Don’t Start Your Extension, Conversion or Renovation Until You’ve Read This Guide

A homeowner’s guide to planning a buildable project avoiding costly design mistakes, and understanding what needs to happen before work begins.







- ✓ Design & Drawings
- ✓ Planning & Warrants
- ✓ Structural Engineering
- ✓ Cost Estimations
- ✓ Construction Support

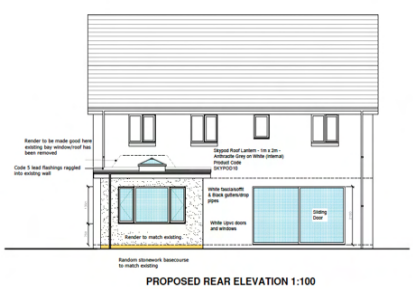
- ✓ Dream New Builds
- ✓ House Extensions
- ✓ Loft Conversions
- ✓ Garage Conversions
- ✓ Home Renovations

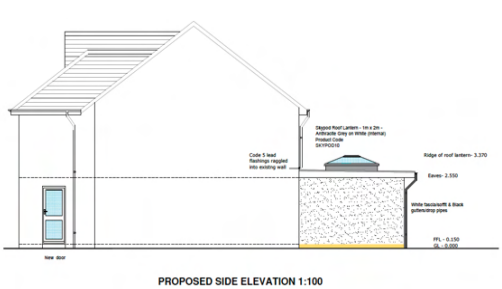
20 YEARS OF ARCHITECTURAL DESIGN EXCELLENCE

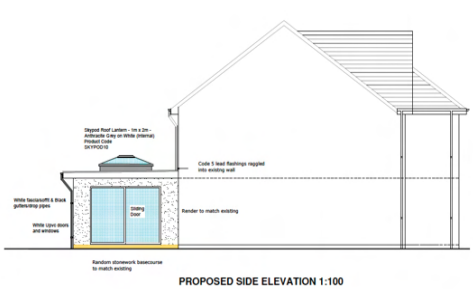
CWJ Design Services provides architectural design, planning and building warrant support across Ayrshire, Renfrewshire, Lanarkshire and Glasgow. We specialise in dream home builds, house extensions, loft conversions, garage conversions, garden rooms and full home renovations.

Our approach is budget-led, practical and buildable. We take time to understand your goals, your property and your budget before developing clear drawings and design proposals. This helps avoid creating plans that look good on paper but become unrealistic or unaffordable at tender stage.

From early feasibility advice through to planning applications, building warrant submissions, structural engineering coordination and cost guidance, we help homeowners move forward with confidence and clarity.


PROPOSED REAR ELEVATION 1:100


PROPOSED SIDE ELEVATION 1:100


PROPOSED SIDE ELEVATION 1:100



- ✓ 20 Years Experience
- ✓ Industry-Led Team
- ✓ Buildability Experts
- ✓ Technical Know-How
- ✓ Planning Knowledge
- ✓ Construction Insight

Architectural Design & Drawings

Our design service is built to remove uncertainty and provide complete transparency. We combine practical construction knowledge with planning-ready documentation and early budget discussions. That way, you can move forward with confidence - whether you're aiming for a new build, house extension, loft conversion, garage conversion or a full home renovation.

Planning Submissions & Warrants

We manage planning and building warrant applications for homeowners across Ayrshire and Glasgow. From shaping the application strategy and preparing submissions to answering queries and coordinating technical information, we make approvals far less stressful. You stay informed, your budget remains realistic, and your project keeps moving forward with confidence.

Structural Engineering Reports

Structural changes can go badly wrong without proper coordination. We manage the engineering side by briefing engineers correctly, integrating calculations into your drawing pack, and ensuring compliance with Scottish Building Warrant requirements. From steels and dormers to loft upgrades and renovations, we keep the process clear and buildable.

Cost Estimation & Feasibility

A design is only useful if it fits a realistic budget. Our feasibility and cost estimation service gives homeowners an early, honest view of what is achievable before money is spent on drawings that may later need scaled back. We help you understand cost drivers, compare options, set a sensible brief, and move forward confidently.

Construction Phase Support

Most homeowners feel confident at design stage, with stress usually starting once work begins on site. Our Construction Phase Support service provides a dedicated contact to help keep the build aligned with drawings, scope and programme. We support meetings, coordinate information, track progress, and manage change control to protect budget, reduce delays & uncertainty.

Ready to Start Your Project?

Let's discuss your vision and explore how we can bring it to life.

Kick Start Your Project

1. PLAN BEFORE YOU BUILD

Thinking About Creating More Space At Home

Whether you are planning a house extension, loft conversion, garage conversion, garden room, new build or full home renovation, the early design stage is where the success of your project is shaped.

Many homeowners start with an idea: more space, a better layout, a larger kitchen, a home office, another bedroom, or a more open-plan living area. The challenge is turning that idea into a design that looks good, meets Scottish Building Standards, fits your budget and can actually be built without unnecessary stress.

At **CWJ Design Services**, our approach is simple: design should be practical, buildable and budget-led from the start. We help homeowners across Ayrshire, Renfrewshire, Lanarkshire and Glasgow move from early ideas to clear architectural drawings, planning submissions building warrant applications, structural engineering coordination and cost guidance.

A good design process should answer the important questions early:

- What is realistic for the property?
- Will planning permission be needed?
- Will a Building Warrant be required?
- Are structural alterations involved?
- What could push the cost up?
- Is the design practical to build?
- What needs to happen before a contractor starts work?

The aim is not just to produce drawings. It is to give you clarity before you commit serious money to the project, helping you understand what is realistic, what approvals may be needed, what could affect the build cost, and whether the design can be delivered practically within your budget. This gives you a clearer route forward before you move into detailed design, pricing or construction.

"Don't just get drawings. Get smart design, the right approval route and practical cost guidance before your project reaches site or your budget is committed".

Client Stories

REAL STORIES FROM OUR VALUED CUSTOMERS

★ ★ ★ ★ ★

CWJ Design Services provided a very professional service from start to finish. The drawings were clear, well thought out and handled efficiently for planning. Paul, the...

Read more



David Reid
House Extension

★ ★ ★ ★ ★

CWJ delivered clear, practical drawings for our structural wall takedown in Kilwinning. The planning and design process was handled efficiently, communication was good...

Read more



Mark Summers
Garage Conversion

★ ★ ★ ★ ★

We used CWJ for our loft conversion and were very pleased with the service. The design was well considered, the drawings were produced promptly, and everything wa...

Read more



Robert McEwan
Loft Conversion






2. THE MOST COMMON MISTAKE HOMEOWNERS MAKE

Beautiful Drawings Are Not Enough

One of the biggest mistakes homeowners make is paying for drawings without properly understanding the budget, buildability or approval route.

A design can look impressive on paper, but if it has not been considered alongside structure, insulation, drainage, access, heating, electrics, material costs and construction method, it can quickly become unaffordable once it reaches tender stage.

That is why CWJ Design Services focuses on feasibility and cost guidance early in the process. Before a project moves too far, we help you understand the likely cost drivers and whether your ideas are realistic for the budget you have in mind.

Common cost drivers include:

- Large structural openings and steelwork
- Moving drainage or soil pipes
- Difficult roof details
- Existing floor level differences
- Poor access
- Upgrading insulation to meet Building Standards
- Heating, electrics and plumbing alterations
- Planning restrictions
- Building Warrant requirements
- High-spec glazing, kitchens, bathrooms or finishes

This does not mean your project cannot be done. It simply means these items should be understood early, not discovered after drawings are complete or work has started. A buildable design gives you a clearer route from idea to approval, pricing and construction.

3. PLANNING PERMISSION, BUILDING WARRANTS & STRUCTURAL DESIGN

What Approvals You Might Need?

In Scotland, home improvement projects often involve more than just a set of drawings. Depending on the property and the type of work, you may need planning permission, a Building Warrant, structural engineer input, or a combination of these.

Planning permission usually looks at the impact of the proposal on the property, neighbouring homes and the surrounding area. It may be relevant for extensions, new builds, certain garden rooms, major external changes or properties in sensitive locations.

A Building Warrant is different. It deals with technical compliance and Building Standard It is commonly required where work affects structure, insulation, drainage, fire safety, entilation, stairs, roofs, conversions or the creation of habitable space.

Structural engineering may be needed where walls are removed, new openings are formed or are being changed.

CWJ Design Services can help coordinate:

- Architectural design and drawings
- Planning applications
- Building Warrant submissions
- Structural engineering reports and calculations
- Cost estimation and feasibility advice
- Construction phase support
- Completion certificate support

The earlier these requirements are considered, the smoother the project is likely to be.

"CWJ will help you navigate the complex planning and warrant application processes and act as your agent throughout the application with regular updates".








4. HOW TO MOVE FORWARD WITH CONFIDENCE

Your Next Steps

A successful project starts with a clear brief, realistic budget and proper design route. Before spending money on construction, it is worth taking time to understand your property your goals and the approvals likely to be required.

At CWJ Design Services, we support homeowners with a practical, managed process from early concept through to drawings, applications, engineering coordination and construction support.

We can help with:

- Dream home builds
- House extensions
- Loft conversions
- Garage conversions
- Garden rooms
- Full home renovations
- Structural wall takedowns
- Open-plan living layouts
- Planning and Building Warrant applications
- Cost planning and feasibility studies

Our goal is to help you avoid uncertainty, reduce costly surprises and create a design that works in the real world - from your vision to your reality!

"Thinking about extending, converting or renovating? Book a free discussion with CWJ Design Services to understand what's realistic for your property, budget and next stage.".

CWJ ARCHITECTURAL DESIGN SERVICES
Unit C, Block 10
Moorfield Industrial Estate
Kilmarnock
East Ayrshire
KA2 0BA

web: www.cwjdesignservices.co.uk
office: 07700 144583
whatsapp: 07984 993536

MEET THE CWJ TEAM



KRISTIAN KEEGAN
Operations Director



OSCAR KEEGAN
Contracts Director



HARIS AHMED
Architectural Technician

CWJ Design Services brings together a dynamic team with combined experience across architectural design, construction, project delivery, estimating, planning support and building warrant coordination. This practical mix of design knowledge and real site experience helps us create proposals that are not only visually considered, but realistic, buildable and aligned with the way projects are actually delivered.

Our wider portfolio includes over 150 successful projects, giving us valuable insight into what works, what causes delays, and what can push costs beyond the original budget. From house extensions and garage conversions to loft conversions, garden rooms, renovations and new build homes, our experience allows us to guide homeowners with confidence from the earliest idea through to drawings, approvals and the next stage of the build.

If you are thinking about extending, converting or renovating your home, the best first step is to speak with us before your plans go too far. Book a free initial discussion with CWJ Design Services and find out what is realistic for your property, your budget and your next stage.