

# HOW MUCH DOES EXTENDING YOUR HOME COST IN 2024?

*Our expert guide*

# A warm welcome to all you home improvement enthusiasts!

**Are you dreaming of that open plan kitchen diner, or adding that long-awaited extra room to your home?**

**We're thrilled to introduce you to our latest and most comprehensive resource yet – How Much Does Extending Your Home Cost in 2024?**

If you're like many homeowners, you may have contemplated the idea of a home extension but found yourself overwhelmed by the uncertainties and costs involved. Well, you're not alone! With the ever changing construction landscape, it can be a challenge to navigate the world of home extensions and get an accurate picture of what it will cost you.

That's where our handy guide comes in! We've compiled the most up-to-date and valuable insights into the world of home extensions in 2024. Whether you're planning a modest addition or a major overhaul, this guide is your companion to understanding the costs, factors to consider, and expert tips to make your dream home extension a reality.



---

**CONTACT:** Visit: [www.acredesign.co.uk](http://www.acredesign.co.uk) Email: [office@acredesign.co.uk](mailto:office@acredesign.co.uk) Call: 0191 680 80 88

# In this guide you'll discover:

1

## **Key Factors Impacting Costs**

Learn about the factors that can influence your project's budget, from location and materials to labour and design choices.

2

## **So where does the money go?**

Gain a clear understanding of where your budget will likely be spent, shown as total costs and as a percentage of the total budget. This is top level stuff, we go into more detail later in the guide.

3

## **Expert Advice**

Where do you go for the answers you need?

4

## **Case Studies**

Explore real life case studies of homeowners who have extended their homes in 2023 and gain inspiration from their experiences.

Acre Design are committed to empowering homeowners like you to make informed decisions about your home improvement projects. With our knowledge in your hands, you'll be better equipped to turn your dream of a larger, more comfortable, and personalized home into a reality.

So, are you ready to embark on your home extension journey with confidence and clarity? Let's make your dream home a reality in 2024!



# 1

# Key factors impacting costs.

The cost of a construction project, like your dream home extension, can be influenced by a multitude of factors, each playing a crucial role in determining the final budget. Here are some key factors that affect the cost of a build:

## 1 SIZE AND SCOPE

The size and complexity of your build directly correlate with the cost. Larger and more intricate projects typically require more materials, labour, and time, thereby increasing the overall expense.

## 2 MATERIALS

The choice of construction materials can greatly impact costs. Premium or specialized materials often come with a higher price tag, whereas more budget-friendly options are available, but may not give you the warm fuzzy feeling you'd hoped from your forever home.

## 3 DESIGN AND ARCHITECTURE

Unique and intricate architectural designs can be more expensive to execute due to the need for skilled labour and custom fabrication.

## 4 SITE CONDITIONS

The condition of your building site plays a role. Factors like the need for excavation, access and storage availability, soil quality, drainage considerations, and environmental concerns can affect costs.

## 5 CONTRACTORS LABOUR COSTS

Labour is a significant portion of the budget. Skilled tradespeople may command higher wages, and labour costs can vary based on experience and quality.

## 6 PERMISSIONS AND REGULATIONS

Obtaining the necessary approvals and complying with building regulations can involve fees to external consultants, and additional unexpected expenses that add to the overall cost.

## 7 PROJECT TIMELINE

The speed at which you want your project completed can impact costs. Rushed schedules may require overtime pay or expedited material deliveries.

## 8 MARKET CONDITIONS

The state of the construction industry, including supply and demand for labor and materials, can fluctuate and affect pricing.

Understanding these factors and how they interplay is crucial for creating an accurate budget for your construction project. Consulting with experienced professionals and conducting thorough planning can help you navigate these variables effectively and ensure your project stays within your budget constraints.

# 2

## Where does the money go?

Here's a rough breakdown of how a client might spend a £150,000 budget for a home extension in the North East of England. These will fluctuate depending on the project: Largest percentage first and the smallest percentage last, including a £15,000 allocation for a new kitchen/bathroom, which may or may not be required.

### **CONSTRUCTION MATERIAL COSTS (22% / £33,000)**

This is the most substantial portion of your budget, covering the actual building work, such as the foundation, walls, roofing, getting you to a finished plastered shell.

### **VAT (18.6% / £28,000)**

A big portion of each project goes straight to the tax man, a real pain when trying to maximise your budget. Some costs don't incur VAT like your planning application.

### **LABOUR COSTS (18.3% / £27,500)**

This covers your principal contractor, project management, and sub contractors costs to get the project finished, This is the base cost, contractor profit is shown later.

### **CONTRACTOR PROFIT AND CONTINGENCY (10.6% / £16,000)**

This is a big variable, contractors will look to make anything from 10-30% margin on your project (calculated based on the material and labour costs), we have shown the average of 20% here. We have also included a 5% builders contingency, this figure varies depending on the quality of the tender documents (architectural plans and specification) again based on the materials and labour element only.

### **KITCHENS AND BATHROOMS (10% / £15,000)**

A significant part of your budget will be allocated to creating a new kitchen and/or bathroom. This is a mid range, mid sized kitchen including appliances and fitting or a new master bathroom suite.

### **INTERIOR FINISHES AND FIXTURES (8% / £12,000)**

This includes everything from flooring, paint, and wallpaper to lighting fixtures, and any other interior elements.

### **ARCHITECTURAL AND ENGINEER FEES (6% / £9,000)**

Hiring an architect or designer is essential for creating plans that comply with local regulations and meet your specific needs and aesthetic preferences. The above figure should get you a company (not sole trader, they often only provide a design and approval service) to help you design your dream home, put your project out to a trusted list of contractors, and oversee the project on site, taking any stress and risk off you.

### **CONTINGENCY FUND (5% / £7,500)**

It's essential to set aside a portion of your budget for unexpected expenses or changes that may arise during the design or construction process.

### **PLANNING PERMISSION & BUILDING REGULATIONS (1.3% / 2,000)**

Depending on the complexity of your project, you may need planning permission and must ensure that your extension adheres to building regulations.

**Variability of the figures shown on the previous page. Below is a table that looks to show how variable the figures can be depending on the factors from section 1.**

**THESE COSTS ARE FOR THE SAME SIZE OF PROJECT, WHICH MAY SEEM CRAZY, BUT THIS IS HOW IT WORKS!**

COST CATEGORY	LOW	MID	HIGH
<b>MATERIALS</b> UPVC patio doors with matching brick walls (low) vs 6m Aluminium bi-folds set into a zinc clad cantilevered balcony (high).	<b>£25,000</b>	<b>£33,000</b>	<b>£70,000</b>
<b>VAT</b> For VAT-able items like kitchens, there is no upper limit to what can be spent.	<b>£22,000</b>	<b>£28,000</b>	<b>£55,000</b>
<b>LABOUR</b> These rates are based on different contractors pricing the same mid range project outlined in section 2.	<b>£15,000</b>	<b>£27,500</b>	<b>£40,000</b>
<b>BUILDERS PROFIT &amp; CONTINGENCY</b> Some of our highest quality builders will look to make larger profits, but they will produce an exceptional finish for that with impeccable service levels. Some clients deem it worth it.	<b>£11,000</b>	<b>£16,000</b>	<b>£25,000</b>
<b>KITCHEN &amp; BATHROOM</b> No upper limit here, spending in this area is too easy!	<b>£7,000</b>	<b>£15,000</b>	<b>£100,000+</b>
<b>INTERIOR FFF'S</b> DIY and re-use old furniture? Or New Barker and Stonehouse throughout.	<b>£3,000</b>	<b>£12,000</b>	<b>£50,000</b>
<b>ARCHITECTURE &amp; ENGINEER FEES</b> Truly basic autocad 2D plans, with no options explored, and base level information (low) or niche RIBA firm specialising in large projects (they probably don't want a house extension (high) or us Acre Design, taking your extension project from concept to completion, on time and on budget (mid).	<b>£1000</b>	<b>£9,000</b>	<b>£30,000</b>
<b>APPROVAL FEES</b> Straight passage through planning and building control (low) or the requirement for a planning consultants input, with bat surveys, heritage statements, and traffic density appraisal. Property is listed and in a conservation area (high)	<b>£1,500</b>	<b>£2,000</b>	<b>£20,000</b>
<b>TOTAL</b>	<b>£85,500</b>	<b>£142,500</b>	<b>£390,000</b>

Please note that these percentages are rough estimates and can vary depending on your specific project, location within the North East of England, and individual preferences.



**Experts who can provide valuable insights for your home extension project.**

#### **ARCHITECTS**

Architects are the gate keepers to a successful project. They are essential for designing a home fitted perfectly to your family, and within a given budget. Spend well here, and you will not only get a home that you fall more in love with every day, but the gaining of the approvals, finding a good contractor, and the project being completed on time and on budget will all be taken care of by your chosen firm. Save money here, and you may only get some basic 2D plans that don't hit the brief, and be left to fend for yourself after the approvals.

#### **BUILDERS AND CONTRACTORS**

Experienced builders and contractors are crucial for executing the architectural plans accurately and efficiently. They can provide valuable input during the design phase to help control costs and ensure that the project stays on track.

#### **STRUCTURAL ENGINEERS**

Structural engineers assess the integrity of your home and ensure that any structural modifications or additions are safe and compliant with building codes. Their expertise is vital for maintaining the structural integrity of your property and designing any new steelwork or foundations.

#### **INTERIOR DESIGNERS**

Interior designers can help you make the most of your space by selecting the right colours, materials, and furnishings to create a cohesive and visually appealing interior. Their input can greatly enhance the functionality and aesthetics of your extension.

#### **ESTATE AGENTS**

If you're concerned about the long-term value of your property, consulting an estate agents can provide insights into how your home extension may affect your property's market value.

#### **ENERGY CONSULTANTS**

For energy-efficient and sustainable extensions, energy consultants can guide you in selecting eco-friendly materials and technologies, ultimately reducing your energy bills and environmental impact.

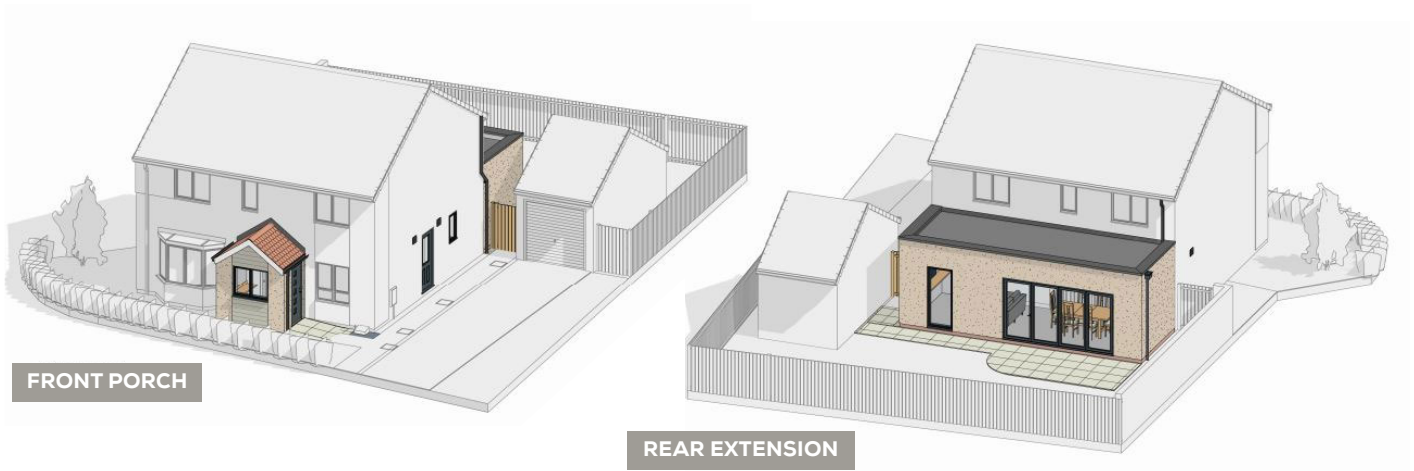
#### **LANDSCAPING PROFESSIONALS**

If your project includes outdoor improvements, landscape architects or designers can help you create a beautiful and functional outdoor space that complements your extension.

While all these experts are valuable, the role of a good architect cannot be overstated. They are the visionary creators who turn your ideas into a workable plan, ensuring that your extension seamlessly integrates with your existing home and meets your functional and aesthetic needs. Architects understand local building codes, design principles, and can optimize space utilization, making them a fundamental asset to any home extension project. Collaborating closely with an architect will help you achieve the best possible results and ensure your project's success.

## SMALLER SCALE PROJECT

(but still an incredible home transformation!)



Ground floor kitchen extension and a new porch to a detached new build home.  
*Whitley Bay.*

COST CATEGORY	TOTAL COST
MATERIALS	£34,870
LABOUR	£29,253
VAT	£18,214
BUILDERS PROFIT 25% profit with 5% contingency	£18,755
KITCHEN / BATHROOM Re-used appliances, IKEA kitchen	£7,250
INTERIOR FFF'S Clients decorated themselves and re-used furniture	£900
ARCHITECTURE FEES Acre Design - 4 Step Service (Premium Service)	£4,200
STRUCTURAL ENGINEER	£500
APPROVAL FEES Planning and Building Control approval	£1400
<b>TOTAL</b>	<b>£115,342</b>

On the next page are some of the ground floor plan options we explored for this project. We then moved the project onto our full 3D design software, and the prices shown reflect the agreed design.

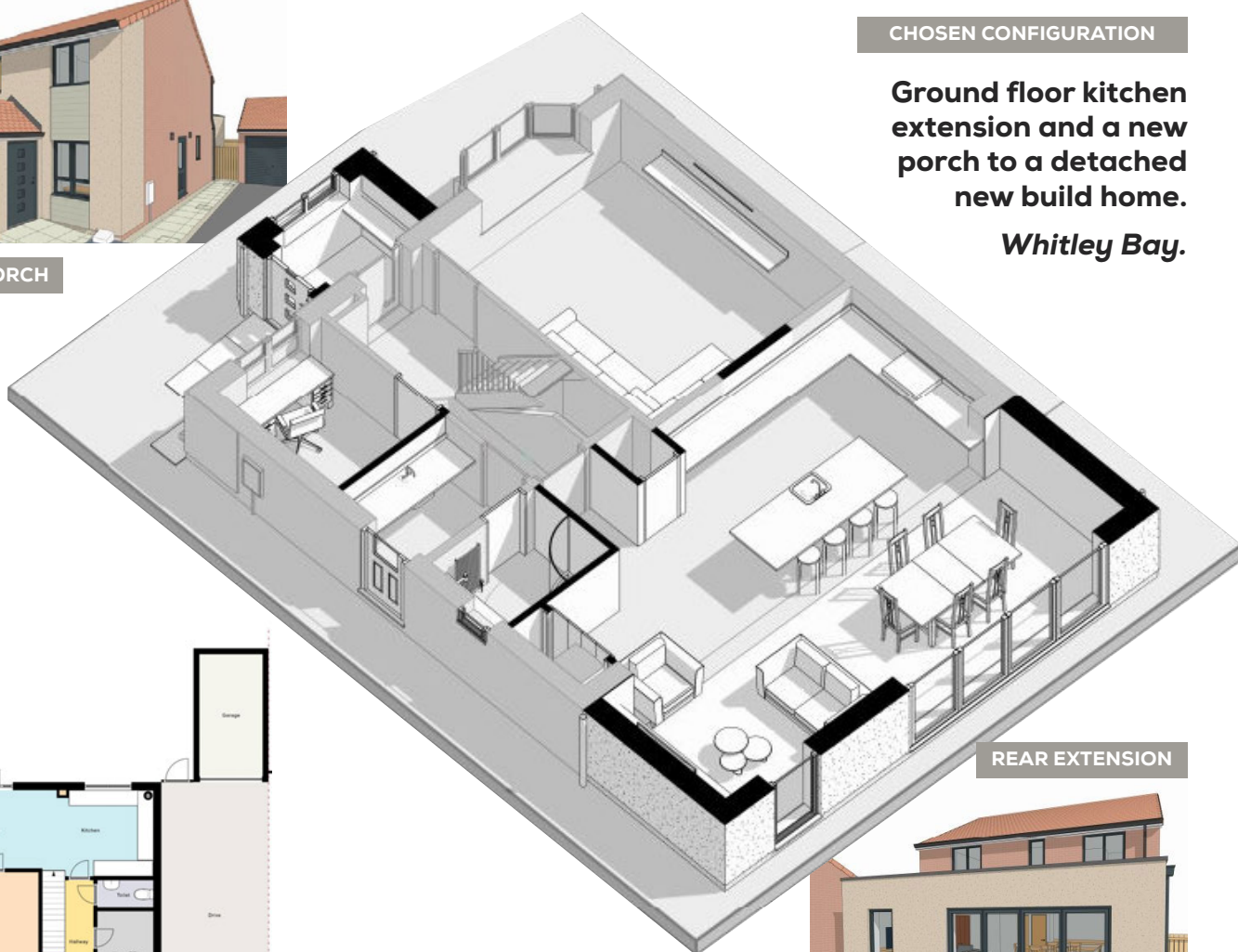


# 4

## Case Study 1 continued ...



FRONT PORCH



CHOSEN CONFIGURATION

**Ground floor kitchen extension and a new porch to a detached new build home.**

*Whitley Bay.*



ORIGINAL PROPERTY



REAR EXTENSION

3 OF THE OPTIONS OFFERED



# 4

# Case Study 2.

## LARGE SCALE PROJECT

Providing cost effective space for a young family and right in Acre Design's sweet spot.

FRONT PORCH & 2 STOREY SIDE EXTENSION



KITCHEN EXTENSION TO REAR



A two storey side extension, new porch to the front & large open plan living kitchen to the rear. Also, a loft conversion to create a beautiful master suite.

Sunderland.

COST CATEGORY	TOTAL COST
MATERIALS	£79,200
LABOUR	£77,000
VAT	£52,500
BUILDERS PROFIT 22% profit with 4% contingency	£55,000
KITCHEN / BATHROOM New Howdens kitchen & mid spec bathroom & en-suite	£32,000
INTERIOR FFF'S	TBC
ARCHITECTURE FEES Acre Design - 5 Step Service (Ultimate Service)	£16,000
STRUCTURAL ENGINEER	£1,800
APPROVAL FEES Planning and Building Control approval	£1400
<b>TOTAL</b>	<b>£314,000</b>

Our involvement included design and approvals, tendering the work to our list of vetted contractors and undertaking regular site inspections to administer the building contract, checking works against the golden triangle of time, cost and quality.



**CONTACT:** Visit: [www.acredesign.co.uk](http://www.acredesign.co.uk) Email: [office@acredesign.co.uk](mailto:office@acredesign.co.uk) Call: 0191 680 80 88

# 4

## Case Study 2 continued ...

### CHOSEN CONFIGURATION

A two storey side extension, new porch to the front & large open plan living kitchen to the rear. Also, a loft conversion to create a beautiful master suite.

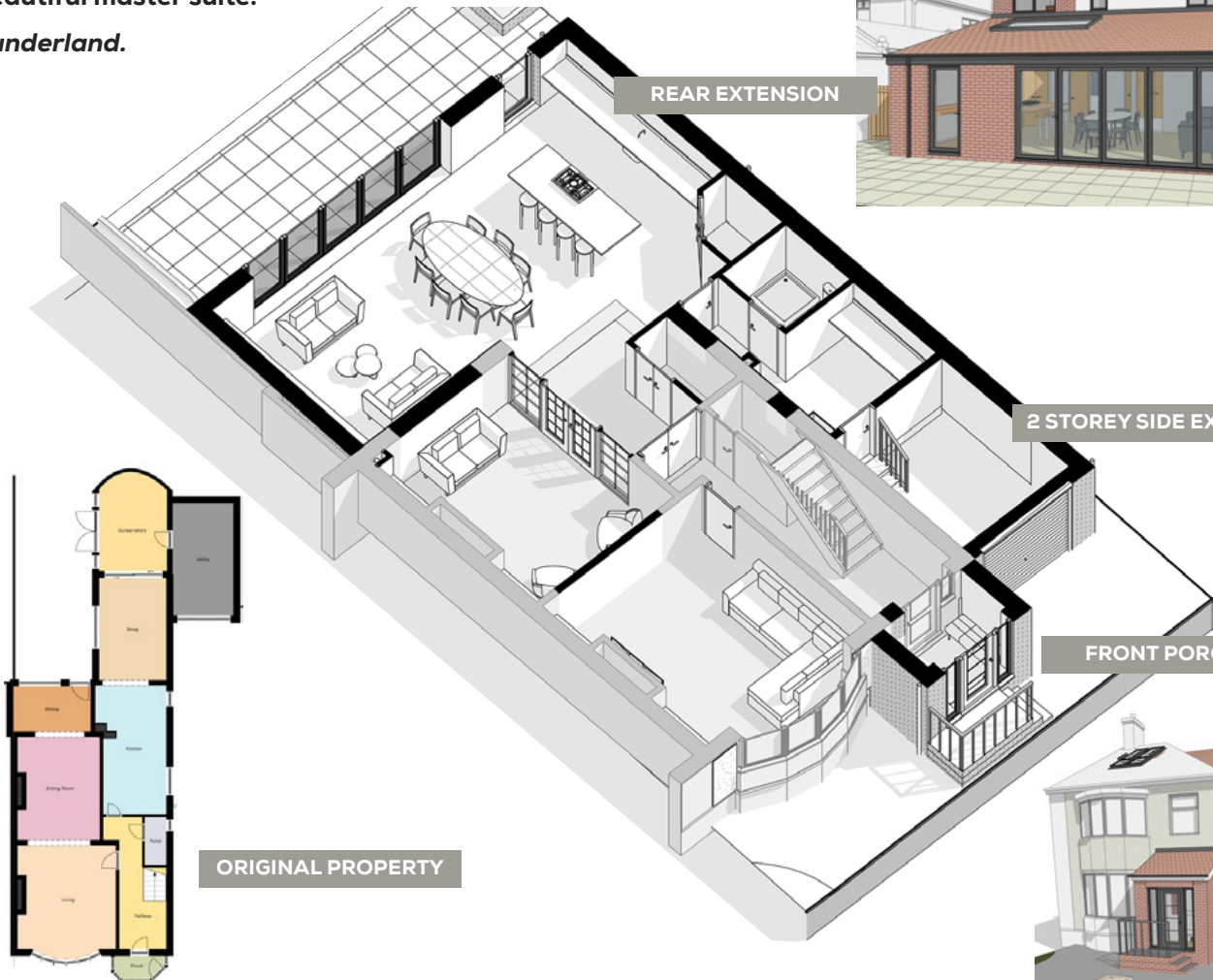
*Sunderland.*



REAR EXTENSION

2 STOREY SIDE EXTENSION

FRONT PORCH



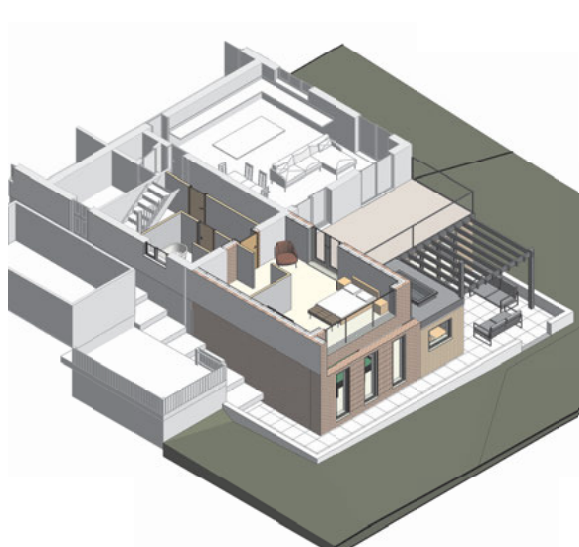
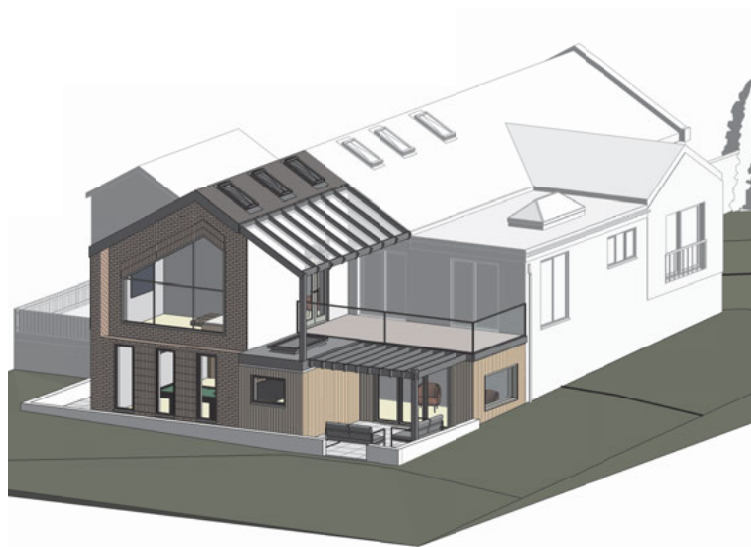
ORIGINAL PROPERTY

### 4 OF THE OPTIONS OFFERED FOR DOWNSTAIRS



## SOMETHING A BIT DIFFERENT

A little more architecturally interesting, a unique property set on a sloping plot, with fantastic views over the Northumberland countryside.



A two storey rear extension, with the lower ground level forming a home cinema, bar and sunroom, with the upper floor part forming a new master suite, with vaulted ceiling, dressing room and access out onto the raised balcony, soaking up the views in the sunshine.

*Morpeth.*

COST CATEGORY	TOTAL COST
MATERIALS	£63,000
LABOUR	£45,000
VAT	£28,000
BUILDERS PROFIT 25% profit with 5% contingency	£25,300
INTERIOR FFF'S Clients decorated themselves and re-used furniture	TBC
ARCHITECTURE FEES Acre Design - 3 Step Service (Basic Service)	£5,258
STRUCTURAL ENGINEER	£1,800
APPROVAL FEES Planning and Building Control approval	£1400
<b>TOTAL</b>	<b>£170,000</b>



SERVING THE NORTH EAST  
WITH FAST, RELIABLE AND QUALITY  
ARCHITECTURAL SERVICES



**THINKING OF  
EXTENDING?  
FROM CONCEPT  
TO COMPLETION  
WE'RE THE ONLY  
CONTACT YOU  
NEED.**

*Get in touch now!*

**Email:** [office@acredesign.co.uk](mailto:office@acredesign.co.uk) **Call:** 0191 680 80 88

**Visit:** [www.acredesign.co.uk](http://www.acredesign.co.uk)

Acre Design NE Ltd, CAI Building, Royal Quays, North Shields NE29 6DE.

© All content is copyright of Acre Design NE Ltd. and may not be copied, adapted or reproduced in any way.