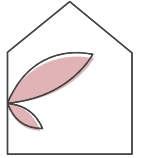




**Ground Floor Extension**  
Merton, SM4

# Before & after

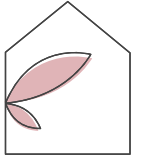
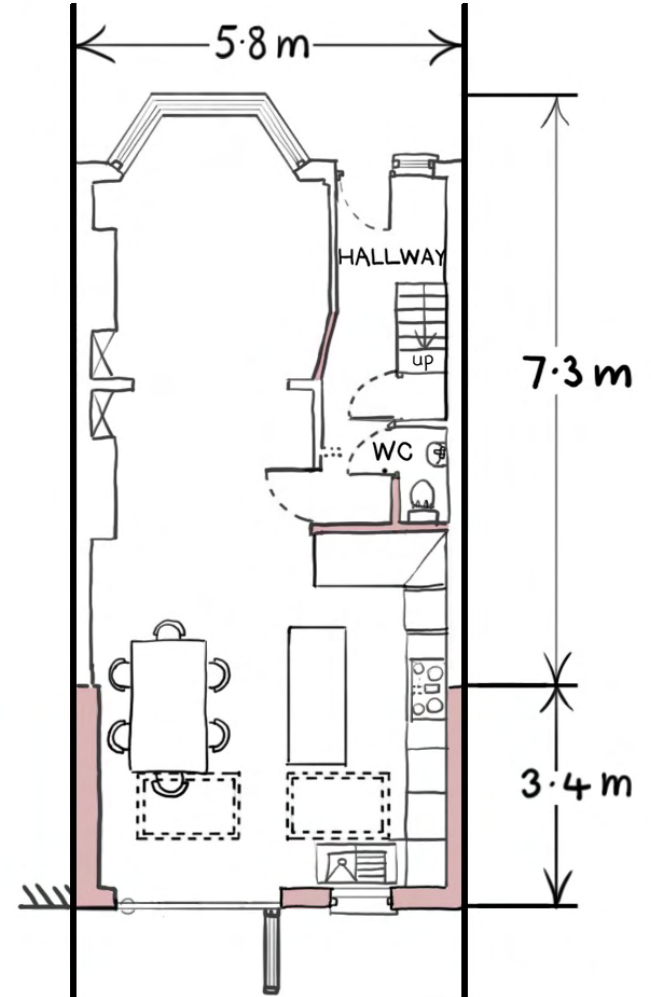
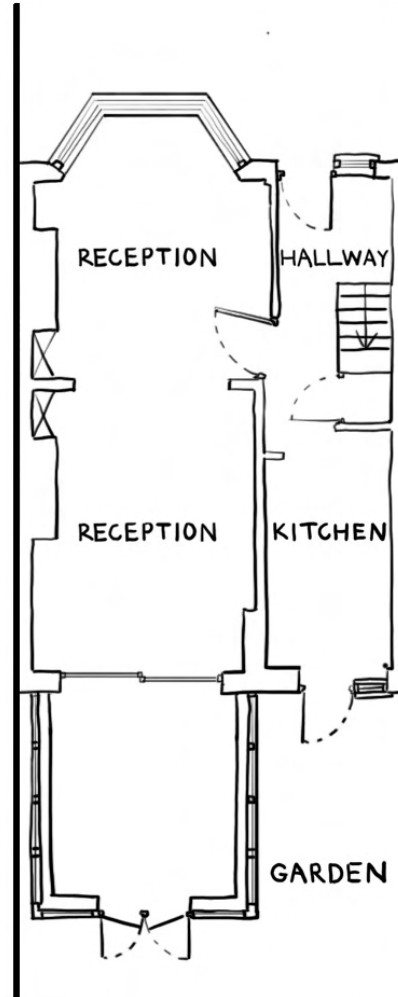
We removed the existing conservatory and added a single storey ground floor rear extension. The extension includes 2 rooflights, bi-fold doors and a window overlooking the garden. The extension is 3.4m in depth and extends the full width of the property.



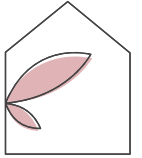


# Design

The homeowner wanted an open-plan design which included a large kitchen island. This design is particularly interesting as it shows the alternative to the full width glass doors option. The window overlooking garden enables the kitchen to wraparound in a u-shape, complimented by the kitchen island in the middle. This 'zones' the kitchen while maintaining a beautiful open plan design. We also added a ground floor WC into the design.



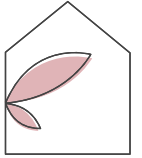
# Cost breakdown



Design	Design bundle <ul style="list-style-type: none"><li>- Architectural design</li><li>- Planning permission</li><li>- Building regulations pack</li></ul>	£3,800
Pre site	Party wall Building control	£2,100
Build: Shell & core	Single storey 3m rear extension <ul style="list-style-type: none"><li>- Demolition &amp; removal of conservatory</li><li>- Installation of GF WC</li><li>- Supply &amp; fit external doors &amp; windows</li><li>- Walls plastered &amp; screed floor finish</li></ul>	£75,000
Build: Extra items	Kitchen (fitting & materials)	£16,000
	Flooring (fitting & materials)	£5,000
	First floor bathroom refurbishment (fitting & materials)	£10,000
	Fencing & reurfing garden (fitting & materials)	£2,500

Prices all **inclusive of VAT**

# Suppliers



Item	Company	Additional information
Design	Home Tales	<a href="https://www.hometales.co.uk">https://www.hometales.co.uk</a>
Build	Home Constructive (Artan)	<a href="https://www.homeconstructive.com">https://www.homeconstructive.com</a>
Kitchen	Wickes	All excluding induction induction hob & tap
Flooring	Wood and Beyond	69SQM Herringbone floor
Bathroom tiles (first floor refurb)	Topps Tiles	-
Bathroom appliances (GF WC & first floor refurb)	Victoria Plum	Shower & bath, 2x toilets & 2 sinks & fittings
Boiling water tap	Quooker	-

# Design

“

Amazing service! Can't recommend them highly enough! Great communication, quick turnaround of the plans, lots of patience with changes and transparent pricing. We loved working with Clara and Rachel from Home Tales. They made the whole process easy and enjoyable. They listened to our wishes and always explained everything. Would definitely work with them again on a next project.





# Build

“

Artan and the team did a brilliant job on our kitchen extension. The quality of the work is immaculate, the communication was great, always keeping us up to date with texts and photos, the built was done in budget and finished ahead of time. We were so happy that we asked for additional smaller projects to be done on the house (refurbishment of bathroom, demolition of garage, redecorating of bedroom). I'd gladly recommend to anyone!



# More photos

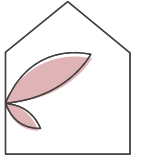
Gallery – [click here](#)

Video tour – [click here](#)





# The Design & Build Journey



## The Design Phase



Our Design Bundle includes your technical drawing pack which is needed before you can begin the build phase. This pack can be used by any builder.

Read more about our design process [here](#).

Download an example building regulations pack [here](#).

## The Build Phase



Our building regulations pack can be used by any builder.

If you want to meet our recommended builder, he would be delighted to meet you to quote for the build.

Most of our clients will do both. They will meet our recommended builder as well as one or two other builders to get comparative quotes.