

Renovation checklist



Luxury interiors, rooted in history



Where do I start?

The early months of the new year are a great time to start thinking about your renovation or extension plans. It's a complicated process, you can easily get decision-making overload and the process can get a bit muddy. So, here's a step-by-step checklist to guide you through the process:

1. Define Your Vision

- ✓ Decide what you want to achieve (e.g., more space, better layout, modern updates).
- ✓ Create a wish list of must-haves and nice-to-haves.
- ✓ Research inspiration (Pinterest, Instagram, magazines) to gather ideas.
- ✓ Consider how the renovation will complement your home's existing character and period features.

2. Set Your Budget

- ✓ Determine your budget, including a contingency fund (10-20% extra for unexpected costs).
- ✓ Research average costs for similar projects in your area.
- ✓ Get quotes from contractors or professionals for early estimates.

3. Check Planning Requirements

- ✓ Research whether your project requires planning permission (use the council's planning portal).
- ✓ Consider permitted development rights for smaller projects.
- ✓ Check for restrictions if your property is listed or in a conservation area.

4. Assemble Your Team

- ✓ Hire an architect and an interior designer to work hand in hand to create detailed plans outside and in.
- ✓ Consult with a structural engineer if needed.
- ✓ Find reputable builders and tradespeople (ask for references and see their work).

5. Research and Prepare

- ✓ Investigate any party wall agreements or neighbour considerations.
- ✓ Check for building regulations and ensure compliance.
- ✓ Arrange for a surveyor if your home is older or requires structural assessments.
- ✓ Think about sustainability – can you incorporate energy-efficient solutions or reclaimed materials?

6. Finalise Plans

- ✓ Work with your interior designer to finalise layouts and designs.
- ✓ Decide on materials, fixtures and finishes (from flooring to light fittings).
- ✓ Obtain quotes to compare prices and timelines.



7. Plan for the Disruption

- ✓ Decide whether you'll live on-site or move out during the work.
- ✓ Inform neighbours of the project and anticipated timelines.
- ✓ Organise storage for furniture or belongings that may need to be moved.

8. Permissions and Insurance

- ✓ Apply for planning permission (if needed) and wait for approval.
- ✓ Notify your insurer about the project and update your home insurance policy.
- ✓ Arrange for a building control officer to inspect and sign off on key stages.

9. Start the Project

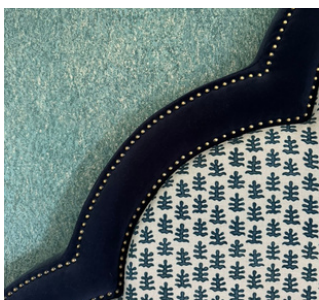
- ✓ Confirm timelines and schedules with your builder.
- ✓ Regularly communicate with your team to stay on top of progress.
- ✓ Keep detailed records of costs, receipts and contracts.

10. Post-Completion Tasks

- ✓ Obtain completion certificates for building regulations compliance.
- ✓ Update your insurance to reflect the changes.
- ✓ Add the finishing touches and styling your new space.

Tip: For period properties, consult specialists to preserve original features and maintain historical integrity. You may need Listed Building Consent as well as planning permission. Even if your property isn't listed, it's best to talk to the experts first, before work clears away important historical details.

Feeling overloaded and don't know where to start? Get in contact for a chat. We're happy to offer advice, set up a consultation or project manage on your behalf.



How do I work out my budget?

The cost of renovating or extending a property is dependent on a myriad of factors:



The extent of the work - how difficult the work is, for example, current condition of the structure, tasks included in the renovation (waste removal, improving energy efficiency, assessing and moving drainage, updating plumbing and electrics, etc.);



The professional services you use - builder, surveyor, architect, interior designer etc.;



Whether you need planning permission - most authorities are strict about planning, although some have more relaxed rules for single-storey designs. Find out what the permitted development rights are by contacting your local planning authority;



Level of finish – is your vision full luxury and bespoke cabinetry or a basic lick of paint and existing furniture?;



The unknown – there are always undetected problems from subsidence and rot to poor weather and trade scheduling issues. These can all affect how long the renovation will take. Make sure you include a contingency.;



The bits and pieces - New builds and empty properties attract a different level of VAT, so know what you should be charged. Also consider whether your insurance policy has the right cover.



Accommodation - are you prepared to live on a building site or do you need to factor in rented accommodation and storage costs?

Frequently Asked Questions

Here are answers to the most commonly asked questions...

Why should I hire an interior designer?

Interior designers bring expertise in spatial planning, colour coordination and design principles. They can help you optimise your space, save time and money, and bring your vision to life while avoiding common pitfalls.

How do you charge?

Fees are bespoke to each project. The process starts with an initial design consultation, when you'll be given lots of initial ideas, and we'll be able to get a good idea of the scope of the project.

Based on this meeting we'll be able to prepare a fee proposal based on the work you want us to do. The fee for the initial consultation is deducted from your first bill.

We offer a few slots a week for consultations, so please contact us to make a booking.

Do you offer discounts?

Yes. We negotiate discounts or pass on trade rates where possible, if we're designing and supplying for your project.

What is the difference between interior decorating & interior design?

Interior decorating focuses on aesthetics, furniture and decor choices, while interior design involves a more comprehensive approach, including spatial planning, architectural design and creating functional layouts.

How can I communicate my design preferences to the designer?

We love to hear your ideas. These can be shared through images or discussed when we meet to chat about your lifestyle and any specific requirements you have. It's a process we can guide you through.

Do you have preferred suppliers or vendors?

We have established relationships with suppliers, vendors and contractors, but we are not tied any one shop. We choose our suppliers based on the requirements of the project. These connections can help streamline the procurement process and sometimes result in discounts for clients.

How involved do I need to be?

As much or little as you'd like. Your involvement is essential at the briefing and decision-making stage, but you will receive regular updates. A good interior designer will adapt their approach to one that suits their client.

What if I don't like the initial design?

Always highlight areas you're not happy with. Sometimes they have been missed out of the brief or have been confused in communication. The design isn't signed off until you're happy, and a number of changes are included in the process.

Can I implement the design in stages?

Yes, this is a good way to control the budget, although often it's more cost-effective to build the budget to the point the project can be developed all at once, to prevent doubling up on tasks.

Work with us

Our mission is not just about creating beautiful interiors, but elegant spaces that resonate with warmth, functionality and personality.

We're dedicated to understanding your needs, translating them into tangible concepts, and ultimately crafting a space that exceeds your expectations.

If you'd like to work with us, we'd love to hear from you.

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Disclaimer: Please get the right professional advice. This document is only designed to give you a helpful overview of issues.

