

Extension Cost Calculator

Comprehensive Guide to Accurate Project Budgeting | ashton-paul.co.uk | 07736 733326

How to Use This Calculator

Fill in your project dimensions and preferences, then add up totals for your overall budget. Based on 2025 London rates. Always add 10-15% contingency.

1. Project Overview & Rate Guide

Project Details	Your Project	Notes
Extension Type		Single/Two storey/Loft
Length × Width (m)	×	
Total Area (m²)		Length × Width

⚠ Rate Guide (Per m²):

Budget: £2,500/m² | Mid-Range: £3,000/m² | High-End: £3,500/m² | Premium: £4,000+/m²

2. Detailed Cost Breakdown by Trade

Trade / Item	Rate Guide	Your Cost	Notes
Groundworks & Foundations	£5,000-£12,000	£	Varies w/ ground
Structural Work	£3,000-£8,000	£	Steels, RSJs, calcs
Bricklaying & Blockwork	£150-£200/m²	£	External walls
Carpentry & Joinery	£4,000-£10,000	£	1st/2nd fix, roof
Roofing	£3,000-£8,000	£	Flat/pitched
Windows & Doors	£500-£1,500 ea	£	Qty:
Plastering	£15-£25/m²	£	Walls & ceilings
Electrical	£100/point	£	See Section 4
Plumbing & Heating	£3,000-£6,000	£	Rads, pipes, boiler
Kitchen	£15,000-£30,000	£	See Section 3
Flooring	£30-£100/m²	£	Tiles/wood/UFH
Decorating	£1,500-£3,000	£	Painting, finishing
Building Control Fees	£800-£1,500	£	Statutory
Planning Fees	£206-£462	£	If required
Architect/Designer	5-10% of build	£	Design & drawings
Party Wall Agreement	£700-£2,000	£	If applicable
Skip Hire & Waste	£300-£600/wk	£	weeks
Scaffolding	£800-£1,500/mo	£	If required
SUBTOTAL		£	
Contingency (10-15%)	Essential	£	Subtotal × 15%
TOTAL PROJECT COST		£	

3. Kitchen Cost Calculator

⚠ Budget Trap:

Builders often allocate £10-15k for kitchens. Realistic modern kitchens cost £21-35k+.

Component	Range	Your Cost
Base Units (£200-£600 ea) × Qty: ____		£ ____
Wall Units (£150-£500 ea) × Qty: ____		£ ____
Worktops: Laminate £50-100/m Wood £150-300/m Granite/Quartz £250-500/m	____ m	£ ____
Sink & Tap	£300-£1,500	£ ____
Appliances		
Oven	£400-£2,000	£ ____
Hob	£300-£1,500	£ ____
Extractor Fan/Hood	£200-£1,000	£ ____
Dishwasher	£300-£1,200	£ ____
Fridge/Freezer	£500-£2,500	£ ____
Washing Machine	£300-£800	£ ____
Microwave	£100-£500	£ ____
Installation & Fitting	£2,000-£4,000	£ ____
Splashback/Tiling	£500-£2,000	£ ____
TOTAL KITCHEN COST		£ ____

4. Electrical Points Calculator

⚠ Budget Trap:

50 points quoted? Modern kitchen-diners need 80-100+ points. At £100/point = £3-5k shortfall!

Room/Area	Typical	Your Count
KITCHEN ZONE		
Appliance sockets (oven, hob, extractor, etc.)	6-8	_____
Worktop sockets (kettle, toaster, mixer, etc.)	8-12	_____
Under-counter sockets (dishwasher, fridge, etc.)	4-6	_____
Under-cabinet lighting circuits	3-5	_____
Ceiling downlights (LED spots)	8-15	_____
Pendant/feature lighting	1-3	_____
Light switches (inc dimmers)	3-5	_____
DINING/GENERAL		
Dining area sockets & lighting	5-8	_____
Wall lights/lamps & switches	4-7	_____
USB charging points	2-4	_____
TV/entertainment sockets	2-4	_____
Outdoor sockets, smoke detectors, UFH controls, misc	4-8	_____
TOTAL POINTS	70-100+	_____
Cost per point	£80-£120	£ ____
TOTAL ELECTRICAL COST		£ ____

5. Material Specification Checklist

Ensure every detail is specified before requesting builder quotes:

External Materials

- ☐ Bricks (type, colour, manufacturer)
- ☐ Roof tiles/felt (type, colour, pitch)
- ☐ Windows (material, colour, style, glazing)
- ☐ External doors (material, style, security)
- ☐ Gutters & downpipes (material, colour)
- ☐ Fascias & soffits (material, colour)
- ☐ External wall insulation (type, U-value)

- ☐ Unit style & finish (manufacturer, range)
- ☐ Worktop material (type, colour, edge)
- ☐ Sink & tap (style, finish, make)
- ☐ All appliances (make, model, dimensions)
- ☐ Handles & hinges (style, finish)
- ☐ Splashback (tiles/glass, size, colour)

Electrical

- ☐ Consumer unit upgrade required?
- ☐ Socket types & positions (layout)
- ☐ Light fittings & positions (schedule)
- ☐ Switch styles (finish, type, dimmers)
- ☐ USB charging points
- ☐ TV/data points
- ☐ External sockets/lighting
- ☐ Smoke/CO detectors

Internal Structure

- ☐ Structural steels/RSJs (sizes, locations)
- ☐ Foundation type (depth, width)
- ☐ Floor construction (concrete/suspended)
- ☐ Ceiling heights
- ☐ Internal wall construction
- ☐ Roof structure (flat/pitched, insulation)

Internal Finishes

- ☐ Wall plastering (skim/plasterboard)
- ☐ Floor finish (tiles/wood/carpet, style)
- ☐ Ceiling finish (plaster/suspended)
- ☐ Skirting boards (style, height, material)
- ☐ Architraves (style, material)
- ☐ Internal doors (style, material, furniture)
- ☐ Paint colours (walls, ceilings, woodwork)

Plumbing & Heating

- ☐ Radiator types & sizes (each room)
- ☐ Radiator valve style (TRVs, finish)
- ☐ Boiler upgrade (make, model, location)
- ☐ Underfloor heating? (type, zones)
- ☐ Hot water cylinder upgrade?
- ☐ Waste & drainage routes
- ☐ Water supply positions

External Works

- ☐ Patio/decking (material, size, design)
- ☐ External drainage (foul & surface)
- ☐ Landscaping (fencing, paving, planting)
- ☐ External lighting
- ☐ Bin store/utility area

Kitchen

6. Provisional Sums: Warning Guide

Provisional sums are placeholders when you haven't specified exact products. Major source of budget overruns.

Item	Typical Provisional	Realistic Cost	Shortfall Risk
Kitchen	£10-15k	£21-35k	£6k-£20k
Electrics	£3-5k (50pts)	£8-10k (80-100pts)	£3k-£5k
Flooring	£1.5-2k	£2.5-4k	£1k-£2k
Bathroom	£3-5k	£6-12k	£3k-£7k
Windows/Doors	£2-3k	£4-8k	£2k-£5k
TOTAL SHORTFALL RISK			£15k-£39k

⚠️ Actions:

- (1) Request detailed breakdown of all provisional sums (2) Ask what's included/excluded (3) Get actual costs BEFORE accepting quote (4) Add 20% buffer on unspecified provisionals (5) Specify everything possible to eliminate provisional sums

7. Contingency Planning Worksheet

Potential Additional Costs	Probability	Your Budget
HIGH PROBABILITY (60-90%)		
Unforeseen ground conditions (tree roots, old foundations)	60-80%	£_____
Additional structural work during demolition	50-70%	£_____
Building control additional requirements	40-60%	£_____
Design changes requested during build	70-90%	£_____
MEDIUM PROBABILITY (20-50%)		
Services relocation (gas, electric, water mains)	30-50%	£_____
Drainage issues or connection upgrades	30-50%	£_____
Party wall complications/delays	20-40%	£_____
Weather delays (winter builds)	40-60%	£_____
Material price increases during project	30-50%	£_____
LOW PROBABILITY (1-20%) - HIGH COST IF OCCURS		
Asbestos discovery & removal	10-20%	£_____
Archaeological findings / Neighbour disputes / Major structural defects	1-10%	£_____
TOTAL CONTINGENCY BUDGET		£_____

💡 Contingency Rules:

Minimum 10% (well-specified) | Recommended 15% (typical extensions) | Higher-risk 20-25% (older properties) | Loft conversions 15-20%

Total Build Cost (from Section 2)	£_____
Contingency % (10-15% recommended)	_____ %
RECOMMENDED CONTINGENCY	£_____
TOTAL PROJECT BUDGET (Build + Contingency)	£_____

8. Your Action Plan

Phase 1: Design & Planning (Weeks 1-8)

- ☐ Book consultation with architect/design & build firm
- ☐ Discuss budget, requirements, feasibility
- ☐ Commission measured survey (if required)
- ☐ Receive & refine design concepts
- ☐ Finalize planning drawings
- ☐ Submit planning (if required) or confirm permitted dev

Phase 2: Detailed Design (Weeks 9-16)

- ☐ Receive planning approval (8 weeks)
- ☐ Commission structural calculations
- ☐ Prepare & submit building control
- ☐ Visit kitchen & bathroom showrooms
- ☐ Select all finishes (use Section 5 checklist)
- ☐ Create detailed specification
- ☐ Finalize electrical and plumbing layouts

Phase 3: Procurement (Weeks 17-20)

- ☐ Request quotes from 3+ builders (identical specs)
- ☐ Review & compare quotes (check provisionals!)
- ☐ Interview builders, check references
- ☐ Select preferred contractor
- ☐ Review & negotiate contract terms
- ☐ Arrange party wall agreements (if required)
- ☐ Sign building contract & finalize schedule

Phase 4: Construction (Weeks 21-32)

- ☐ Pre-construction meeting
- ☐ Groundworks & foundations (wks 1-2)
- ☐ Structural frame & walls (wks 3-5)
- ☐ Roof & weatherproofing (wks 5-6)
- ☐ First fix: electrics, plumbing (wks 7-8)
- ☐ Plastering & finishes (wks 9-10)
- ☐ Second fix: kitchens, bathrooms, flooring (wks 10-11)
- ☐ Decorating & snagging (wk 12)
- ☐ Building control final inspection & handover

Prefer All-in-One?

Ashton Paul's design & build service handles everything. 37 years experience. Fixed-price contracts, no hidden costs, full specification included, single contact throughout, accurate costs from day one.

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