control alongside

Statutory fees are quoted separately as required and shown in your fixed quote.

Can I extend a flat under permitted development?

No. Flats and maisonettes have no householder permitted development rights, so any extension needs a planning application.

Is a lawful development certificate worth it?

Usually. It is formal proof the extension was lawful, which buyers' solicitors and lenders often ask for when you sell.

Does an earlier extension count?

Yes. Limits are measured from the original house, so an older extension uses up some of the allowance.

What if permission is refused?

We review the reasons with you, revise the design and resubmit, or advise on an appeal.

Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off





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03

CHAPTER 3 · DESIGN

Side return and kitchen extensions

IN THIS CHAPTER

- Side return, rear or wrap-around
- Planning, boundary and drainage points
- Layouts that work in London homes
- Decisions to make before the build

HOW VITA HANDLES IT

We design around your layout, with kitchen fit-out available as part of the project.

Managed for you as part of our turnkey service.

CHOOSING THE SHAPE

Three ways to *a bigger kitchen*.

Most London kitchen extensions are one of three shapes. Which suits you depends on the house, the garden and the space you need — and each has its own planning, party wall and drainage points.

Shape	What it does	Typical size	Price inc. VAT
Side return infill	Fills the narrow passage beside the back addition of a Victorian or Edwardian terrace, widening the kitchen.	12–18 m ²	from £36,000
Single-storey rear	Extends straight out from the back of the house — the classic kitchen-diner for semis and wider terraces.	15–21 m ²	from £45,000
Wrap-around	Combines a side return and a rear extension in an L-shape, for the largest open-plan space.	21–28 m ²	from £63,000

Published Vita prices, all-inclusive at our standard specification. Examples from our builds range: 18 m² (6m × 3m) £54,000; 21 m² wrap-around (7m × 3m) £63,000.

Planning

A side return infill usually counts as a side extension, so in a conservation area it needs planning permission. Elsewhere it may fall within permitted development — see chapter 2.

On the boundary

Side returns usually sit on or next to the boundary, so under permitted development the eaves within 2m of it are limited to 3m, and a party wall notice is normally needed.

Drains

Drains often run along the side return. A survey early on shows whether a build over agreement is needed — see chapter 8.



LAYOUT AND LIGHT

Design decisions *to make early.*

Layouts that work in London homes

Kitchen in, dining out

Keep the kitchen in the original house and use the extension for dining and living, facing the garden.

Island facing the garden

An island in the extension, with full-width doors beyond, keeps the cook part of the room and the view.

Galley along the party wall

In a narrow side return, run the units along the solid party wall and glaze the roof above for light.

Fix these before the build

- ✓ Kitchen layout and sink position — they set the drainage runs
- ✓ The width and position of the structural opening (chapter 6)
- ✓ Door type and width: bi-fold, sliding or French (chapter 5)
- ✓ Roof glazing over the darkest part of the room
- ✓ Floor level: flush with the house, or a step down
- ✓ Heating: radiators or underfloor heating
- ✓ Lighting, sockets and where the TV and seating go

PART OF OUR TURNKEY SERVICE

From layout *to fitted kitchen.*

We design the extension around your layout, and can take on the complete kitchen fit-out, structural opening, drainage and approvals as part of the same project.

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Roof glazing, kitchens, decking and underfloor heating are optional extras, selectable in our instant quotation form and itemised in your fixed price.



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04

CHAPTER 4 · TWO STOREYS

Two-storey *extensions*

IN THIS CHAPTER

- When permitted development applies — and why it rarely does
- What London councils look for
- Structure, fire safety and party wall
- A completed example

HOW VITA HANDLES IT

We take two-storey extensions through planning, structure and building control.

Managed for you as part of our turnkey service.

PLANNING A TWO-STOREY EXTENSION

More space, *upstairs and down.*

A two-storey extension adds a bigger kitchen and an extra bedroom or bathroom in one build. It needs more planning thought than a single-storey extension — in London, most need a householder planning application.

£90,000

FROM, 30–40 M² INC. VAT

£117,750

5M × 4M OVER TWO FLOORS

3m / 7m

PD DEPTH / DISTANCE TO BOUNDARY

Permitted development — rarely enough

Permitted development allows a rear extension of more than one storey only up to **3m deep**, at least **7m from the rear boundary**, with matching materials and no side-facing upper windows unless obscure-glazed and non-opening below 1.7m. It is not available in conservation areas.

What councils look for

- The 45-degree test from neighbours' nearest habitable-room windows
- Hackney: no more than half the width of the house and half the ground-floor depth, set a storey below the eaves
- Wandsworth: avoid two-storey extensions directly on the boundary
- Materials and roof form that match the house

A completed example

Two-storey rear extension • Tunbridge Wells, Kent

Ground and first floors (6m × 3m + 3m × 3m), with a 4m structural opening, aluminium rainscreen cladding and a frameless corner window. Built in 11 weeks; £128,000.

The value side

Industry analysis puts a quality extension at around £1.50 of added value for every £1 spent (typically £1.40–£1.60) — before the cost of moving, which in London includes significant stamp duty.

WHAT'S DIFFERENT

Built and approved *over two floors.*

Structure

The first floor and roof add load, so foundations, the steel frame and any openings are designed for both storeys by the structural engineer.

Joining the first floor

A new opening upstairs connects the extension to the landing or an existing bedroom — designed and propped like any structural opening.

Fire safety

New first-floor rooms must meet the fire safety rules for escape, and structural steel is fire-protected.

Party wall

On a terrace or semi, a two-storey extension almost always involves the Party Wall Act — see chapter 7.

Roof

The new roof is tied into the existing one, with drainage designed in from the start.

Programme

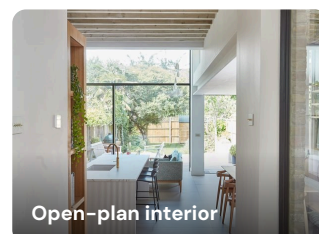
A taller structure means more on-site time than a single-storey build; your programme is set out before work starts.

PART OF OUR TURNKEY SERVICE

Planning, structure and approvals *for both floors.*

We design the extension to the borough's guidance, submit the planning application, and manage party wall notices, structural design and building control through to sign-off.

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05

— CHAPTER 5 · GLAZING

Glazing and roof *lights*

IN THIS CHAPTER

- Bi-fold, sliding, French or crittall-style
- Roof lanterns and rooflights
- The glazing rules in the building regulations
- Keeping a glazed room comfortable

HOW VITA HANDLES IT

Glazing designed, specified and fitted as part of your fixed price.

Managed for you as part of our turnkey service.

DOORS AND WINDOWS

Choosing the glass *that makes the room.*

Glazing does more than anything else to make an extension feel bright and connected to the garden. Every Vita price includes up to 3m-wide aluminium or uPVC doors or windows; full-width and crittall-style glazing are available.

Type	Best for	Trade-off
Bi-fold doors	Fold back to open almost the full width — best when you want the room to open onto the garden.	More frames when closed
Sliding doors	Large panes with slim frames, for the clearest view all year round.	Opens part of the width
French doors	A pair of doors, often with side panels — good for narrower openings and side returns.	Smaller opening
Crittall-style	Slim black aluminium framing with glazing bars, suited to period homes and conservation areas.	A design-led choice

Aluminium or uPVC

Aluminium gives slimmer frames and larger panes; uPVC keeps the cost down. Both come in bi-fold, sliding and French styles.

Roof glazing

Roof lanterns, flat rooflights or glazing along a side return bring light into the middle of a deep room. Roof glazing is an optional extra.



THE RULES AND THE COMFORT

Lots of light, *without the downsides.*

What the regulations say

- **Energy (Part L).** The glazed area of an extension is limited — broadly to 25% of its floor area plus the area of windows and doors it replaces. Glass-heavy designs can still comply through calculations showing the whole extension performs as well.
- **Safety glazing.** Glazing in and beside doors and in low-level panels must meet the safety glazing requirements — typically toughened or laminated glass.
- **Planning.** Side-facing upper windows are restricted, and conservation areas expect glazing that suits the house.

Keeping it comfortable

- South and west-facing glazing gains heat in summer: solar control glass, blinds and shading help
- Opening rooflights or vents let warm air out
- Good-performing glass and frames keep the room warm in winter

Questions to settle early

- ✓ Which way does the extension face?
- ✓ How wide is the structural opening, and how wide are the doors?
- ✓ Bi-fold, sliding or French — and which way do they open?
- ✓ Where does roof glazing go to light the darkest corner?
- ✓ Frame colour to match or contrast with the house
- ✓ Blinds or shading built in from the start

PART OF OUR TURNKEY SERVICE

Glazing chosen, specified *and signed off.*

We design the glazing with the extension, check it against the building regulations, and supply and fit it as part of your fixed price — with a 2-year warranty on glazing.

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06

CHAPTER 6 · STRUCTURAL OPENINGS

Opening up your *home*

IN THIS CHAPTER

- What a structural opening involves
- Extracts from an engineer's drawings
- Propping, party wall and building control
- Design choices for your opening

HOW VITA HANDLES IT

Engineered, propped, built and signed off as part of our turnkey works.

Managed for you as part of our turnkey service.

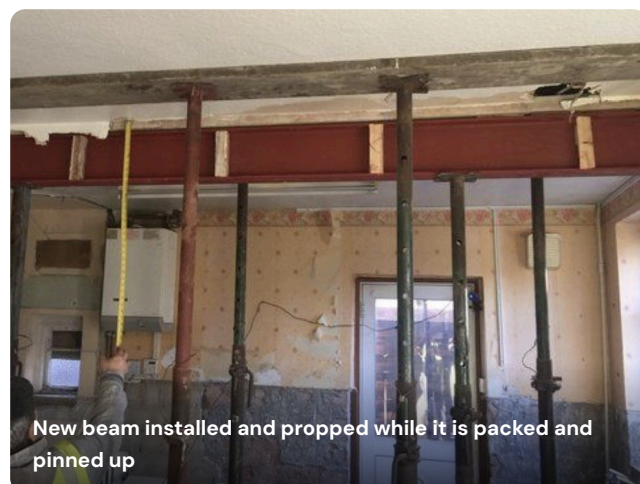
WHAT IT IS

One wall comes out, *a beam goes in.*

Most extensions only feel like part of the house once the old rear or side wall is opened up. A **new structural opening** removes that section of wall and puts a steel beam in its place to carry everything above it — walls, floors and roof. The beam sits on padstones, piers or steel columns that take the load down to the foundations.



Steel beams on new steel columns, with the temporary props still in place



New beam installed and propped while it is packed and pinned up



A wide opening on a new brick pier, propped until the beam takes the load

Openings on our London projects

Walthamstow E17

A 4.5m structural opening into a new kitchen diner, with aluminium bi-folds.

Isle of Dogs

The existing rear wall removed on a 3.5m steel beam.

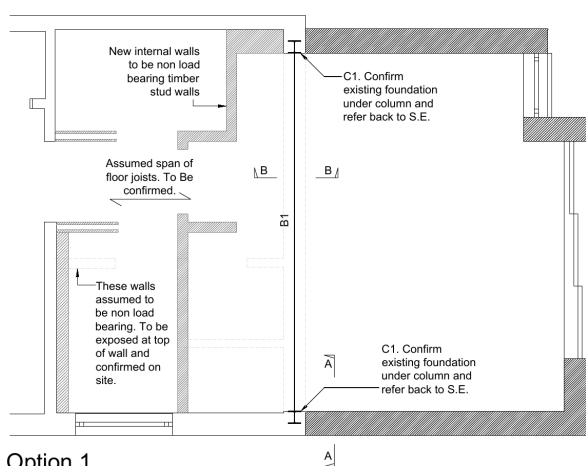
Wanstead

A major structural opening on a steel beam, with 3m-wide aluminium doors.

FROM THE ENGINEER'S DRAWINGS

Every opening is *engineered first*.

A chartered structural engineer designs every opening before any wall comes out. These extracts are from the drawings for one of our recent projects: a new steel beam carried on two steel columns.

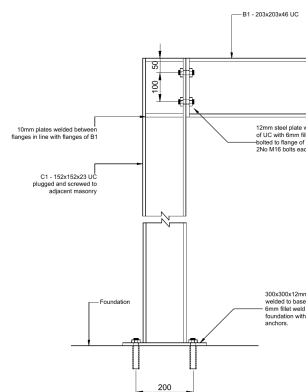


Option 1

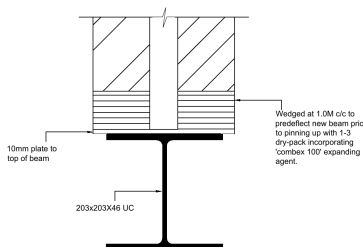
Ground floor plan: beam B1 across the opening, on columns C1 at each end

What the drawings fix

- **Beam B1:** 203×203×46 universal column section, with a 10mm plate on top
- **Columns C1:** 152×152×23 UC, plugged and screwed to the adjacent brickwork
- **Base:** 300×300×12mm steel plate, bolted to the foundation with four M16 resin anchors
- **Foundations:** existing foundations under each column confirmed on site and reported back to the engineer
- **Demolition:** joist direction checked first; the rear wall fully propped before it comes out



Column connection: beam bolted to the column with M16 bolts; column bolted down through its base plate



Pinning up: wedged at 1.0m centres, then packed tight to the wall above with dry-pack mortar

STEEL

1. Structural steelwork to be grade S275 JR to BS 5950: Pts. 1&2.
2. Rolled hollow sections to be grade S355 JR.
3. Bolts shall be generally grade 8.8 bolts to BS 3692 as indicated on the drawing. All bolts and cleats noted to be supplied to site.
4. Washers to comply with recommendations in BS 4320:1968.
5. Any welds are to be continuous fillet or butt welds as specified on the drawings. All welded shall comply with BS 5135:1984 & BS 4870: 1985 undertaken by approved welders complying with BS 4870, BS 4871 and BS 4872.
6. Structural steelwork is to be shot blasted to Swedish standard SA 2.5 or BS7079 Part 1 and sprayed with a holding coat of paint as soon as practicable but within 2 hours of shot blasting. Steelwork shall then be painted with 2 coats zinc phosphate primer 75um d.f.t. per coat, prior to installation. No paint treatment where steelwork encased in concrete.
7. Beams built into walls shall have 100 minimum end bearing unless noted otherwise. Where steelwork is built into bituminous based paint locally, including beam and column end faces before building into masonry.
8. All steelwork shall receive a minimum of 1/2 hour fire

Steel specification: S275 grade, 100mm minimum end bearing, at least half an hour's fire resistance

Extracts from a structural engineer's drawings for a Vita project, shown as an example. Every house is different: beam, column and foundation sizes are calculated for your home and approved by building control.

WHAT'S INVOLVED

Six things every *opening needs*.

Item	Why it matters
Structural engineer's calculations	Size the beam, its bearings, padstones or posts and any new foundations, based on the loads above your opening.
Building regulations approval	The opening is structural work under Part A. Building control checks the calculations and inspects the steel before it is covered up.
Fire protection	Steelwork is usually boxed in with fire-rated board or coated, so the beam meets fire safety requirements.
Temporary works	The wall above is supported on props and needles while the opening is cut and the beam installed, to a CDM-compliant method.
Party wall	If the beam bears into a party wall, a party structure notice is needed before work starts — at least two months ahead.
Services	Drains, gas pipes, cables and radiators in the wall are moved before the wall comes out.

How the work is done

1

Survey and design

We check the wall, the loads above and what runs through it, and design the opening with the extension.

2

Engineer's calculations

The structural engineer sizes the beam, bearings and supports.

3

Approvals

Building control approval and any party wall notices are in place before work starts.

4

Prop and protect

We put up hoarding to separate the work area and support the wall above on temporary props.

5

Form the opening

The section of wall is removed, the padstones or posts are built and the beam is installed.

6

Inspect and finish

Building control inspects the steel; it is then fire-protected, plastered and finished to match.

PLANNING YOUR OPENING

Choices that *shape the space*.

What affects the work

- **Width.** Wider openings need deeper or heavier steel, and stronger supports at each end.
- **What sits above.** Two storeys, a chimney breast or a roof bearing on the wall all add load.
- **The ends of the beam.** Bearing into a party wall brings in the Party Wall Act; a short nib of wall or a steel post can change the design.
- **Existing foundations.** Point loads at each end may need new pad foundations.
- **Services.** Soil stacks, gas and electrics in the wall need moving first.

Do I need planning permission?

Internal alterations to a house, such as a new opening between the house and its extension, don't normally need planning permission. Listed buildings are the exception: they need listed building consent. Building regulations approval is always needed.

Design options to discuss

Downstand or flush beam

A beam can sit below the ceiling as a visible downstand, or be set up into the floor depth for a flush ceiling where the structure allows.

Full width or with nibs

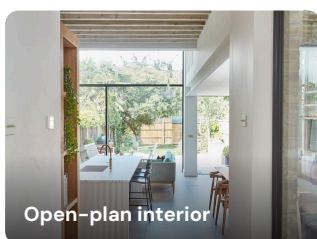
Keeping short sections of wall at each end can simplify the supports; a full-width opening gives the most open space.

Kitchen and glazing layout

Fix the kitchen plan and the position of the new doors early, so the opening, drainage and lighting line up with them.



Kitchen diner



Open-plan interior



15 m² rear extension



40 m² single storey

HOW VITA HANDLES IT

One team, *opening to finish.*

PART OF OUR TURNKEY SERVICE

We form the opening as part of *your extension programme.*

Structural openings and new beam supports with foundations, CDM-compliant temporary propping and hoarding are part of our turnkey works — designed, approved, built and signed off by building control, with planning and party wall managed alongside.

Vita
MANAGES
IT ALL

What we take care of

- ✓ Survey of the wall, loads and services
- ✓ Structural engineer's calculations
- ✓ Building control approval and inspections
- ✓ Party wall notices where the beam bears on a shared wall
- ✓ Temporary propping, hoarding and protection
- ✓ Beam, supports, fire protection and making good

New structural openings are quoted separately as required and shown as their own line in your fixed, itemised price.

Why is the opening priced separately?

Every house is different. The width, the loads above and the supports needed vary, so the opening is priced for your house rather than built into the per-m² rate.

Will my house be open to the weather?

No. We plan the timing of the opening so the house stays secure and weatherproof throughout.

Can I remove a chimney breast at the same time?

Often, but it adds load to support and needs its own calculations and approval — and a party wall notice if it is on a party wall. We assess it at survey.

Who checks the work?

Building control inspects the steel before it is covered, and signs off the opening with the rest of the extension.

Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

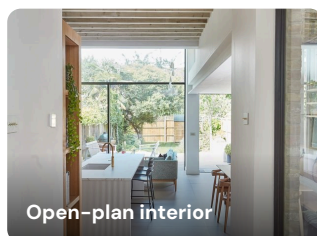
Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off





VITA MODULAR

07

CHAPTER 7 · PARTY WALL

Building next to your *neighbours*

IN THIS CHAPTER

- When the Party Wall Act applies
- Notices and timescales
- The 3m and 6m rules
- Surveyors, awards and costs

HOW VITA HANDLES IT

We serve the notices and coordinate surveyors where a neighbour dissents.

Managed for you as part of our turnkey service.

THE BASICS

What the Party Wall Act *is for.*

The Party Wall etc. Act 1996 gives a framework for building work that affects a shared wall, a boundary or a neighbour's foundations. It lets you carry out the work, while protecting your neighbour's property — through written notice, and, where needed, independent surveyors.

Separate from planning and building regulations

The Act sits outside both. Planning permission or building regulations approval does not remove the need to follow it, and a party wall agreement does not replace planning or building control.

Why it matters in London

London is mostly terraces and semis. A side return, rear or wrap-around extension is almost always built against, on or near a shared boundary — so most London extensions involve at least one party wall notice.

Does it apply to your extension?

The Act covers three kinds of work. A typical London extension often involves more than one.

Type of work	What it covers	London extension examples
Party structure work Section 2	Work on an existing party wall or structure — repairs, underpinning, cutting in, raising or extending it.	Cutting into the party wall to bear a steel beam; raising the wall for a side return roof.
New wall at the boundary Section 1	Building a wall up to or astride the boundary line.	The flank wall of a side return or rear extension built on the boundary.
Adjacent excavation Section 6	Excavating or building foundations within 3m or 6m of a neighbour's building, depending on depth.	Foundations for a rear extension close to the neighbour's house or outrigger.

A wall built astride the boundary needs your neighbour's written consent. If they do not consent within 14 days, the wall must be built wholly on your land, at your expense.

NOTICES AND TIMESCALES

Serve notice early, *in writing*.

Notice must be served on every adjoining owner before the work starts — including leaseholders and freeholders of neighbouring flats where they are affected. There is no official form; a dated letter is acceptable if it contains the right details.

Notice	Minimum notice before work	Neighbour's response
Party structure notice (s.2)	2 months	Written consent or dissent within 14 days; no reply means a dispute is deemed to have arisen.
Line of junction notice (s.1)	1 month	Written consent needed for a wall astride the boundary.
Notice of adjacent excavation (s.6)	1 month	Written consent or dissent within 14 days; no reply means a dispute is deemed to have arisen. Plans must be included.

What a notice must include

- ✓ Your name and address
- ✓ The address of the building being worked on
- ✓ A full description of the works
- ✓ The proposed start date
- ✓ A clear statement that it is a notice under the Act

A notice is valid for one year, so do not serve it too far ahead of your start date. Your neighbour may serve a counter-notice within one month asking for extra work for their benefit.

The 3 metre and 6 metre rules

Excavation needs notice if it is within **3m** of a neighbour's building and deeper than their foundations, or within **6m** and it would cut a line drawn down at 45° from the bottom of their foundations.

Most London extension foundations sit within 3m of the house next door, so an excavation notice is common. The diagram on the next page shows how the rules work.

STEP BY STEP

How the process *works.*

- 1

Talk to your neighbours first
Before notice

Explain the plans before the formal notice arrives. Most neighbours consent when they know what to expect and when.
- 2

Serve the notices
1–2 months ahead

Serve each adjoining owner the notices the work needs — party structure, line of junction and/or adjacent excavation — with plans for excavation.
- 3

Your neighbour responds
14 days

They can consent in writing or dissent. If they do not reply to a party structure or excavation notice within 14 days, a dispute is deemed to have arisen.
- 4

Surveyors, if there is a dispute
As needed

Both owners agree one "agreed surveyor", or each appoints their own surveyor and the two select a third if needed.
- 5

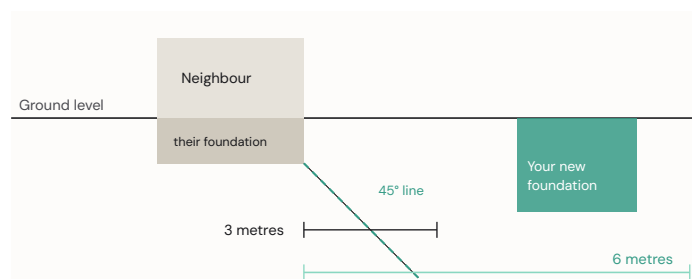
The party wall award
Award

The surveyors' award sets out the works, timing and protection measures, and often records the condition of the neighbouring property. It is binding unless appealed to the county court within 14 days.
- 6

Work goes ahead
On site

Neighbours must allow access for the notified works when necessary, with 14 days' notice of entry except in an emergency. Any damage caused must be made good, or paid for.

The 3 metre and 6 metre rules, illustrated



Notice is needed if your excavation is within 3m of the neighbour's building and deeper than its foundations, or within 6m and it cuts the 45° line drawn down from the bottom of their foundations.

Consent is not the end of it

Even where a neighbour consents, a dated photographic record of the condition of their side of the wall, agreed with them before work starts, protects both of you if a question about damage comes up later.

COSTS, TIMING AND HOW WE HELP

Fitting party wall *into your build.*

Who pays

Where the work is solely for your benefit, you — the building owner — usually pay the costs of the award, including your neighbour's surveyor. Where work is needed because of a defect or disrepair, the surveyors can split costs by use and responsibility.

Surveyor fees vary with the work, the number of neighbours and whether one agreed surveyor acts for both sides. A neighbour who consents in writing avoids surveyor fees altogether.

How it fits a London programme

Notices can be served while your planning application or prior approval is being decided, so the two months' notice for party structure work usually runs alongside the 8–10 week planning and design stage rather than adding to it.

How Vita handles it

- ✓ We identify which notices your extension needs at the survey
- ✓ We prepare and serve the notices on your behalf
- ✓ We coordinate surveyors where a neighbour dissents
- ✓ We fit the notice periods into your programme
- ✓ Our no-crane method keeps deliveries and disruption next door down

Keeping neighbours onside

- Share the drawings and the programme early
- Give a named contact for questions during the build
- Agree working hours and how deliveries will arrive
- Record the condition of the shared wall before work starts

Frequently asked questions

Does a side return extension need a party wall notice?

Usually. The side return wall is often built on or near the boundary, foundations are close to the neighbour's house, and the steel beam may bear on the party wall.

What if my neighbour does not reply?

For party structure and excavation notices, no reply within 14 days means a dispute is deemed to have arisen, and surveyors are appointed to agree an award.

Can my neighbour stop the work?

The Act lets the work go ahead once its procedures are followed; it gives neighbours protection, not a veto. Planning and building control are separate.

How long is a notice valid?

One year. If work has not started within a year, notice must be served again.



VITA MODULAR

08

CHAPTER 8 · BUILD OVER & DRAINAGE

Building near a public *sewer*

IN THIS CHAPTER

- When Thames Water's agreement is needed
- Why so many terraces are affected
- The application step by step
- Drainage in your extension

HOW VITA HANDLES IT

We find the drains, design around them and manage the Thames Water application.

Managed for you as part of our turnkey service.

WHEN YOU NEED ONE

Close to a sewer? *You'll need consent.*

Thames Water is the sewerage company for London. Building over one, or close to it, needs Thames Water's agreement before work starts, so the pipe is protected and can still be reached for maintenance.

3m

WITHIN 3M OF A PUBLIC SEWER

1m

WITHIN 1M OF A PUBLIC LATERAL
DRAIN

Before

AGREEMENT IN PLACE BEFORE WORK
STARTS

Why so many London homes are affected

On 1 October 2011, private sewers shared with neighbours, and lateral drains outside a property's boundary, that connected to the public network were transferred to the water companies. In a Victorian or Edwardian terrace, the drain running across the back gardens is often now a **public sewer** — exactly where a rear or side return extension goes.

Sewer maps don't always show these transferred pipes, and positions on the maps can be out, so a drainage survey is the reliable way to know.

What it is not

- **Not planning.** Planning permission doesn't cover building over a sewer.
- **Not optional.** Thames Water advises not to start construction before an agreement is in place.
- **Not for detached buildings.** A new building not attached to the house needs a sewer diversion application instead.

Building control link

Building regulations (Part H4) cover building over or near sewers. Councils notify Thames Water, and work near a public sewer can't use a building notice — a full plans application is needed.



STEP BY STEP

How a build over *agreement* works.

1

Find the sewer

At survey

Check sewer records and survey the drains, usually with a CCTV camera, to confirm where the pipe runs, how deep it is, its size and condition.

2

Design around it

Design

Design the foundations to protect the pipe and keep access to it — for example, bridging over it or keeping inspection chambers outside the extension.

3

Apply to Thames Water

With planning

Submit the application with drawings, foundation details and the survey through Thames Water's online service.

4

Thames Water review

Thames Water assesses the application and may ask for design changes, conditions or a further survey.

5

Agreement in place

Before start

With the agreement in place and building control approval issued, work can start.

6

Build and check

On completion

The extension is built to the agreed details; Thames Water may ask for a CCTV survey of the pipe afterwards.

What can make it harder

Large or deep sewers

Bigger and deeper pipes carry more risk, and Thames Water may refuse to allow building over them.

Pipes in poor condition

A damaged pipe may need repair or lining before an agreement is given.

Manholes in the way

Inspection chambers inside the footprint usually need moving, so the sewer can still be reached.

DRAINAGE IN YOUR EXTENSION

More than the sewer *under the floor.*

Drainage work an extension may need

- ✓ Rainwater from the new roof, taken to the existing system or a soakaway
- ✓ Gullies and rainwater pipes moved from the old rear wall
- ✓ New kitchen or utility waste connections
- ✓ Inspection chambers moved or replaced
- ✓ Private drains (yours alone) diverted or protected
- ✓ Shared and public pipes protected under a build over agreement

Your own private drains are covered by building control; public sewers and lateral drains also need Thames Water's agreement.

Why it matters when you sell

Buyers' solicitors routinely ask whether an extension near a sewer had a build over agreement. Having it on file, with the building control completion certificate, avoids delays and indemnity policies.

If work starts without one

- Thames Water may require design changes, adding cost and delay
- You are liable for any damage to the sewer during construction, and work may have to be altered
- Missing paperwork can complicate a future sale

Costs

Thames Water's charges, drainage surveys and any drainage works depend on the pipe and the design. Drainage works are quoted separately as required and itemised in your fixed price.



HOW VITA HANDLES IT

Drainage, *sorted early.*

PART OF OUR TURNKEY SERVICE

We check the drains at survey and *manage the application for you.*

Build over agreements and drainage connections are part of our turnkey service, alongside planning, party wall notices and building control approval — so nothing holds up your start date.

Vita
MANAGES
IT ALL

What we take care of

- ✓ Locate sewers and drains at survey, with a CCTV survey where needed
- ✓ Design foundations to protect the pipe and keep access
- ✓ Prepare and submit the Thames Water application
- ✓ Answer Thames Water's questions and meet its conditions
- ✓ Coordinate with building control's full plans approval
- ✓ Move chambers, gullies and connections during the build

How do I know if there's a sewer under my garden?

Often you can't tell from the surface. We check the records and survey the drains at the start, so the answer is known before design is fixed.

Does it delay the build?

We apply while planning is being decided — applying early helps stop it holding up your start date.

Can I build over a manhole?

Usually not. Inspection chambers inside the extension are normally moved outside it.

Does my neighbour need to agree?

No — the agreement is with Thames Water. Party wall notices are separate.

Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

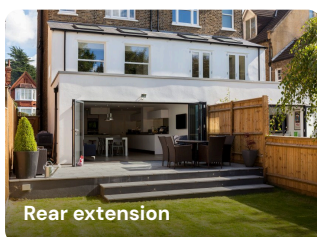
Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off





VITA MODULAR

09

CHAPTER 9 · BUILDING CONTROL

Building regulations *approval*

IN THIS CHAPTER

- Full plans or building notice
- What the regulations cover
- Notices, inspections and the certificate
- Duty holders

HOW VITA HANDLES IT

Approval, inspections and full building control sign-off, managed for you.

Managed for you as part of our turnkey service.

WHAT IT IS

Planning says if. *Building control says how.*

Building regulations set minimum standards for structure, fire safety, insulation, drainage, ventilation and electrics. **Every extension needs building regulations approval** — including those built under permitted development.

Who checks the work

Local authority building control

Your borough's building control team. Only the council can give retrospective approval (regularisation) for work done without consent.

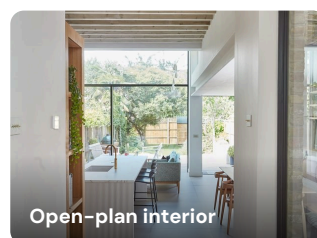
Registered building control approver

A private approver registered with the Building Safety Regulator, who tells the council about the work through an initial notice and sets their own fees.

Two ways to apply

Route	How it works	Best for
Full plans	Detailed drawings and calculations are checked before work starts. A decision is due within 5 weeks, or 2 months if agreed.	Extensions — and required for work near a public sewer
Building notice	Work can start 2 days after the notice; there is no formal plan approval, and the work is checked as it goes.	Smaller, simpler projects only

Approval lapses if work hasn't started within three years (Building Act 1984, section 32) — and for an extension, "started" means the foundations and ground floor structure are complete. Sources: GOV.UK, building regulations approval; council building control guidance.



WHAT THE REGULATIONS COVER

The main parts *for extensions.*

Part	What is checked
A · Structure	Foundations, the steel frame, beams over new openings, roof and floor structure — backed by engineer's calculations
B · Fire safety	Escape routes, fire separation and protection of structural steel
C · Ground and moisture	Site preparation, damp-proofing and resistance to moisture
F · Ventilation	Background and extract ventilation, especially for kitchens
H · Drainage	Foul and rainwater drainage, and building over or near sewers
K · Safety	Steps, changes of level and guarding
L · Energy	Insulation levels, glazing performance and heating controls
P · Electrics	Electrical safety — notifiable work certified by a registered competent person or inspected by building control

Lots of glass?

Under Part L, the glazed area of an extension is limited — broadly to 25% of its floor area plus the area of windows and doors it replaces. Glass-heavy designs can still comply by showing the extension performs as well overall through calculations.

Competent persons

Some work is self-certified by registered installers — electrics under Part P, for example — and their certificates go into the building control file.



FROM START TO SIGN-OFF

Notices, inspections *and the certificate.*

1

Application

Before start

Full plans drawings and engineer's calculations submitted and approved, with conditions if needed.

2

Start notice

2 days ahead

Building control must be told before work starts; work can begin two full days after the notice.

3

Stage inspections

During the build

Building control inspects at key stages — foundations, drainage, the structure and insulation — before each is covered up.

4

Completion notice

Within 5 days

A completion notice goes to building control within 5 days of finishing; for applications since 1 October 2023 it includes signed statements that the work complies.

5

Completion certificate

Sign-off

Building control issues the certificate once satisfied the work complies — usually within 8 weeks of the completion notice.

Duty holders

Since October 2023 the rules name duty holders: the client and, on most extensions, a principal designer and principal contractor. For homeowners, those roles are usually taken by the designer and builder — on a Vita project, that's us. You provide information about the house and sign the client's completion statement.

Keep the paperwork

The completion certificate, electrical certificates and any build over agreement are what buyers' solicitors ask for when you sell. We hand them over at completion.



HOW VITA HANDLES IT

Approved, inspected, *signed off*.

PART OF OUR TURNKEY SERVICE

Building control approval, *managed through to sign-off*.

Building control sits inside our turnkey service with planning, party wall notices and build over agreements. Every project ends with handover, snagging and full building control sign-off.

Vita
MANAGES
IT ALL

What we take care of

- ✓ Full plans drawings, details and engineer's calculations
- ✓ The application to building control
- ✓ Start notice and booking every inspection
- ✓ Building to the approved details, with our steel frame and insulated panels engineered to comply
- ✓ Electrical and other competent-person certificates
- ✓ Completion notice and the completion certificate

Building control fees are statutory approvals, quoted separately as required and shown in your fixed price.

Do I need building control if I don't need planning?

Yes. Permitted development removes the need for planning permission, not for building regulations approval.

What if work was done without approval?

The council can consider a regularisation application for work done since November 1985, which may mean opening up finished work.

Council or private approver?

Both check against the same regulations. We'll recommend the right one for your project.

When do I get the certificate?

After the final inspection, once building control is satisfied. It's part of our handover.

Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

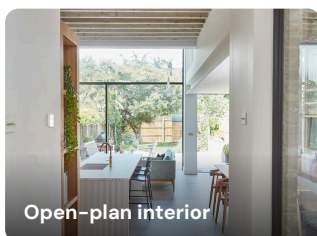
Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off





VITA MODULAR

10

— CHAPTER 10 · YOUR BUILD

Your build, step by *step*

IN THIS CHAPTER

- The six steps from quote to handover
- A real on-site programme, week by week
- Living with the build
- What you get at handover

HOW VITA HANDLES IT

One team and one fixed price, from first drawing to handover.

Managed for you as part of our turnkey service.

THE SIX STEPS

From quote *to handover.*

Every Vita extension follows the same six steps. Approvals run in parallel during design, and the frame and panels are made off-site while the groundwork goes in — which is why time on site is so short.

4 weeks

GUARANTEED 4-WEEK LEAD TIME TO
START ON SITE

4–6 weeks

TYPICAL TIME ON SITE

10 years

ASSIGNABLE STRUCTURAL
WARRANTY

1

Enquiry

An instant fixed price from our online quotation form, then a survey of your home.

2

Planning and design

8–10 weeks

Where needed, our team prepares the drawings and secures planning, alongside party wall and build over.

3

Contract

1 week

A JCT fixed-price contract with your programme and committed installation date.

4

Manufacture

4 weeks

Your steel frame and insulated wall, floor and roof panels are made at our Warwickshire facility.

5

Installation

4–6 weeks

Assembled on site by our own teams and tied into the house — no cranes or heavy lifting.

6

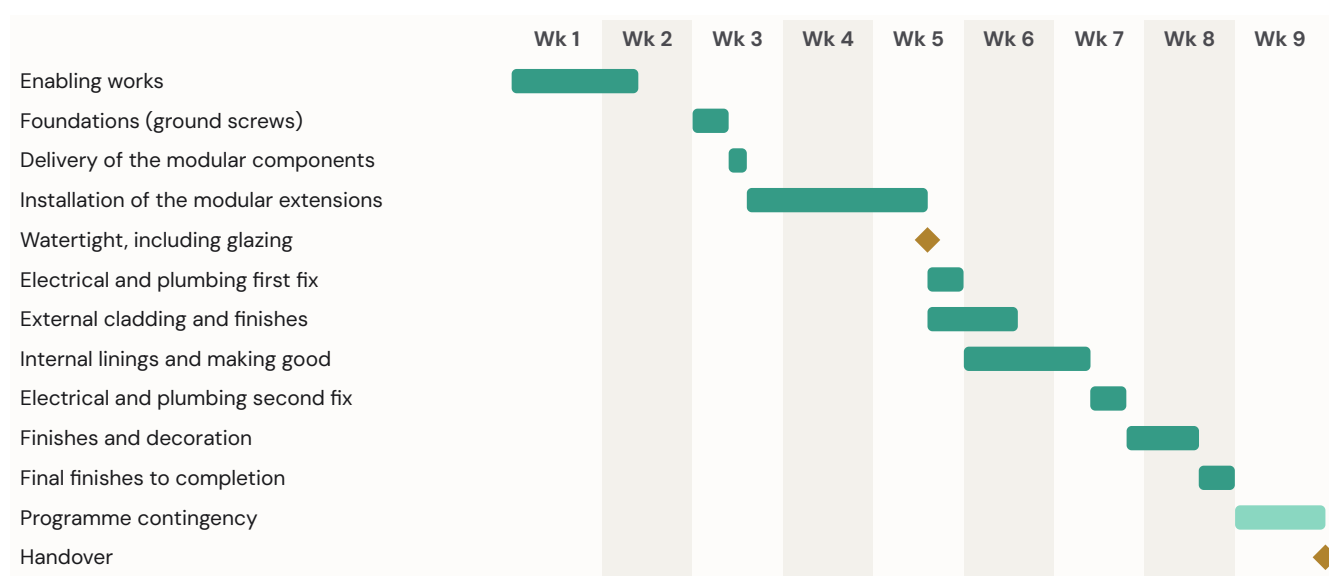
Handover

Snagging, full building control sign-off and your certificates.

A REAL PROGRAMME

What happens on site, *week by week.*

This is the programme from one of our recent London projects — two modular extensions built together, so the full programme, including enabling works and contingency, runs longer than our typical 4–6 weeks. Taken from its schedule of key dates; durations are working days.



Stage	Duration	Notes
Enabling works: structural opening, hoarding, demolition, drainage	7 days	
Foundations (ground screws)	2 days	
Delivery of the modular components	1 day	Stage payment · access kept clear
Installation of the modular extensions	10 days	
Watertight, including glazing	Milestone	Stage payment
Electrical and plumbing first fix	2 days	
External cladding and finishes	5 days	Work on the neighbour's side (anticipated)
Internal linings and making good	7 days	
Electrical and plumbing second fix	2 days	Run side by side
Finishes and decoration	4 days	
Final finishes to completion	2 days	
Programme contingency	1 week	Built in for weather and the unexpected
Handover	Milestone	Final stage payment

Total on site: 9 weeks from enabling works to handover — 6 weeks from foundations to completion, plus enabling works and a week of contingency. Until the extension is watertight, the programme depends on reasonable weather for the time of year. Every project gets its own schedule of key dates.

LIVING WITH THE BUILD

What to expect *at home.*

Before work starts

- ✓ Your schedule of key dates, with stage payments tied to milestones
- ✓ Planning, party wall, build over and building control in place
- ✓ Any work on a neighbour's side planned into the schedule

During the build

- ✓ Hoarding goes up as the structural opening is formed, so the house stays secure
- ✓ Foundations, often steel ground screws, typically go in over a couple of days
- ✓ Components usually arrive on a single delivery day — keep access clear
- ✓ No cranes or heavy lifting, so narrow side returns and homes with access only through the house can still be built
- ✓ Building control inspects at key stages

At handover

- ✓ Snagging walk-round and final finishes
- ✓ Building control sign-off and your completion certificate
- ✓ Electrical and other certificates, and any build over agreement, for your records
- ✓ 10-year assignable structural frame warranty; 2 years on glazing, electrics, trims and internal finishes

Keep the paperwork safe

Buyers' solicitors ask for the completion certificate, electrical certificates and any build over agreement when you sell. We provide every applicable certificate and building control document after handover, on receipt of the final stage payment.

Every approval, one team

Planning

Permission, prior approval or a certificate

Party wall

Notices served, surveyors coordinated

Build over

Thames Water application managed

Building control

Approval, inspections and sign-off

PART OF OUR TURNKEY SERVICE

One team, one fixed price, *from first drawing to handover.*

Planning, party wall, build over agreements, structural openings and building control are all managed by Vita as part of our turnkey service.

Vita
MANAGES
IT ALL



VITA MODULAR

— FREE, NO-OBLIGATION QUOTE

Ready to extend? — *we'll handle the rest.*

Get your fixed, all-in price online in minutes. Planning, party wall, build over agreements, structural openings and building control are all managed by Vita as part of our turnkey service.

Price Beat Guarantee

We'll beat any comparable build quote — fixed, transparent pricing.

£750 Referral

Introduce a friend who builds with us and we pay you £750.

Planning to sign-off

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