



Beautiful
KITCHENS
SPECIAL REPORT

Extending your space

Make room for your dream kitchen with an extension. Our step-by-step guide takes you from brief to build

Adding an extension is a great way of opening up your kitchen. Not only can it create more space for cabinetry or an island, it could even allow you to turn your room into a kitchen-diner. How long your extension takes to build depends on the complexity of the project, but as a rough guide we've split the process into a six-month timeline, so you know what you should be doing when.

GETTING STARTED

Six months before your preferred day of completion you should decide on the type and size of extension. 'Work on the big picture (outline design), looking at all aspects in broad detail. Then introduce accuracy (scheme design) and fill in the detail (detail design),' advises Hugo Tugman, founder of Architect Your Home.

Next, consider how much additional space you want your extension to provide.

Homebuilding website Design Your House (designyourhouse.co.uk) predicts that you can expect to pay around £1,000sq m for a low-cost construction with no site constraints, and budget fittings and specification. This figure rises to around £2,000sq m for a more complex structure with luxury features.

Once you've decided on a style and space, look for an architect or designer, who will advise you on what's possible, as well as helping you work out a budget.

An architect can also guide you through the planning process. Their fees vary but you can expect to pay around 10 to 20 per cent of the cost of the construction.

'Sometimes our skills are employed to negotiate difficult planning issues,' says architect Paul Archer. 'Our knowledge of materials, suppliers and contractors allows us to be efficient, and we can source items at cost prices. Many architects offer everything from a full service from concept to completion or part services to suit your budget.'

Make sure your architect is RIBA Chartered and get recommendations from family and friends. Once you have a shortlist, ask to see examples of the architect's previous work and to speak with former clients.

By the end of month one, your architect should have undertaken a site survey and presented plans to you for approval. ▶