

Don't Start Your House Extension Until You've Read This Guide



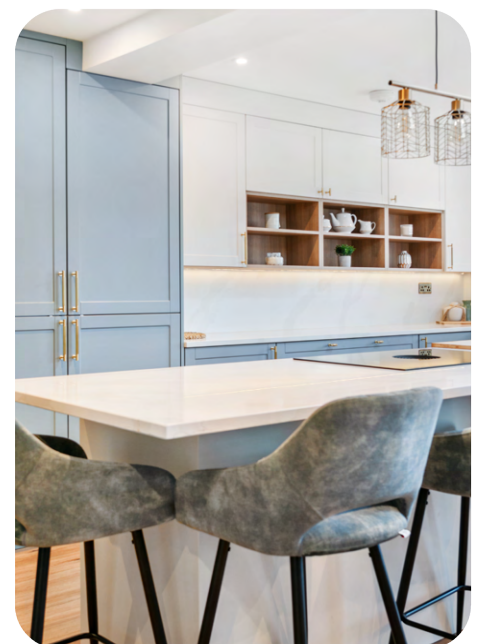
A Scottish homeowner's guide to creating more space, avoiding costly mistakes and planning your extension properly before work begins. House Extensions, Kitchen Extensions, Open-Plan Living & Two-Storey Extensions.



- ✓ Feasibility Checks
- ✓ Design & Drawings
- ✓ Planning & Warrants
- ✓ Structural Engineering
- ✓ Cost Estimations
- ✓ Construction Plans
- ✓ Project Management
- ✓ End To End Service
- ✓ Free Consultations
- ✓ FMB Membership
- ✓ 45+ Extension Projects
- ✓ 60 5-Star Reviews

BASED IN AYRSHIRE SERVING CLIENTS THROUGHOUT SCOTLAND

Trusted house extension specialists delivering fully managed projects across Ayrshire and Scotland. Cutwood Joinery is an FMB and TrustMark-accredited organisation delivering high-quality, fully project-managed house extension projects across Ayrshire and Scotland. By choosing us, you're working with a trusted team known for craftsmanship, reliability, and transparency – ensuring your investment is protected and your extension is built to the highest possible standard, from start to finish.



1. Why Extend Instead Of Moving?



Create More Space Without Leaving The Home You Love

A house extension can completely change the way you live. Whether you need a larger kitchen, more family space, a home office, an extra bedroom, a utility room or a better connection to the garden, extending your home can give you the space you need without the upheaval of moving.

For many homeowners, moving house brings estate agent fees, legal costs, mortgage changes, removals, higher property prices and the stress of leaving an area they already love. A well-planned extension can often be a more practical route. It allows you to improve the home you already own, tailor the space to your family, and create long-term value.

The key is planning properly from the start. A successful extension is not just about building more square footage. It is about creating space that improves daily life, works with the existing property, meets Scottish Building Standards and is delivered by a team who understand the full journey from concept to completion.

The Federation of Master Builders notes that house extensions are a popular way to gain more space without the hassle and expense of moving, but stresses the importance of design, planning and choosing a properly vetted builder.

What A House Extension Can Help You Achieve

- A larger kitchen and dining space
- Open-plan family living
- Extra bedrooms
- A home office
- A utility or boot room
- Better access to the garden
- More natural light
- Improved layout and flow
- Long-term property value
- A home that suits your family's next stage



**TRUSTED
CONTRACTOR**



**ONLINE
CALCULATOR**



**DESIGN &
PLANNING**



**BUILT WITH
CONFIDENCE**

More space does not always mean moving house. A well-planned extension can help you unlock the potential already sitting within your property.



2. The Biggest Mistake Homeowners Make Choosing A Contractor On Price Alone



One of the biggest mistakes homeowners make is focusing only on the cheapest quote. A house extension is a major investment, and the lowest price is not always the best value.

A quote can look attractive at the start but still leave out important details such as drainage structural work, heating, electrical upgrades, decoration, glazing, kitchen allowances ground conditions, scaffolding, waste removal or Building Warrant requirements. This can lead to unexpected extras, disputes, delays & budget pressure once work is already underway.

At Cutwood Joinery, we believe homeowners should understand the full picture before making a decision. A good extension proposal should clearly explain what is included, what is excluded what needs confirmed, and what could affect the final scope.

The FMB highlights that extension costs vary widely because every project is affected by location, size, specification and how the new space will be used. It also points out that items such as designer fees, structural engineer fees, planning costs, building control fees, decoration, folding or sliding doors, landscaping, heating, plumbing, electrics and kitchens or bathrooms may not always be included in an initial quote.

What To Watch For In A Quote

- Is the quote itemised clearly?
- Does it include structural work?
- Are planning and Building Warrant requirements considered?
- Are windows, doors and rooflights included?
- Are heating, plumbing and electrics included?
- Is decoration included or excluded?
- Are provisional sums clearly explained?
- Is the contractor insured and accredited?
- Does the builder have similar completed projects?



3. Planning, Building Warrants & Structural Work In Scotland <<<<<

What Permissions Might Your Extension Need?

In Scotland, a house extension may need planning permission, a Building Warrant, structural engineer input, or a combination of all three.

Planning permission deals with how your extension affects the property, neighbours in the street, privacy, scale, design and the surrounding area. Some extensions may fall under permitted development, but this depends on the property, size, location and previous alterations.

A Building Warrant is different. It deals with technical compliance and Building Standards. In Scotland, a warrant is commonly required for extensions, structural alterations, load-bearing walls, roof changes and other work that affects the building. MyGov Scotland states that a building warrant is needed for work including extending your home, changing structural elements, building or removing load-bearing walls and converting spaces.

Structural engineering may be required where steel beams, lintels, foundations, new openings wall removals, roof changes or load-bearing alterations are involved.

Planning Permission

May be required if your extension affects:

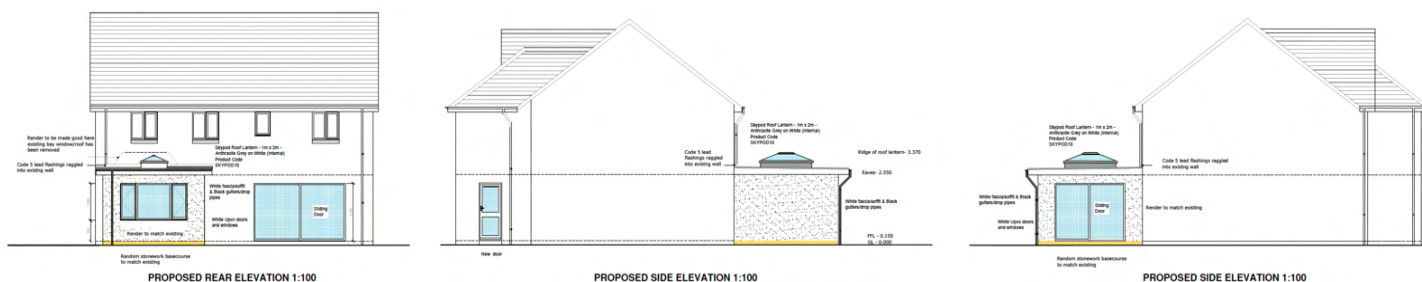
- The size of the property
- The front or side elevation
- Neighbouring privacy
- Roof shape or height
- Boundary relationships
- Conservation areas
- Listed buildings
- Previous restrictions

Building Warrants

A Building Warrant may consider:

- Foundations & drainage
- Structural openings
- Roof structure
- Insulation & ventilation
- Fire safety
- Electrics
- Heating & glazing
- Completion certification

Scottish permitted development rules may allow some smaller works without a planning application, but MyGov Scotland advises that permitted development depends on the rules for the specific type of work and the extension itself.



Planning approval and a Building Warrant are not the same thing. One looks at permission, the other looks at technical compliance. Many extension projects need both considered early.



4. The Cutwood Joinery Extension Process



From First Idea To Finished Space - 6 Step Journey

A successful extension needs a clear process. Homeowners often start with a vision, but the journey from idea to finished space involves feasibility, design, approvals, construction planning, project management and careful handover.

At Cutwood Joinery, we help homeowners understand the full route before they commit. Our approach is practical, transparent and fully project managed, so you know what needs to happen and when.

Step 1 - Feasibility

We begin by understanding your goals, property, lifestyle and budget expectations. This stage helps identify what may be realistic, what may require professional input, and what could affect the scope.

- What space do you need?
- How will the extension be used?
- Is the existing layout working?
- Are there drainage or access issues?
- Will the roof, structure or groundworks be complex?
- Could planning permission or a Building Warrant be required?

Step 2 - Design Consultation

The design stage shapes the project. This is where layout, flow, light, access, structure and finish level begin to come together.

- Kitchen and dining layouts
- Open-plan living
- Natural light
- Garden connection
- Storage solutions
- Heating and electrics
- Doors, windows and rooflights
- How new and existing spaces connect

Step 3 - Drawings & Specification

Drawings help clarify the project and support permissions, pricing and construction. A good specification makes sure the quote is based on clear information.

Step 4 - Planning & Building Warrant

Where required, planning and Building Warrant submissions should be handled before construction begins. This reduces risk and helps ensure the work is compliant.

Step 5 - Construction

Our all-trades team manages the build with clear communication, coordination & site control. We use industry leading project management which provides integrated client access.

Step 6 - Completion & Handover

On completion, we review the work, finish snagging items, provide relevant certification and leave the space ready for use.

5. What Makes A Great Extension?



Design That Improves Real Life

A successful extension should do more than add space. It should make the home work better.

That might mean creating a kitchen where the family naturally gathers, a dining space that opens to the garden, a bright living area that changes the feel of the house, or a two-storey extension that gives a growing family long-term flexibility.

The best extensions feel like they have always belonged to the property. That means careful thought must be given to proportion, rooflines, materials, natural light, floor levels, heating drainage, insulation and internal flow.

Popular Extension Ideas

Rear Extensions

Ideal for larger kitchens, dining spaces utility rooms and garden-facing family rooms.

Wraparound Extensions

A powerful option where side and rear space can be combined to transform the ground floor layout.

Kitchen Extensions

Often one of the most lifestyle-changing forms of extension, especially where light storage and family flow are priorities.



Side Extensions

A smart way to use underused side space for utility rooms, offices, shower rooms or additional living areas.

Two-Storey Extensions

Useful for adding both ground floor living space, such as kitchen and upstairs bedrooms, en-suite bathrooms or small WC.

Open-Plan Living

Structural wall removals, steel beams new doors and level floors can help create expansive connected spaces.



Features to consider

- Bi-fold, sliding or French doors
- Rooflights or lanterns
- Open-plan kitchen/dining
- Utility and boot room storage
- Underfloor heating or radiator upgrades
- Energy-efficient insulation
- Matching brickwork or render
- Feature lighting
- Smart storage
- Seamless indoor-outdoor flow



The Cutwood Joinery website highlights common extension types including rear extensions side extensions, wraparound extensions, loft conversions and two-storey extensions, with a focus on improving living space and long-term use



6. Protecting Your Investment

Value, ROI & Long-Term Thinking

A house extension is not just a building project. It is an investment in how you live and how your property performs in the future.

The right extension can improve day-to-day life, increase usable floor space, modernise an older layout, improve energy performance and enhance future saleability. But return on investment is not only about property value. It is also about avoiding the cost and disruption of moving, staying in an area you love, and creating a home that suits your needs for years to come.

Good Value Comes From Making The Right Decisions Early

- Choosing the right size extension
- Creating a design that suits the existing property
- Understanding approvals before work starts
- Budgeting properly
- Choosing durable materials
- Using qualified trades
- Managing the work professionally
- Protecting your home during construction
- Finishing the job properly



Why FMB & TrustMark Accreditation Matters

Cutwood Joinery is an FMB and TrustMark-accredited builder, giving homeowners added reassurance when choosing a contractor. The Cutwood Joinery specialist extension team delivers fully project-managed house extensions across Ayrshire & Scotland with a focus on craftsmanship, reliability and transparency.



FMB & TrustMark Accredited



Trusted Standards For Your Extension Project

FMB members are professionally vetted and independently inspected on joining, must follow the FMB Code of Conduct, and that members' work is subject to a free-of-charge dispute resolution procedure if needed.

What this means for homeowners

- You are working with a vetted builder
- The company has been independently assessed
- Standards and workmanship matter
- There is a commitment to professionalism
- Added confidence before investing in your extension

Your extension should protect your investment, improve your lifestyle and be delivered by a team you can trust inside your home.



What Homeowners Say About Cutwood Joinery



Choosing a builder is a trust decision. You are not just buying materials and labour. You are inviting a team into your home to manage disruption, solve problems, coordinate trades and deliver a finished space your family will use every day.

Cutwood Joinery has built a strong reputation for project management, communication and quality workmanship. Our business listing displays a 4.9 rating from over 50 Google reviews.



7. House Extensions Frequently Asked Questions



House Extension FAQs

Do I need planning permission for a house extension in Scotland?

Not always. Some smaller extensions may fall under permitted development, but this depends on the property, size, location, height, design and previous alterations. Always check before assuming permission is not required. MyGov Scotland explains that some small building works may not need planning permission if they meet permitted development rules.

Do I need a Building Warrant?

For most house extensions in Scotland, you should expect a Building Warrant to be required. Building Standards deal with safety, structure, insulation, drainage, ventilation, fire safety and technical compliance. MyGov Scotland states that a warrant is needed for extensions and for work involving structural changes.

Do I need a structural engineer?

You may need a structural engineer if your project involves steel beams, lintels, wall removal new openings, roof changes, altered loads or complex foundations. The FMB notes that structural calculations are usually necessary for larger extension projects. .

How long does a house extension take?

Timescales vary depending on design, approvals, size, specification, weather, materials, site access and complexity. The FMB notes that extension timescales are hard to state exactly because factors such as location, size, style, site conditions and build route all affect duration.

Will an extension add value to my home?

A well-designed extension can improve usable space, lifestyle and future saleability. The strongest value usually comes from creating space that solves a real problem, improves layout and feels properly integrated with the existing home.

What should I do before asking for a quote?

Start with a clear brief. Think about how you want to use the space, what problems you are trying to solve, what finish level you expect and whether you already have drawings or permissions. The clearer the brief, the more accurate and meaningful the quote can be.

Can Cutwood Joinery manage everything?

Yes. Cutwood Joinery can support the full route from early advice, architectural drawings and construction planning through to all-trades delivery, project management and handover. Where drawings, planning, Building Warrant or structural input are required, these can be coordinated as part of the process.



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Ready To Discuss Your Project?

Book a free consultation with Cutwood Joinery and find out what is realistic for your home budget and next stage.

Meet The CWJ Team



OSCAR KEEGAN
 Contracts Director



KRISTIAN KEEGAN
 Operations Director

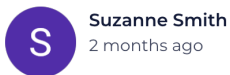


HARIS AHMED
 Quantity Surveyor

Google Reviews

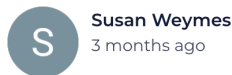
Customer Reviews

4.9 ★★★★★ Over 56 Reviews



★★★★★

We employed Cutwood Joinery to carry out repair works following water damage at our property, this involved three different trades. The works were well coordinated and carried out quickly, efficiently and to a high standard by talented tradesmen, who had an eye for detail. Communication was excellent and we appreciated Kris keeping us up to date throughout. We found Cutwood to be reliable (it's a ...



★★★★★

I have been delighted with the work carried out by Cutwood Joinery on my property in Troon and special thanks to Kris who liaised with me through the whole process. The joiners replaced a roof canopy timber support which was rotten. They kept me advised through the process. Thanks to all the team!



★★★★★

Although the disruption surrounding building works is never pleasant, it has been a pleasure working with Oscar and Kris at Cutwood. Their employees and subcontractors, without exception, were courteous, tidy and hard working and the end result after 6 months work, certainly so far as the dormer is concerned, is better than we were hoping for. I'm quite sure that we will be ready to think about a ...