

EST. 2020

WATSON & DALTON
BESPOKE SPACES

[A GUIDE FOR HOMEOWNERS]

The Home Extension Guide

Costs · Planning · The build · Mistakes to avoid

COVERING *South Oxfordshire · Test Valley · Berkshire · Surrey*

[INSIDE]

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01

Welcome

An extension is one of the biggest decisions you will make about your home. This guide is here to make it a better-informed one.

[ABOUT THIS GUIDE]

Most of the homeowners we meet are not short of ideas. They have saved photographs, measured the kitchen twice and talked it over with family. What they are usually short of is a clear picture of how an extension actually comes together: what it might cost, which permissions apply, who does what, and where projects tend to go wrong.

We have written this guide to fill that gap. It is based on how projects run in our part of the country (South Oxfordshire, Test Valley, Berkshire and Surrey) rather than on city-centre assumptions, and it is written from the point of view of the people who build the work.

It is not a substitute for advice on your own property. Planning rules change, every council applies them in its own way, and every house is different. Where we point you to an official source, please check it, and speak to your local planning authority before you commit.

Josh Dalton
CO-FOUNDER

George Watson
CO-FOUNDER

Watson & Dalton Bespoke Spaces Ltd · trading since 2020

02

Starting out

Good projects rarely start with a drawing. They start with an honest list of what isn't working.

[EXTEND, IMPROVE OR MOVE?]

Before you think about size or style, it helps to be clear about the problem you are solving. Is the kitchen too small to cook and eat in together? Is there nowhere to work from home? Does the house turn its back on the garden? An extension is one answer to those problems, but not always the only one.

Sometimes reorganising the existing layout, removing a wall or improving a neglected room delivers most of the benefit for less disruption. Sometimes the house simply cannot do what you need, and moving makes more sense. Thinking this through early saves money later.

QUESTIONS TO CONSIDER

- ? What do you want to be able to do in the house that you can't today?
- ? How long do you plan to stay?
- ? Could a better layout solve part of the problem?
- ? What is the most you would be comfortable spending, all in?
- ? How would you live in the house while work is under way?

Weighing the cost of an extension against the cost of moving (stamp duty, fees and removals) is worth doing on paper. Your figures will be personal to you, so we don't print typical ones here.

What can your home take?

Two houses on the same road can have very different potential. On a site visit we look at a handful of things before any design work starts.

The existing building

Age, construction and condition all matter. A previous extension might be poorly built, or may already use up much of what permitted development allows.

Ground and foundations

Soil type, nearby trees and the depth of existing foundations affect what goes in the ground, and that is often where unexpected cost lives.

Drains and services

Public sewers, soakaways, gas and electric supplies may need moving or protecting. Building over or near a shared sewer usually needs the water company's agreement.

Access

Can a skip, a digger and deliveries reach the back of the house? Tight side access or a shared drive changes how the job is run.

Planning context

Conservation areas, listed buildings, National Landscapes (formerly AONBs) and Article 4 directions all limit what can be done without permission. Parts of our area are covered by each.

Neighbours and boundaries

How close you build to the boundary affects planning, the Party Wall Act and your neighbours' light and privacy.



Free site visit. We look at these points with you on site, at no cost, before we quote. If a specialist survey is needed, we'll tell you why.

03

Understanding cost

The first question everyone asks, and the hardest to answer without seeing the house.

[BUDGETING FOR AN EXTENSION]

Cost per square metre is a useful starting point for a conversation, but it is not a quote. Two extensions of the same size can differ widely in price depending on the ground, the structure, the glazing and what goes inside.

As a broad early-stage allowance for a good-quality extension in our area, you might start with:

SINGLE-STOREY

£2,200–£3,000 /m²

TWO-STOREY

£1,800–£2,700 /m²

KITCHEN FIT-OUT

£10,000–£35,000+

Build cost per m² for the South East outside London, excluding VAT (add 20%), professional fees and fit-out. Difficult access can add 5–15%. Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

The rest of this section explains what pushes a project up or down that range, and which costs sit outside it.

Why costs vary

No two extensions price the same. These are the factors that make the biggest difference.

01

Size and shape

A small extension often costs more per square metre than a larger one, because the expensive parts (foundations, steelwork, drainage, glazing) are needed either way.

02

Ground conditions

Clay, made ground, trees or high water can call for deeper or engineered foundations.

03

Structural work

Opening up the back of the house, removing walls or supporting upper floors needs steel beams and an engineer's design.

04

Glazing

Large sliding or bifold doors and rooflights are among the biggest single items.

05

Roof type

A flat roof with a lantern, a pitched roof or a vaulted ceiling each price differently.

06

Specification

Kitchen, flooring, heating and lighting choices can move the final figure as much as the build itself.

07

Access and site

Restricted access, skip permits or working around a busy household add time.

08

Existing house

Upgrading old wiring, plumbing or heating to suit the new space is often needed.

QUESTIONS TO CONSIDER

- ? Which items on your wish list are essential, and which are nice to have?
- ? Would you rather spend on more space, or on better finishes in less space?
- ? Are you planning other work to the house at the same time?

Project types & allowances

These allowances are a guide to the likely order of cost at the very earliest stage. They are not quotes; your free quote after a site visit is.

PROJECT	INDICATIVE ALLOWANCE	TYPICAL TIME ON SITE
Single-storey rear extension The most common project: a kitchen-diner or family room opening onto the garden.	£2,200–£3,000 /m² + VAT (about £44,000–£60,000 for 20 m²)	8–20 weeks
Side return / side extension Infills the side of the house, often combined with a rear extension.	£30,000–£65,000 + VAT	8–16 weeks
Wraparound extension Rear and side together in an L-shape, usually opening up the whole ground floor.	£2,400–£3,250 /m² + VAT	14–26 weeks
Two-storey extension Adds a bedroom or bathroom above new ground-floor space.	£1,800–£2,700 /m² + VAT (from about £66,000 for 5 m × 4 m)	8–14 weeks structure, plus fit-out
Kitchen extension & fit-out Building work plus kitchen, worktops, lighting and finishes.	Build cost as above, plus £10,000–£35,000+ for the kitchen	12–22 weeks
Internal remodelling Removing walls, new openings and steelwork within the existing footprint.	£2,500–£4,500 per typical knock-through with a steel beam	3–5 days structural work; 4–8 weeks overall

NOTE Per-m² figures are for the build, excluding VAT, fees and fit-out. Times are on site only, after design and approvals. Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

Costs beyond the build

The building contract is the largest cost, but rarely the only one. Allow for these from the start.

Design & drawings

Planning and Building Regulations drawings, by an architect or architectural designer.

`Planning drawings £1,000–£3,500; Building Regs drawings £3,000–£6,000`

Structural engineer

Calculations and drawings for beams, foundations and any structural changes.

`Typically from about £1,000 for a single-storey extension, up to around £3,000 for two storeys`

Planning & certificate fees

Council application fees are set nationally and published on the Planning Portal. From April 2026 in England:

`Householder application £548 · Lawful development certificate (proposed) £274 · Prior approval, larger home extension £249`

Building control

Fees from the council or an approved inspector, which vary by provider and project size.

`Typically £740–£1,010 inc. VAT for a 10–40 m² single-storey extension (council fees)`

Party wall surveyors

If your neighbour appoints a surveyor, you normally pay their reasonable fees as well as your own.

`About £1,200–£1,500 for one agreed surveyor; more if each side appoints its own`

VAT

Most extension work is standard-rated. Check how VAT is shown on every quote you compare.

Fitting out

Kitchen units and appliances, worktops, flooring, lighting, blinds and furniture can be a significant share of the total. Decide early whether these sit inside the builder's price or are bought separately. A kitchen alone typically adds £10,000–£35,000+. Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

Easily overlooked expenses

Not every project has these, but they come up often enough to plan for.

Surveys

- Measured survey of the existing house
- Drainage / CCTV survey
- Tree survey, if trees are near the works
- Asbestos survey for older properties
- Soil or ground investigation

Utilities

- Moving a gas or electric meter
- Upgrading the electricity supply or consumer unit
- Build-over agreement with the water company
- Diverting drains or a soakaway

The existing house

- Making good and redecorating next to the new space
- Boiler or radiators that can't cope with the extra area
- Matching bricks, tiles or render

Outside

- Patio, steps and paths to the new doors
- Reinstating lawns and planting
- Garden lighting and external sockets

Living through it

- A temporary kitchen, or eating out more
- Storage, or moving out for part of the build

03

A realistic contingency

A contingency is money set aside for what nobody can see until the ground is open.

However thorough the survey, some things only show up once work starts: an old drain where the footings need to go, a lintel that has quietly failed, wiring that isn't safe to extend. A contingency means these become decisions, not crises.

STRAIGHTFORWARD PROJECT	OLDER HOUSE / STRUCTURAL WORK
at least 10%	15% or more

Of the total project cost; up to 20% on a sloping site or poor ground. Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

Keep it separate

Treat the contingency as ring-fenced, not as spare budget for upgrades. If it isn't needed, it is a welcome saving at the end.

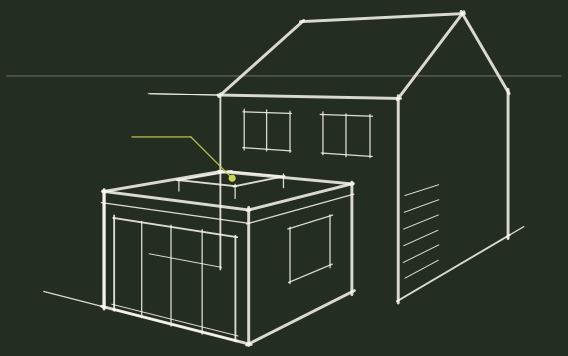
Agree how changes are priced

Before work starts, agree with your builder how extra work and changes will be priced and approved, in writing, before they are carried out.

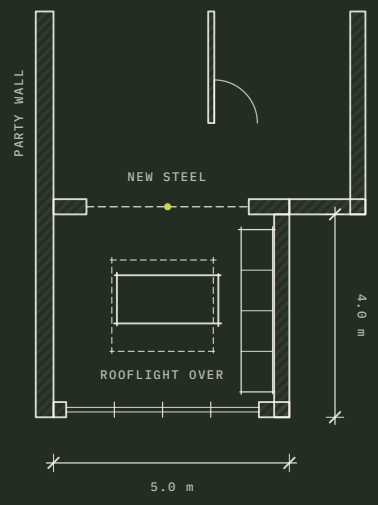
QUESTIONS TO CONSIDER

- ? What would you do if the budget ran short: cut scope, or wait?
- ? Which choices could be finalised later in the build?
- ? Is your contingency held separately from the main budget?

ILLUSTRATIVE SKETCH



REAR PERSPECTIVE



GROUND FLOOR PLAN · INDICATIVE

[EXAMPLE PROJECT 01]

Single-storey kitchen rear extension

Opening up a 1930s semi to the garden

ILLUSTRATIVE EXAMPLE, BASED ON TYPICAL PROJECTS AND 2026 GUIDE FIGURES, NOT A SPECIFIC CLIENT JOB.

A 1930s semi with a small kitchen and a separate dining room at the back. The family wants one open-plan kitchen-diner with good light and wide doors onto the garden.

SIZE

About 4 m deep × 5 m wide: roughly 20 m² of new floor space.

PLANNING ROUTE

It depends. At 4 m this is beyond the 3 m permitted development limit for a semi, so it usually needs prior approval (up to 6 m; £249 fee, 42-day decision) or householder planning permission (£548, around eight weeks). Earlier extensions or designated land can change the route.

KEY POINTS

- A steel beam to open up the old rear wall
- Flat roof with a rooflight over the island
- Slim bi-fold doors across the rear
- Drains checked early; a build-over agreement if a shared sewer runs underneath
- A party wall notice if building on or near the boundary

TIMELINE

Design & drawings	2–3 months
Prior approval or planning	6–8 weeks
Building Regs, party wall notices	alongside, 1–2 months
On site	8–20 weeks
Snagging & sign-off	about 1 week

TYPICAL COST

£44,000–£60,000 + VAT for the build (20 m² × £2,200–£3,000 per m²). Kitchen fit-out on top: £10,000–£35,000 or more + VAT.

Also allow for drawings, an engineer, building control and a 10–15% contingency (pages 9 and 11). Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

04

Planning permission

Planning is only one of several approvals. Knowing which apply from the start keeps the project on track.

[WHICH ROUTE?]

Many single-storey extensions can be built under **permitted development** rights, with no planning application, provided they meet strict limits. Anything beyond those limits needs **householder planning permission**.

Householder planning permission

Your local planning authority assesses the design against national and local policy. It will typically consider:

- Size, scale and appearance against the existing house
- Effect on neighbours' light, outlook and privacy
- Character of the street and wider area
- Trees, flood risk and heritage, where relevant

Councils aim to decide most householder applications within eight weeks of validation, though it can take longer. Your neighbours will be consulted. Allow time for drawings before you apply: design typically takes 2–3 months, so drawings and planning together often take 4–5 months.

Your council is one of South Oxfordshire, Test Valley, the Berkshire unitary authorities or the Surrey boroughs and districts. Each publishes its own design guidance, and many offer pre-application advice for a fee.

Permitted development & certificates

A summary of the main householder rules in England. Always check the current wording and technical guidance on the Planning Portal and gov.uk.

Permitted development: key limits

- Extensions and outbuildings together may cover no more than half the land around the original house.
- Single-storey rear: up to 4 m beyond the original rear wall for a detached house, or 3 m for other houses, and no more than 4 m high.
- Within 2 m of a boundary, eaves may be no higher than 3 m.
- Side extensions: single storey, max 4 m high, no wider than half the original house.
- Nothing forward of the principal elevation; materials of a similar appearance.
- No verandas, balconies or raised platforms.

"Original house" means as first built, or as it stood on 1 July 1948. Earlier owners' extensions count. Rights are reduced or removed for flats, some converted houses, designated land and where an Article 4 direction or planning condition applies.

Prior approval: larger rear extensions

Outside designated land, a single-storey rear extension can go up to 8 m (detached) or 6 m (other houses) if you first notify the council through the prior approval process. Neighbours are consulted and can object on amenity grounds. Work must not start until approval is given, or the deadline passes without a decision.

Lawful Development Certificate

An LDC is not planning permission. It is the council's formal confirmation that your proposal is lawful, for example that it falls within permitted development. It is optional, but it gives certainty before you build and is often asked for when you sell or remortgage.

> **CHECK FIRST**
>
> Ask your council or a planning professional before relying on permitted development. A mistake can mean a retrospective application or enforcement.

Sources: planningportal.co.uk (Extensions: planning permission; prior approval); gov.uk, Permitted development rights for householders: technical guidance.

Conservation areas & listed buildings

Our area is full of historic villages and market towns, and many homes come with extra protections as a result.

Conservation areas

Designated for their special architectural or historic interest. Permitted development is more limited here: side extensions and rear extensions of more than one storey need planning permission, and exterior cladding isn't permitted development. Some councils remove further rights with Article 4 directions.

Listed buildings

Listed building consent is needed for any works that affect the character of a listed building, inside or out, in addition to any planning permission. Carrying out such works without consent is a criminal offence. Permitted development rights for householders don't apply to listed houses in the same way.

Protected landscapes

National Landscapes (formerly AONBs), such as the North Wessex Downs, Chilterns and Surrey Hills, and National Parks are "designated land". Here, the larger-extension prior approval route isn't available and some other rights are reduced.

QUESTIONS TO CONSIDER

- ? Is your house in a conservation area, or listed? Check your council's maps or the National Heritage List for England.
- ? Has your council made an Article 4 direction that covers your road?
- ? Have previous owners already used some of the permitted development allowance?

Sources: planningportal.co.uk; Historic England (historicengland.org.uk). Confirm the status of your property with your local planning authority.

04

Building Regulations

Planning asks whether you can build it. Building Regulations ask whether it is built properly.

Almost every extension needs Building Regulations approval, whether or not it needs planning permission. The regulations set minimum standards for structure, fire safety, insulation and energy, ventilation, drainage and electrical safety.

Two ways to apply

Full plans: detailed drawings are checked and approved before work starts. This is the usual route for extensions and gives the most certainty. **Building notice**: work can start sooner, with inspections as it goes, but without approved plans in advance. It is not available for every project.

Who inspects

You can use your council's building control service or a registered building control approver. Inspections take place at key stages, such as foundations, drainage and insulation, with a completion certificate at the end. Keep it safe: you will need it when you sell.

Electrical work

New circuits must meet Part P. On our extensions, the electrics are designed into the build, signed off and certified.

> QUESTIONS TO CONSIDER
>
> ? Who is applying for Building Regulations approval: you, your designer or your builder?
>
> ? Has a structural engineer been appointed?

The Party Wall Act

The Party Wall etc. Act 1996 sets out how work affecting shared walls and nearby foundations must be handled in England and Wales.

When it may apply

- Work to an existing party wall, such as cutting in a beam
- Building a new wall on, or astride, the boundary line
- Digging foundations within 3 m of a neighbour's building and deeper than its foundations (or within 6 m in some cases)

Serving notice

You must give notice to the adjoining owners before work starts: generally two months for work to a party wall and one month for new walls on the boundary or nearby excavation. Neighbours can consent, or dissent, which leads to the appointment of surveyors and a party wall award.

Good practice

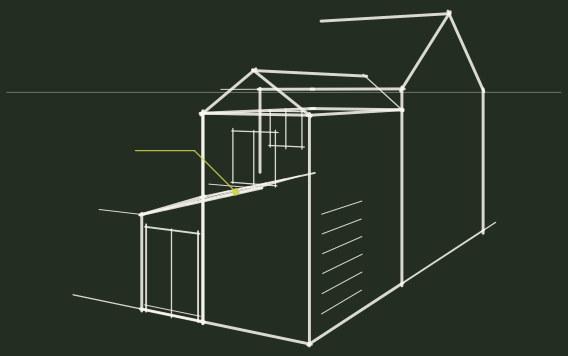
- Talk to your neighbours before the formal notice arrives
- Record the condition of their property beforehand
- Build the notice period into your programme
- Allow for surveyors' fees in your budget

NOTE

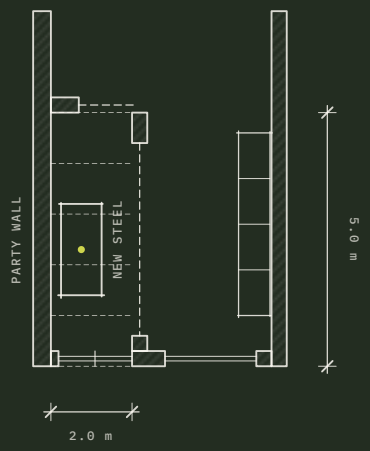
The Act is separate from planning and Building Regulations. Planning approval does not remove the need to serve notice. Government guidance and template notices are on gov.uk.

Source: gov.uk, "The Party Wall etc. Act 1996: explanatory booklet".

ILLUSTRATIVE SKETCH



REAR PERSPECTIVE



GROUND FLOOR PLAN · INDICATIVE

[EXAMPLE PROJECT 02]

Side return infill

Widening a Victorian terrace kitchen

ILLUSTRATIVE EXAMPLE, BASED ON TYPICAL PROJECTS AND 2026 GUIDE FIGURES, NOT A SPECIFIC CLIENT JOB.

A Victorian terrace with a narrow galley kitchen in the rear wing and an unused side passage beside it. The family wants a wide kitchen-diner that still feels light.

SIZE

The side passage infilled, about 2 m wide × 5 m long: roughly 10 m² of new floor space.

PLANNING ROUTE

It depends. It may be permitted development as a single-storey side extension (no more than 4 m high or half the width of the original house); a Lawful Development Certificate (£274) gives certainty. In a conservation area, common on Victorian streets, it needs householder planning permission (£548, around eight weeks).

KEY POINTS

- Party wall: almost always needed, as the new wall sits on or against the boundary
- Steel beams to remove the wing's side wall
- A glazed roof or rooflights to bring light into the middle of the house
- Drains often run down the side return; a build-over agreement may be needed

TIMELINE

Design & drawings	2–3 months
Certificate or planning	about 8 weeks
Party wall notices & awards	1–2 months
On site	8–16 weeks
Snagging & sign-off	about 1 week

TYPICAL COST

£30,000–£65,000 + VAT, the typical range for a side return extension (page 8).

Plus fees: party wall surveyor from about £1,200–£1,500 with one agreed surveyor, drawings, an engineer and building control, and a contingency of 15% or more for an older house (pages 9 and 11). Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

05

The project journey

A project is a chain of decisions. The earlier they are made, the more control you keep over cost and quality.

[FOUR STAGES, START TO FINISH]

01

Enquire

Tell us about your project: location, scope and rough budget. We'll respond promptly.

`Free consultation`

02

Site visit & quote

We visit your site, discuss options and provide a clear, detailed proposal. Drawings and engineering are arranged through our trusted partners.

`Design & approvals: typically 3–6 months`

03

Build

Our team manages every trade on site, with regular updates and quality checks throughout.

`8–20 weeks on site for most single-storey extensions`

04

Handover

Final walkthrough, snagging and handover, leaving you with a space ready to enjoy.

`Snagging & sign-off: about 1 week`

Design consultations, quotes and site visits are always free.

Design, drawings & engineers

Before anything is built, the design needs to be drawn, approved and engineered. Here is who usually does what.

A

Designer or architect

Turns your brief into plans and elevations for planning, then into Building Regulations drawings. Only people registered with the ARB may call themselves architects; architectural technologists and designers also prepare drawings.

B

Structural engineer

Designs foundations, beams and any structural changes, and provides the calculations building control needs.

C

Building control

Checks the drawings and inspects the work at key stages, then issues the completion certificate.

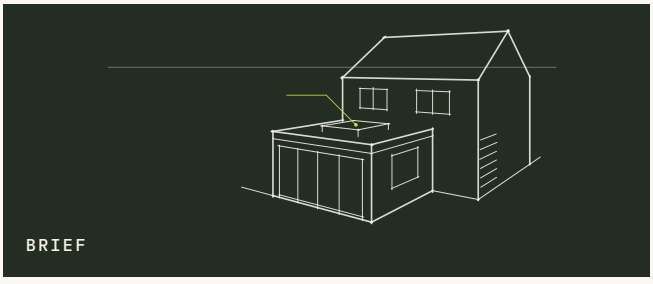
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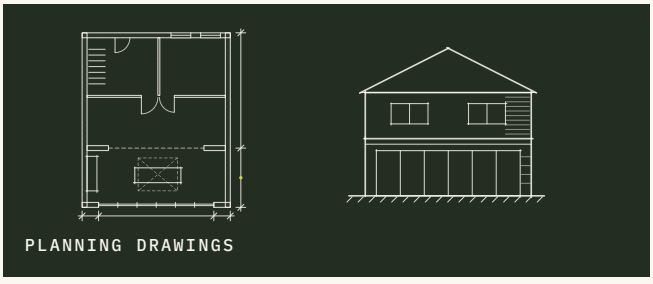
Your builder

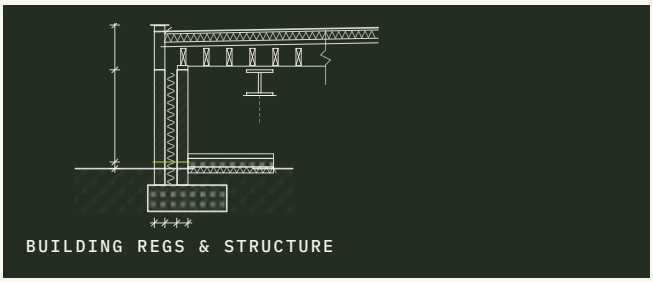
Prices the work, plans the programme, runs the site and coordinates every trade through to handover.

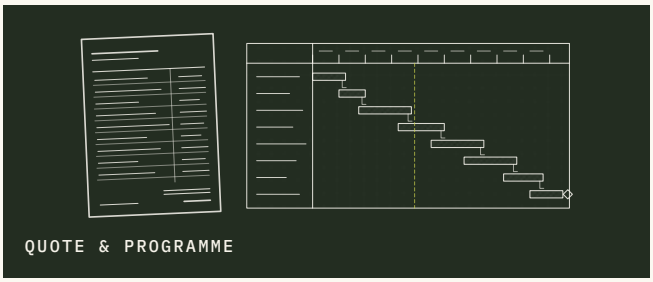
How we fit in

We offer a free design consultation to shape your ideas and test them against budget. We then arrange your drawings and structural engineering through our trusted partners, so design, engineering and build are coordinated from one point of contact. If you already have a designer, we're happy to work from their drawings.









What happens on site

Every build is different, but most single-storey extensions follow a similar sequence. Josh and George are both on every project.

01	**Set-up, site protection & demolition**	about 1 week
02	**Foundations & drainage**	about 2 weeks
03	**Walls & steelwork**	about 3 weeks
04	**Roof, windows & doors: watertight**	about 2 weeks
05	**First fix: electrics, plumbing, heating; plaster**	1–2 weeks
06	**Kitchen install**	1–2 weeks
07	**Second fix, flooring & decoration**	1–2 weeks
08	**Snagging, sign-off & handover**	about 1 week

Living with the build

The work happens mostly outside until the day we open into the house. We'll talk through dust protection, access, parking and any days without water or power before we start.

Staying informed

You'll get regular updates and quality checks throughout. Where we use specialist subcontractors, we manage and supervise them ourselves.

Overall time on site: typically 8–20 weeks for a single-storey extension. Phase times are a typical example for a 5 m × 4 m rear extension.

Choosing a builder

A good design can be let down by poor building. Price matters, but it shouldn't be the only thing you compare.

Compare like with like

Give every builder the same drawings and the same list of what's included. A low quote that leaves out drainage, steel or the kitchen fit is not a cheaper job.

See their work

Ask to see finished projects and read reviews on independent platforms. Speak to previous clients if you can.

Check the paperwork

Insurance, a written contract or detailed proposal, a clear payment schedule tied to progress, and certificates for electrical and gas work.

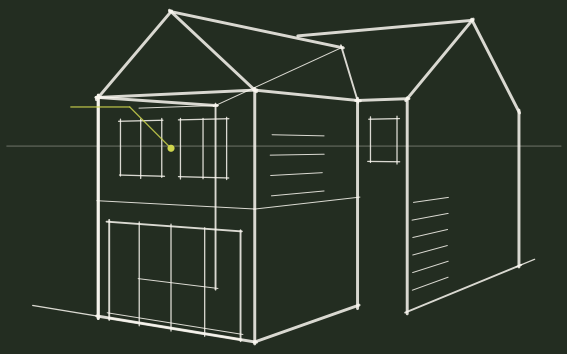
Who will actually be on site?

Ask who runs the job day to day, which trades are subcontracted, and who you call when something comes up.

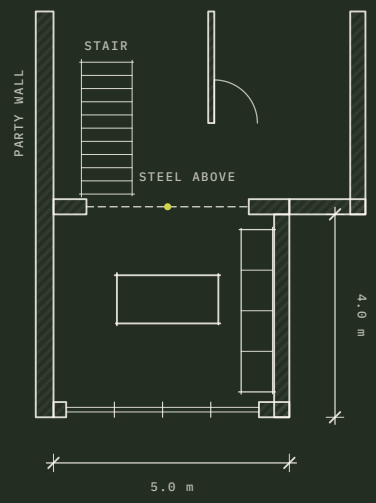
QUESTIONS TO ASK ANY BUILDER

- ? Can I see similar projects you've finished nearby?
- ? What exactly is included and excluded in your price?
- ? How are changes and extras priced and agreed?
- ? Who will be on site each day?
- ? How do you handle Building Regulations, party walls and certification?
- ? What happens at handover and if something needs fixing later?

ILLUSTRATIVE SKETCH



REAR PERSPECTIVE



GROUND FLOOR PLAN · INDICATIVE

[EXAMPLE PROJECT 03]

Two-storey rear extension

More room downstairs and an extra bedroom above

ILLUSTRATIVE EXAMPLE, BASED ON TYPICAL PROJECTS AND 2026 GUIDE FIGURES, NOT A SPECIFIC CLIENT JOB.

A semi where the family needs a larger kitchen-living space on the ground floor and an extra bedroom on the first floor, without moving house.

SIZE

About 5 m wide × 4 m deep on two floors: roughly 20 m² per floor, 40 m² in total.

PLANNING ROUTE

Householder planning permission in most cases (£548, around eight weeks). Permitted development limits for two-storey rear extensions are much tighter, so a project of this size typically needs an application. Neighbours' light and privacy are the usual focus.

KEY POINTS

- Foundations and structure designed by an engineer for two storeys
- Steel beams to open up the ground floor
- A new roof that ties neatly into the existing one
- Bi-fold doors below, first-floor windows placed with neighbours' privacy in mind
- Party wall notice where the extension meets the boundary

TIMELINE

Design & drawings	2–3 months
Householder planning	about 8 weeks
Building Regs, party wall notices	alongside, 1–2 months
Construction	8–14 weeks, plus fit-out
Snagging & sign-off	about 1 week

TYPICAL COST

£72,000–£108,000 + VAT for the build (40 m² × £1,800–£2,700 per m²).

Fees are higher than for a single storey: planning drawings £2,000–£3,500, Building Regs drawings £4,000–£6,000, and engineering up to about three times the single-storey cost (page 9). Guide figures based on typical 2026 UK market ranges; every project is priced individually after a free site visit and design consultation.

06

Ten common mistakes

Projects rarely go wrong because of one big event. They drift through small decisions made too late or too quickly.

MISTAKE 01

Starting without a full budget

Setting a build budget that leaves out VAT, fees, fit-out and contingency.

Instead: Build a complete budget early, including everything on pages 9–11.

MISTAKE 02

Designing before the brief is clear

Jumping to drawings before agreeing what the space has to do.

Instead: Write down how you want to live in the space, then design to it.

MISTAKE 03

Assuming permitted development applies

Relying on PD without checking history, designations or Article 4 directions.

Instead: Check with the council, and consider a Lawful Development Certificate.

MISTAKE 04

Forgetting the Party Wall Act

Leaving notices until the week before work.

Instead: Serve notice early and build the notice period into the programme.

MISTAKE 05

Comparing quotes that aren't comparable

Choosing the lowest number without checking what it includes.

Instead: Give every builder the same scope and compare line by line.

Ten common mistakes, continued

MISTAKE 06

Making lots of changes on site

Changing layouts or finishes once work is under way.

Instead: Make decisions using drawings and samples before the build starts.

MISTAKE 07

Choosing finishes too late

Kitchens, glazing and flooring have lead times that can hold up the job.

Instead: Agree the long-lead items early and order on time.

MISTAKE 08

Ignoring the existing house

Assuming the old boiler, wiring or drains will cope.

Instead: Have the existing services assessed as part of the quote.

MISTAKE 09

No plan for living through it

Underestimating noise, dust and life without a kitchen.

Instead: Plan a temporary kitchen, storage and quiet space.

MISTAKE 10

Skipping the paperwork at the end

Not collecting certificates and guarantees.

Instead: Keep the completion certificate, electrical certificates and warranties together.

07

Working with us

A small team, with both founders on every project.

Watson & Dalton was set up in 2020 by Josh Dalton and George Watson, who between them have more than twenty years of trade experience. We're based in Test Valley, Hampshire, and work across South Oxfordshire, Test Valley, Berkshire and Surrey.

Who you'll deal with

Josh and George are both involved in every project, from the first site visit to handover. We bring in trusted subcontractors for specialist trades and manage them ourselves, and our electrical team is dedicated. Drawings and structural engineering are arranged through our trusted partners.

What we always offer

- A free design consultation
- A free site visit
- A free, detailed quote

18 five-star reviews across Google, Checkatrade, Yell and Bark

[ABOUT]

Watson & Dalton

Bespoke building work for homes across the south of England, done carefully by people who stay with the job.

We build house extensions, kitchens and bespoke garden rooms and outbuildings. Every project is planned around the house it belongs to and the people who live in it, and we'd rather explain a constraint honestly at the start than discover it halfway through.

COMPANY	Watson & Dalton Bespoke Spaces Ltd · no. 13297983
FOUNDED	2020 by Josh Dalton and George Watson
BASED	Test Valley, Hampshire
AREAS	South Oxfordshire · Test Valley · Berkshire · Surrey
REVIEWS	18 five-star reviews on Google, Checkatrade, Yell and Bark



What we do

From a single-storey kitchen extension to a garden office at the end of the lawn.

House extensions

Single-storey, side, wraparound and two-storey extensions.

Kitchens

Kitchen extensions and fit-outs, like our Bracknell project.

Internal alterations

Opening up layouts, new openings and structural changes.

Garden rooms & outbuildings

Garden offices, studios, gyms and garden bars. See our separate garden rooms guide.

Electrical work

Electrics designed into the build, signed off and certified.

Drawings & project management

Drawings and structural engineers arranged through our trusted partners; we coordinate every trade from start to handover.

PLEASE NOTE We don't carry out loft conversions.



[NEXT STEPS]

Thinking about your own extension?

Every project starts with a conversation. Tell us what you have in mind, and we'll come and look, for free.

01

Get in touch

Call, email or message us with your location, rough scope and budget.

02

Free site visit

We visit, talk through the options and what your home can take.

03

Free quote

A clear, detailed, tailored proposal, with no obligation.

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EST. 2020

WATSON & DALTON

BESPOKE SPACES

Bespoke spaces, built with care.

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