

House Extension Pricing & Design Fees Guide

Introduction

Our pricing guide provides an overview of estimated costs for house extensions & design costs in Ayrshire & Glasgow. Costs are based on - to a painted finish, ready for flooring and fixtures, and are aligned with:

- Cost analytics from our own extension projects over the past 12 months
- Real-world industry trends
- Economies of scale
- Common cost factors in Scotland

Please note: these figures are a guide to assist with early-stage planning for your extension project – every extension project is unique.

1. Baseline Cost Reference

The starting point for pricing is £2,200 + VAT per square metre for extensions larger than 30m². This aligns with industry averages in Scotland for mid-range home extensions.

2. Price Adjustments for Smaller Extensions

Smaller extensions generally cost more per square metre due to:

- ✓ **Fixed Costs** – Some costs (planning, design, foundations, site setup) remain the same, regardless of size.
- ✓ **Reduced Bulk Savings** – Larger projects benefit from buying materials in bulk.
- ✓ **Higher Labour Costs** – Per m² rates increase as tradespeople spend nearly the same time on small projects.
- ✓ **Structural Complexity** – Smaller projects often have tighter spaces, requiring more precise work.

3. Cost Tiers and Calculation Method

The adjusted pricing structure was estimated using the following approach:

Extension Size	Base Cost per m ² (£)	Adjustment Reason
30m ² +	£2,200	Standard rate for larger projects
20-30m ²	£2,400	+£200/m ² to reflect higher relative costs
10-20m ²	£2,600	+£400/m ² due to reduced bulk savings
0-10m ²	£2,800	+£600/m ² to account for fixed costs & complexity

💡 **Note:** All prices exclude VAT (final prices include 20% VAT).

4. Industry Resources Used

The pricing structure was guided by the following sources:

- ◆ Scottish Construction Industry Reports – Sources like RICS (Royal Institution of Chartered Surveyors).
- ◆ Local Contractor & Builder Estimates – Data from Ayrshire-based home improvement firms.
- ◆ Online Cost Calculators – Tools like Checkatrade, MyBuilder, and HouseholdQuotes.
- ◆ Material & Labour Trends – Inflation, material shortages, and local supply chain costs.

5. How Clients & Contractors Can Use This Pricing Structure

- ✓ **Client Guidance** – Helps clients set realistic budgets for their extension size.
- ✓ **Quoting & Estimates** – We use this as a benchmark for initial project discussions.
- ✓ **Adjust for Custom Features** – Costs may vary based on materials, finishes, and structural work complexity.

View Cutwood Joinery's recent work: <https://www.cutwoodjoiner.co.uk/case-studies/>

Cost of Architectural and Structural Drawings in Scotland

When planning a house extension or renovation in Scotland, clients need to factor in the costs of **architectural and structural drawings**. These costs vary depending on the **complexity of the project**, the **size of the extension**, and the **level of detail required**.

1. Architectural Drawings Costs

Architectural drawings cover the **design, layout, and specifications** required for planning permission and construction. Costs can range as follows:

Project Type	Typical Cost Range
Basic Planning Drawings (Small Extensions)	£1,000 – £1,800
Full Planning & Building Warrant Drawings (Mid-Sized Extensions)	£1,800 – £3,500
Detailed Construction Drawings (Larger or Complex Projects)	£3,500 – £6,000+
Full Architectural Service (Includes site visits & project management)	£5,000 – £10,000+

💡 **Note:** All prices exclude VAT (final prices include 20% VAT).

- ◆ Planning drawings are the most basic, covering the general layout and design required for planning applications.
- ◆ Building warrant drawings include detailed technical specifications required for council approval and construction.
- ◆ Full construction drawings provide additional details for builders and contractors, ensuring precise execution.

💡 **Note:** Architects may charge either a **fixed fee** or a **percentage of the project cost** (typically 5-10%).

2. Structural Engineer Drawings & Calculations

Structural engineers ensure that the foundations, load-bearing walls, beams, and roof structures are safe and compliant with regulations. Their fees depend on the complexity of the project.

Structural Engineer Service	Typical Cost Range
Beam Calculations (for RSJs, steelwork, or load-bearing walls)	£250 – £750
Structural Drawings (for Small Extensions)	£600 – £1,500
Structural Drawings (for Large or Complex Extensions)	£1,500 – £3,000+
Full Structural Survey & Calculations	£2,500 – £5,000+

- ◆ Basic calculations are required if you are removing a load-bearing wall or adding a simple steel beam (RSJ).
- ◆ Structural drawings provide detailed specifications for contractors and building control approval.
- ◆ Larger projects (such as double-storey extensions or those requiring complex foundations) will need more extensive structural analysis.

3. Additional Costs to Consider

- **Planning Permission Fees** (If required) – £300+ (varies by council).
- **Building Warrant Fees** – Typically £200 – £1,500, depending on the project value.
- **Site Surveys & Soil Testing** – £500 – £2,000 (if required).
- **3D Visualisations or CGI Renders** – £500 – £2,500 (optional for high-end projects).

4. Total Estimated Costs

For a **typical single-storey house extension (20-30m²)**, a client can expect to pay:

- **Architectural drawings & building warrant application** – £1,800 – £3,500
- **Structural drawings & calculations** – £600 – £1,500
- **Planning & council fees** – £500 – £1,500

Total Estimated Costs: £3,000 – £6,500+ (excluding VAT)

For **larger or more complex extensions**, costs will increase accordingly.

5. Key Takeaways for Clients

- ✓ Smaller projects (basic extensions) can expect to pay around £3,000 – £4,500 for all design-related costs.
- ✓ Larger extensions or complex designs (e.g., double-storey) may cost £5,000 – £10,000 or more.
- ✓ It's always best to get multiple quotes from architects and engineers to compare prices and services.
- ✓ Some design firms offer package deals that include both architectural and structural services, potentially saving money.