

a Guide to the Cost of Renovating



Overall Cost

“So how much does a house extension cost...?”

This is a question I get asked over and over! And it's not an easy one to answer as it depends on a lot of different factors.

...yes, yes but how much...? I hear you say!

I will try my best to answer the question and give you a straightforward breakdown of what's involved.

The following figures are based on our work in London where costs are also considerably higher than the rest of the country, and are **exclusive** of VAT and professional fees.

The typical cost per square metre for a single storey rear extension in London is **£1,800 – £2,500**. So a hypothetical rear extension measuring six by five metres would cost approximately **£54,000 – £75,000**.

Side return extensions (infilling the rear yard common to Victorian houses) are typically more complicated as they involve removing structural walls, and can cost anywhere between **£4,000 – £6,000** per square metre. For a side return extension measuring five by two metres, it could be between **£40,000 – £60,000**.

Please bear in mind that these figures are for a basic build only! If you are thinking bespoke joinery, underfloor heating, large expanses of glazing, exposed internal brickwork etc. etc. then the overall cost will naturally increase.



Kitchen & Glazing

The price of a **kitchen** can range from the eye-wateringly expensive all the way down to around £10k for a very basic kitchen. If we are working to a tight budget we typically use Howdens units, basic/mid range appliances and a wood worktop. If you can increase your budget to £15-20k we can achieve the 'designer' kitchen look (but for **half** the cost!) by using Howdens carcasses, MDF bespoke doors by a carpenter and spray painted to your chosen colour, bespoke handles, a quartz worktop and higher specification appliances.

Glazing costs also vary a lot between different products and systems. The following estimates give an indication of what you could expect to pay and include the cost of supply and installation.

Basic bi-fold doors - upwards of £5,000
Crittall doors and side lights - around £10,000
Slim line sliding doors - around £10,000
(prices above based on an overall width around 3m, height 2.5m)

Structural glass roof approx. 1.5m x 6m - upwards of £10,000
Large rooflight approx. 1m x 4m - around £4,500
Velux rooflight approx. 1m x 1m - around £750

Preparation & Site Constraints

Here are some of the most common examples that can increase costs:

- Are you intending to **live in** the house during the works?
- Are you extending the rear of a Victorian terrace property with the **access limited** through a narrow hallway?
- Do you need to re-route the **drainage** or a new manhole?
- Do you need to move a utility **meter** or a new **boiler**?
- Do you need to **demolish** an existing extension first?

All of these things naturally will add complexity to the build and would therefore tend to push up the overall cost.

Once a project is on site, the unexpected can happen (especially when dealing with an old building) so having a contingency is important. We would recommend setting aside 10 - 15% of the overall budget to cover the costs of unforeseen issues during the build phase.

How an Architect Can Help...

- Advise on steps to follow prior to starting on site to reduce **unforeseen expensive** issues, for example having a drainage survey carried out to establish the location of sewer pipework.
- Complete a set of drawings and write a **detailed specification** document containing all of the products and materials required to enable builders to price the build accurately.
- Suggest **products and systems** that are right for the project and will stand the test of time.
- Offer advice and **clever solutions** to help get the maximum out of the budget.
- Experience of both the **technical and aesthetic** aspects of the project - we are the conduit between homeowners and builders that ensures our clients' aspirations become reality.
- Monitor progress on site and offer solutions to any issues that arise during the build phase to help **avoid costly delays**.



Consultant Costs

Depending on the complexity of the project, you may also need to appoint other consultants to address a specific aspect, for example:

Structural Engineer - design of all structural steelwork and concrete. Upwards of £1k for a small rear extension or loft conversion, £6k for a full house renovation including several extensions.

Approved Inspector - check work complies with Building Regulations Around £800 for a small rear extension or loft conversion, £3k for a full house renovation including several extensions.

Party Wall Surveyor - where works involve changes to a wall shared with a neighbour. Allow £500 per adjoining owner for simple works, upwards of £2k for more complicated works or basements.



a Final Thought...

A side return can transform a narrow kitchen into the most amazing living/ dining space - the social hub of the home - and sometimes its difficult to put a value on the lifestyle implications that this may have!

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