EXAMPLE REPORT

Cost estimate for your proposed extension

Property	**Client address, Edinburgh**
Prepared for	**Client name**
Issued	**31 October 2026**
Rates version	**2.38**

ESTIMATED CONSTRUCTION COST

£57,600 – £77,073 + VAT

£69,120 – £92,488 including VAT

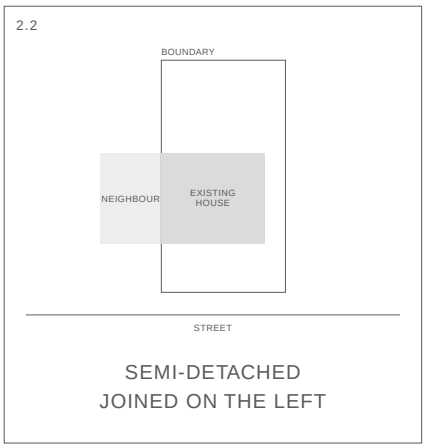
Keep a contingency of £6,912 – £9,249 including VAT on top of this, for events nobody can foresee. It is not part of the total.

Estimated build time: 3 to 5 months on site, with a typical crew of 2 to 3.

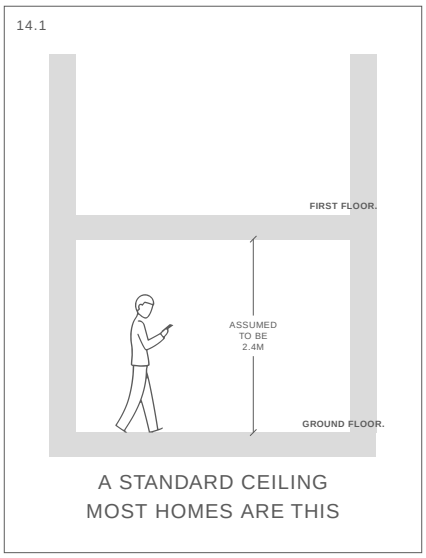
> This estimate tests whether the proposed extension is affordable. It gives no advice on planning permission or building regulations, and it is possible to get a price for an extension that would not be allowed. Once you know the project is affordable, you must take professional advice on planning and building regulations before going further.

Produced by the Estimator Engine, built by RLA Media Ltd trading as Real Life Architecture. This is an automated estimate made from your answers, not a quotation. See the Estimator Engine Terms of Use.

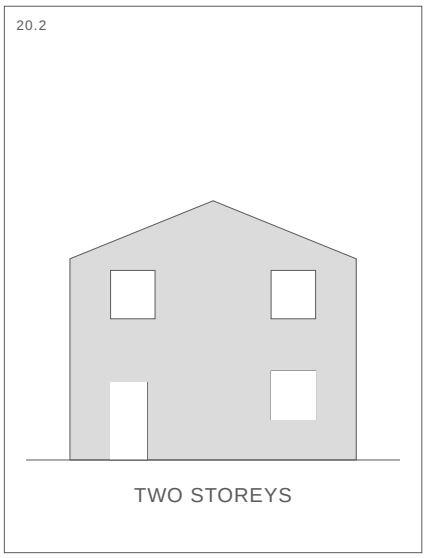
Your existing house



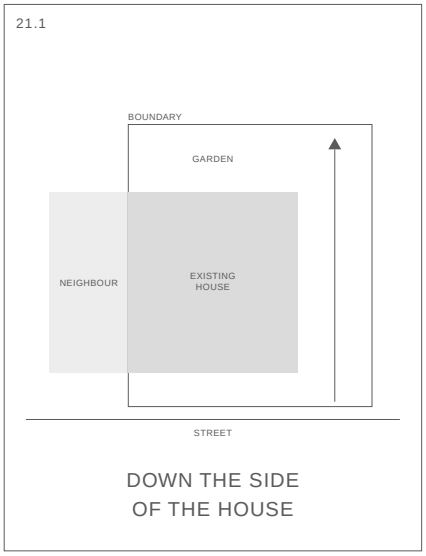
Semi-detached



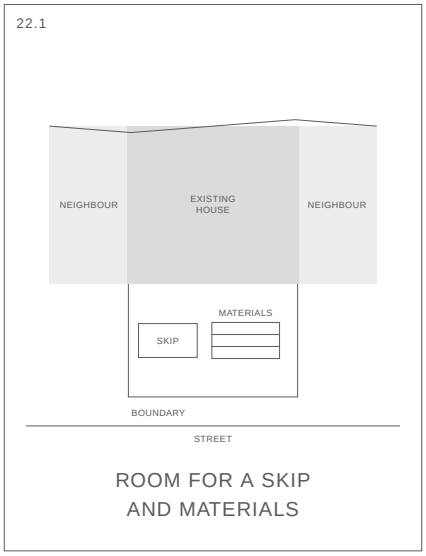
Standard, about 2.4m or 8 feet. Most homes.



Two storeys

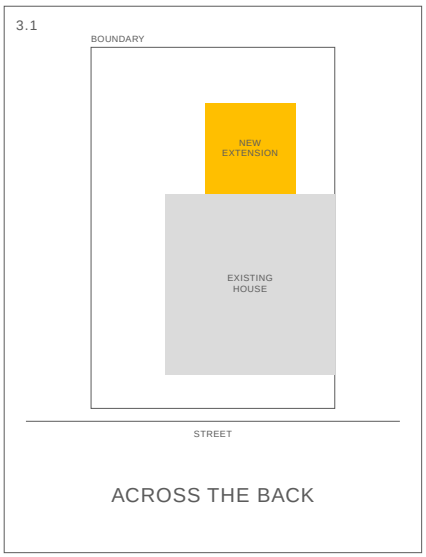


Down the side of the house

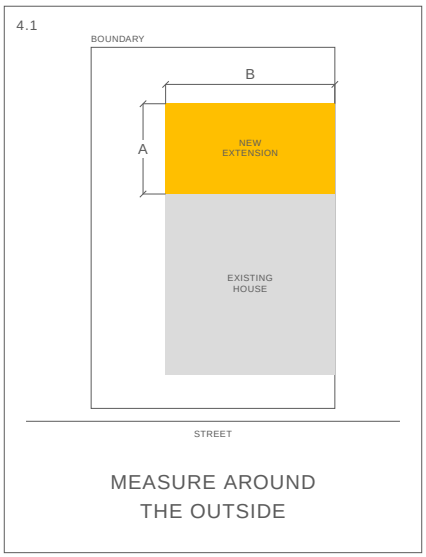


Yes, room for a skip AND material storage

Your proposed extension

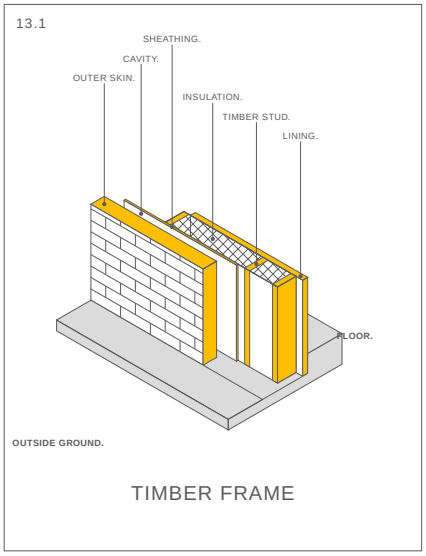


Across the back

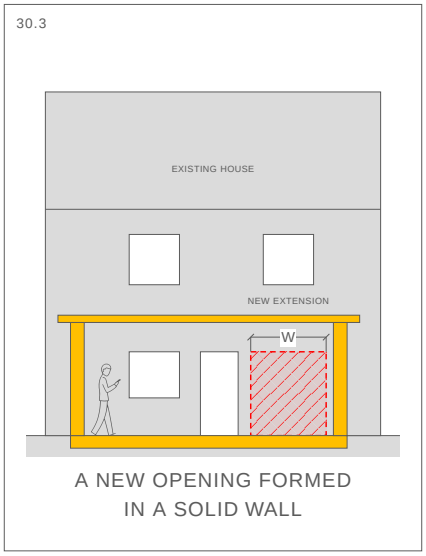


4.0m by 4.0m, measured around the outside

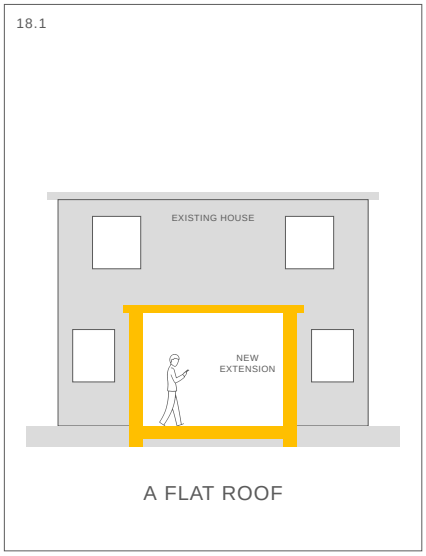
One storey



Timber frame



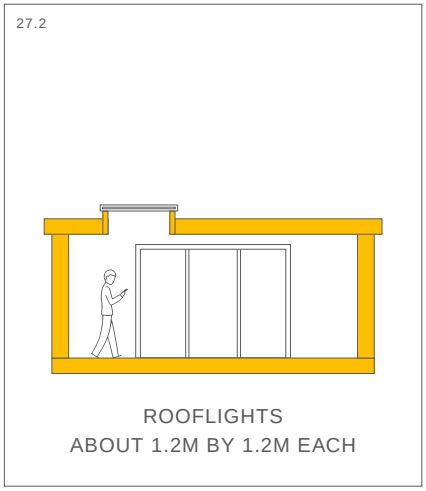
Form a new opening, 2.6m wide



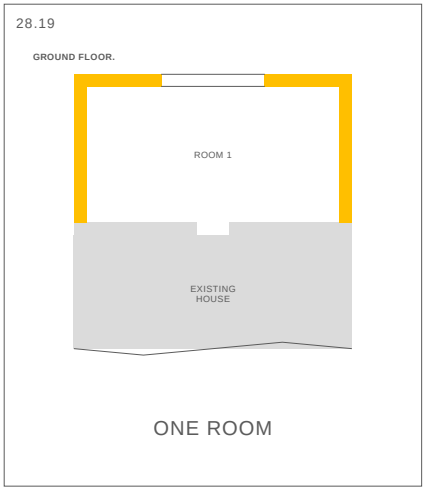
Flat

Aluminium, openings up to 3m tall

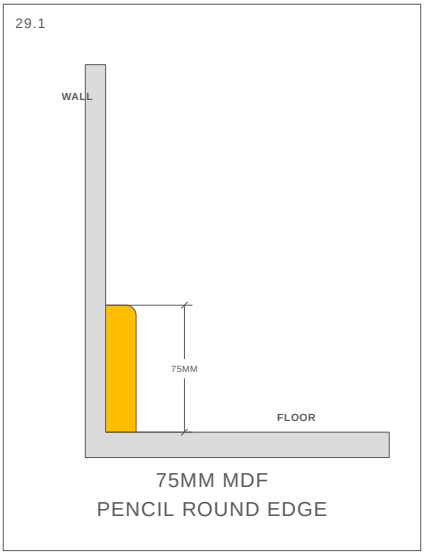
Sliding sets, rear wall



One rooflight



One room, kitchen



75mm MDF pencil round

The measurements this estimate is based on

What	What you told us
Size, around the outside	A 4.0m, B 4.0m, as marked on the drawing
Ceilings in the existing house	Standard, about 2.4m or 8 feet. Most homes.
Garden at the new outer wall	About 35cm below the floor inside
Existing windows and doors covered	Ground floor door 0.9 x 2.1m; Ground floor window 1.2 x 1.2m
Opening into the existing house	Form a new opening, 2.6m wide
Paving	Stone paving, 20 square metres
Grass	Grass seed, 40 square metres

Your proposed extension is 12.4 square metres gross internal floor area, and the approximate cost to build it, not including landscaping, is between £4,400 and £5,910 per square metre + VAT.

New windows and doors

Type	Where	Width x height
Sliding set, aluminium	Rear wall	2.3 x 2.1m
Rooflight	In the roof	1.2 x 1.2m (standard size)

Sizes as you gave them, except where marked as a standard size. Glazing is priced as one figure in the costs.

How long it takes

Build time on site	3 to 5 months
Typical crew	2 to 3
Aluminium windows and doors	8 to 12 weeks from order

Aluminium windows and doors can usually be delivered within about 8 to 12 weeks from order. The openings are boarded up until they arrive.

Please note

- This estimate tests whether the proposed extension is affordable. It gives no advice on planning permission or building regulations, and it is possible to get a price for an extension that would not be allowed. Once you know the project is affordable, you must take professional advice on planning and building regulations before going further.
- Your project includes a wide opening, a removed wall or a steel frame. The allowance for this structure is broad: a structural engineer must design it, and that design will set the actual cost, which may be higher or lower.
- The existing house was built before 2000, or its age was not given. Under regulation 5 of the Control of Asbestos Regulations 2012, your contractor must not start work that could disturb asbestos until they have assessed whether it is present, or they must assume that it is. This estimate includes an asbestos survey of the existing house, allowed at £400 to £700 + VAT. It does not include removing any asbestos the survey finds, which must be priced separately once the survey reports.

Cost summary

Element	Estimated cost
Preliminaries	£12,671 – £15,960 + VAT
Preliminaries are costs the contractor incurs to carry out the project but which do not remain in the finished building. These typically include: management, insurance, skip hire, scaffolding etc. These can vary depending on the contractor.	
Demolition and site clearing	£4,034 – £5,829 + VAT
Includes forming the opening between the existing house and the proposed extension with any steel beam needed to support it, removing anything that stands where the extension will go, such as a conservatory, garage, shrubs or trees, and removing redundant fittings and services.	
Foundations and drains	£5,179 – £7,229 + VAT
Includes digging out the ground, the concrete foundations, the walls up to floor level, and connecting new drains and any pipes and manholes affected into the existing drainage.	
External walls	£7,993 – £10,923 + VAT
Includes the outer walls of the proposed extension with their insulation, inside lining and outside finish, and the steel beams and posts that hold up the structure where needed.	
Ground floor structure	£1,882 – £2,690 + VAT
Includes the new ground floor of the proposed extension, its insulation and, where needed, the ventilation beneath it.	
Roof and ceiling	£8,254 – £11,970 + VAT
Includes the roof structure, insulation and covering, any rooflights, the gutters and downpipes, the ceiling below, and where needed joining the new roof to the existing house.	
Windows and doors	£7,159 – £8,445 + VAT
Includes supplying and fitting the new windows and external doors, any internal doors, and temporary boarding to keep the building secure until they are fitted.	
Heating and electrics	£3,417 – £4,853 + VAT
Includes radiators or underfloor heating connected to the existing heating system, sockets, lights and switches, smoke alarms, and extractor fans where needed.	
Internal finishes	£3,522 – £4,595 + VAT
Includes plastering and painting the walls and ceilings, the floor finish, skirtings, architraves and window boards, and wall tiling in any wet room. It does not include new kitchen units, worktops or appliances.	
Landscaping	£3,165 – £4,022 + VAT
Includes any paving, decking, steps or grass outside the proposed extension, making good the ground disturbed by the building work, and any garden retaining wall.	
Cleaning	£324 – £557 + VAT
Includes a final clean inside and outside once the building work is finished.	
PROJECT TOTAL	**£57,600 – £77,073 + VAT**
VAT at 20%	£11,520 – £15,415
Total including VAT	**£69,120 – £92,488 including VAT**

Each element is shown as a range. The ranges are not added together to reach the total, because it is very unlikely that every element on a job lands at the top of its range at the same time, or at the bottom of it.

Not included in this estimate: changes to the layout of the existing house; new kitchen units, worktops and appliances; design and engineering fees; and the fees for any approvals your project needs.

Contingency: £6,912 – £9,249 including VAT. 10% of the total including VAT. This is money you should keep over and above the cost of construction, to cover unexpected events.

Where you are spending extra

Change	Would fall by
Demolition and site clearing: using the existing door instead of a new opening 2.6m wide Using the existing door avoids forming a new opening and the steel beam above it. The existing house and the proposed extension would be joined by a standard doorway. **Change it in: Connecting house and extension**	£4,034 – £5,829 + VAT
Windows and doors: uPVC, openings up to 2.2m tall instead of aluminium, openings up to 3m tall uPVC windows and doors are the cheapest. Aluminium costs more, allows taller openings and slimmer frames, and takes considerably longer to arrive. **Change it in: Glazing**	£2,562 – £3,249 + VAT
Heating and electrics: radiators instead of wet underfloor heating on the ground floor (water pipes connected to your existing heating) Radiators cost less to install than underfloor heating. Underfloor heating frees up the wall space and warms the floor, and it goes in before the floor finish, so it is not something to add later. **Change it in: Heating & electrics**	£1,085 – £1,379 + VAT
Landscaping: grass seed instead of stone paving Grass seed costs less to lay than paving or decking. The steps down to the garden stay as you chose them. **Change it in: Outside works**	£2,424 – £3,147 + VAT
All the changes above together	**£11,153 – £14,719 + VAT**

These are the changes that would cost less than the choices you have made, each shown against the part of the building it affects, and the part of the form you would go back to in order to make it. Each figure is the range that part would fall by for that one change, not what it would cost. Taking every change together could reduce the total by about the amount at the foot of the table. The figures on each row do not add up exactly to it, because some changes affect each other. Nothing here is a recommendation.

What to do next

1. **Check it against your budget.** Your budget must cover the total including VAT and the contingency. It must also cover costs this estimate does not include: any alterations to the internal layout of the existing house, the supply and fitting of new kitchen units, worktops and appliances, design and engineering fees, and the fees for planning permission and a building warrant or building regulations approval.
2. **Talk it through with an architect before you spend money on design.** This is the point where a short conversation saves the most. See below.
3. **Find out what consents you need.** Planning permission, permitted development, a building warrant or building regulations approval. Your designer will advise.
4. **Appoint a designer and a structural engineer.** Your project includes structure that an engineer must design.
5. **Get prices from builders on the finished drawings.** Compare their prices with this report, element by element.

BOOK A CONSULTATION WITH NÍALL

Consultation Before Altering Your Home

A 30-minute Zoom call with Níall at Real Life Architecture to sense-check your project before you commit serious money. Have this report open during the call.

- whether the project you have priced is realistic for your house
- which consents it is likely to need, and in what order
- who you need on your design team, and how to brief them
- alternative options that you may not have considered
- a written summary by email after the call

Book a Consultation Here

The consultation is a separate service under its own terms.

Your report

This is an example. With your own report, you may edit your answers once, within seven days of it being issued, through the link in your email. We keep a copy of your answers and your report for six years.

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