

Construction Costs

When planning your home extension or construction project you may wish to know prior to beginning your project how much the project is going to cost. This document is designed to give you a way of estimating your actual costs of construction. Firstly, decide the size of your extension in terms of the floor space in square metres (m²); e.g. the extension is going to be 5m wide and 4m long, then, 4 x 5 = 20m². If the project has a second storey then add this floor space to the total.

Now take this total floor space figure in m² and multiply it by one of the £ per figures from the table below. This will give you an approximation of the build costs. Note that you will also need to allow for design costs and local authority fees (Planning and Building Control).

- > For Planning Approval: extensions/alterations £206; a new build £462.
- > For Building Control (LABC): about £135/£160 (application fee); and £210 for the inspection fee; both dependent upon the project size and your particular local authority.
- > For your professional design fee add approximately 9% to the total construction costs for the concept, planning and building control design stages.

Example

Take the 4 x 5 = 20m² figure for the floor area.

Use the £1,500 per m² for the construction standard: 20m² x £1,500 = £30,000. So:

£30,000	construction
£2,700	design fee
£206	planning fee
£160	building control (application fee)
£210	building control (inspection fee)
£33,276	= total costs

Project Type	Basic Specifications (£ per m ²)	High Specifications (£ per m ²)
Extension	£1,500	£3,000
Remodelling/refurbishment	£800	£1,600
Loft conversion (sky light)	£1,200	£1,500
Loft conversion with dormer	£1,500	£2,200
Bathroom	£4,000 (total cost)	£12,000 (total cost)
Kitchen	£5,000 (total cost)	£30,000 (total cost)