

A Guide to:

# Home Extensions



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 **adamsons**  
The Home Transformation Experts



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**Rachel Moors**

Managing Director

## Welcome,

My name is Rachel and I'm the proud owner and managing director of Adamson Construction. Started by my parents 40 years ago, Adamsons has designed and built hundreds of house extensions, kitchens, bedrooms and bathrooms across Greater Manchester and Cheshire.

As a long-standing family business, we know how important your home life is to you. We know, because we have homes and families too. We understand what it's like to invite builders, plumbers, electricians and decorators into your home, and trust them to do a good job. That's why the service we deliver is the one we'd love to receive. It's what inspires us to exceed your expectations, and help welcome a wonderful new future for you and your home.

Our aim is always to help and guide you to make the best decision for you and your home. After reading this guide, you may find it helpful to have a no-obligation, no-pressure chat with us about an extension or renovation project you're thinking about.

Thank you for your time and please don't hesitate to get in touch with any questions you may have.

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### Find us on social media:

For more advice on renovations, extensions, kitchens, bathrooms and bedrooms, follow us on social media.



@adamson\_construction\_interiors



Adamson Construction & Interiors

# Why do people build extensions?

There are many reasons for adding an extensions to your home. These may include:

### Needing more space:

We can all do with just a little bit more space, a touch more storage, a bit more luxury. Many homeowners will extend to give their home a bit more breathing room and create more space for their needs, plus extensions can add up to 25% to a property's value according to Nationwide bank.

### Providing an extra bedroom

An extra bedroom to your home can increase its value by up to 15% and it's an investment that only continues to grow over time. Plus with more of us working from home, an extra bedroom can either become a home office, or double up as both.

### Additional bathrooms

We've all been there, when the whole family is round at Christmas, queuing up for the bathroom come boxing day morning. Not ideal. An additional bathroom can be a life saver if you have a busy household and lots of guests visiting, plus, of course it adds value to your home too.

### Wanting a larger kitchen

For many, the kitchen is the central hub of the home so if it's too small, poorly laid out or simply not fit for purpose, an extension can offer the much-needed space to rethink our kitchens and reconfigure. Whether that's wanting more space to entertain, more storage space or more natural light, an extension may be the solution.

### Loving where you live

People spend a lot of time finding the right area for their needs, things like local parks, open spaces, shops; once we find it, we don't want to let it go. Moving away from neighbours you like, local groups you're part of and a strong community can feel like an impossible decision. Extending your existing home is often a much more attractive solution.

### Loving your house, but needing more of it

Given how much time we spend in our homes, most of us are understandably reluctant to move. Adding an extension to an existing property allows us to stay within our much-loved homes and creates a space that works better for our current needs in the long run.

### The high cost of moving

On average, the cost to move from a house valued at £600k can tot up to an eye-watering £33,245 in fees, removal companies, estate agents, solicitors and so on. It's no wonder so many choose to invest in the homes they have.



### We're here to help

Ultimately the decision is yours, if you feel that now may be the right time to extend your home, our helpful architectural designers offer design consultations free of charge.

Call us: 0161 410 0160

Email us: [hello@adamsons.co.uk](mailto:hello@adamsons.co.uk)

## 6 Things to Consider

Biting the bullet on a home extension isn't a snap decision and it's not a cheap one either. Many homeowners will save for years or remortgage to be able to afford it. Here are a few things to consider when looking for the right building company for the job:

### Reputation

A builder's reputation reflects their past projects and performance. We always advise that you research builders in your area with positive reviews, testimonials, and a solid track record of delivering quality work. Online reviews, word of mouth, and industry recognition can provide valuable insights into a builder's reputation. Start with their website; they should have a page dedicated to reviews and also search for verified testimonials from places like Google Reviews, Trustpilot, Trustindex and Social media

### References

Request and check references from previous clients. Speak with homeowners who have worked with the builder to understand their experience. Any reputable builder should be willing to share references and showcase their successful projects, if they're not, it may be best steering clear.

### Location

Opt for a builder near your home. Local builders are more familiar with the regional building regulations of your area as they can change significantly from one region to another. They will have established relationships with local suppliers, which can lead to cost savings and more efficient procurement of quality building materials.

Choosing a local builder makes it easier for them to visit ongoing projects, discuss details in person, and make quick decisions. A local builder will have a presence and reputation within the community, where you can gather information about their past projects, work quality, and customer satisfaction.

### Price

Obtain detailed quotes from multiple builders and compare them, but be cautious of significantly lower quotes, as they may indicate shortcuts or inferior materials. Ensure that all costs are transparent and well-documented. Don't be afraid to ask your builder for a breakdown; they should always be happy being transparent with their pricing. A few companies like us may offer a fixed price guarantee for your project to give you peace of mind that no unexpected costs will crop up further into the project - it's worth asking about this too!

### Experience and expertise

Experienced builders have likely encountered and resolved various construction challenges over the years. This problem-solving expertise is invaluable when unforeseen issues arise during your project. Their ability to navigate challenges efficiently can contribute to a smoother construction process and ensure completion on time.

### Aftercare

The last thing you need once you have your new extension completed is to be lumped with tons of issues that you have no idea how to fix. Ideally this is never the case but for peace of mind, check if your chosen building company offers after care support post project completion.

## Frequently Asked Questions

### **How do I begin the process of house extension design?**

The first step in the house extension journey is to consult with experienced home extension specialists. They will assess your property, listen to your requirements, and create bespoke design solutions tailored to your needs and budget.

### **What types of house extensions are available?**

House extensions come in various forms, including single-storey extensions, double-storey extensions, rear extensions, and side extensions. The right option for you will depend on factors such as available space, planning regulations, and design preferences.

### **How long does it take to complete a house extension project?**

The duration of a house extension project varies depending on factors such as the size of the extension, the complexity of the design, and any unforeseen challenges encountered during construction. On average, a house extension can take anywhere from a few months to a year to complete.

### **Do I need to apply for planning permission for my home extension(s) and how would I do it?**

Yes, you may need to apply for planning permission for your extension which can be applied for through the local council. You will also need to ensure that your project meets building regulations to adhere to health and safety standards. Some construction companies (like us!) will take on the responsibility of this for you, so it's worth asking about when doing your research.



### **What should I consider when budgeting for a house extension?**

When budgeting for a house extension, it's crucial to account for all costs, including design fees, planning fees, construction costs, and any additional expenses that may arise during the project. Working closely with home extension specialists can help you outline a realistic budget that aligns with your financial goals.

### **How will a house extension impact my daily life?**

Living through a house extension project can be disruptive, but experienced contractors will strive to minimise any inconvenience by establishing clear timelines, maintaining a tidy work site, and communicating effectively with you throughout the process.

### **What is the return on investment for house extensions?**

House extensions are not only a practical solution for expanding your living space but also a smart investment in your property's future. By adding square footage and enhancing functionality, well-executed house extensions can significantly increase the resale value of your home.



Read more answers to frequently asked questions in our blog:

**'How Much Will a Home Extension Cost?'**

## 14 Step Checklist

### Find your building company

Don't forget to check references, their past portfolio of work and reviews from trusted sources.

### A face to face chat

It varies from business to business but ideally a visit to a show room is a good starting point to give you an idea of what designs they can offer for your new room(s). It also gives you a feel for the company and what they would be like to work with.

### Technical drawings

Your designer should come out to you to accurately measure your space and provide you with a technical drawing.

### Start designing

With your floor plan outlined its time to get designing. You should get guidance from the company of all the elements you need to choose for your project for example tiles, appliances etc.

### Final approval

The designer should check in with you again to go over the design and costs before getting sign off to go ahead with the work.

### The legal bits

Either you or your designer (depending on the company) will need to look at getting planning permission and building regulations approved by your local council.

### Preparing your home

Once you have a start date for your project, you can start preparing. Have a good clear out of your existing space and throw away or recycle any smaller items you no longer need.

### A courtesy call

It's always worth giving your neighbours a heads up before the work begins as a

courtesy as they'll likely face some disruption from it too!

### Protecting your home

Your contractor should provide extensive protection for your home such as furniture covers, floor protectors, dust guards etc and set these up on day one.

### Demolition work begins

With an extension, there's always an element of destruction. Your contractor will remove any walls, fixtures and fittings that won't be needed post-completion and should dispose of these for you.

### Extension construction begins

The rebuild is always the messiest part. With the amount of tools, materials and specialists needed on site, it can feel a bit overwhelming at this point. But don't worry, once the plastering is done, it suddenly all comes together.

### Stay in the loop

As the project progresses, it's understandable to want to know what's happening now and next. Don't be afraid to ask your point of contact for some clarity on where the project is up to if you aren't sure.

### Tradespeople come to site

With the shell of your extension complete, electricians, plumbers and so on will come to site to do their work ready for...

### Installation commences

...your new kitchen/bedroom/bathroom - whatever it may be - will be installed and final touches will be done.

### Final walkthrough

Ideally, your point of contact will give you a final walk through of your new space and answer any questions you may have

## Our Team



**Rachel Moors**  
Managing Director



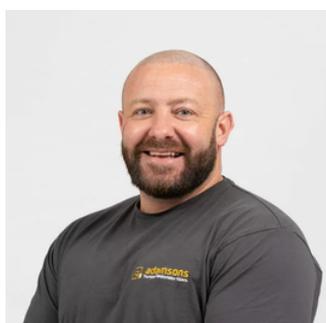
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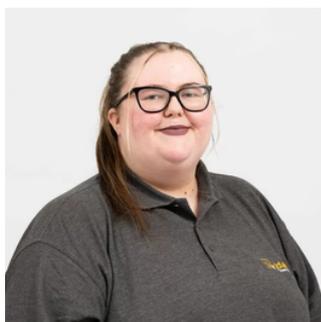
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Marketing Executive



**Lauren Silcock**  
Accounts & Admin  
Assistant



**Christine Kennedy**  
Contract Administration  
Manager

## Get in touch with us...

We hope you found this guide helpful in making the important decisions about your new extension.

We understand that it can be an overwhelming and stressful project to take on. If you want to chat about anything mentioned within this guide or if you have any questions, please get in touch with our friendly team.

 0161 410 0160

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