

Need one more bedroom? Replan, extend or rebuild

By [DirectHome Editorial](#)

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6 min read

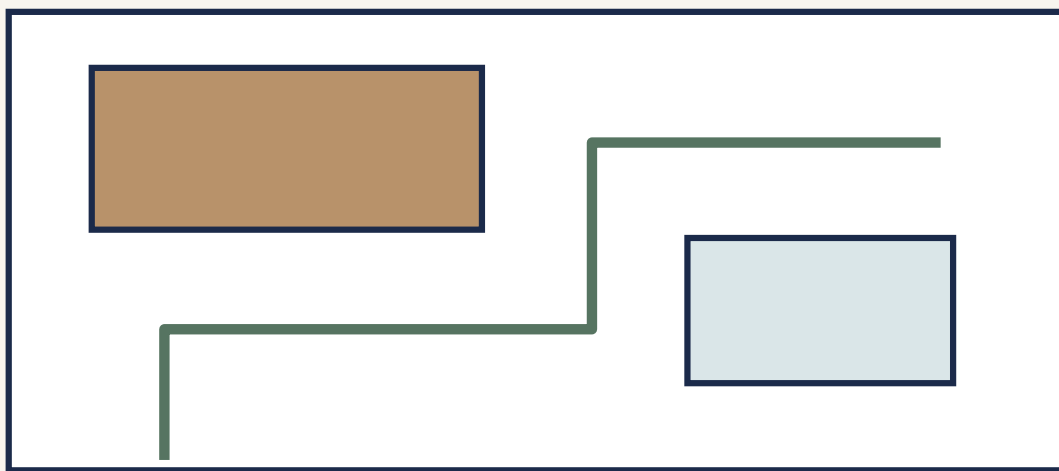
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Try to create the extra bedroom within the existing house first, provided the rest of the layout still works. An extension becomes useful when it adds the room without taking away essential light, access or outside space. Rebuilding deserves comparison when the retained building would require extensive change to deliver the household's wider needs.

The right starting point for [landed-house A&A works](#) is the problem the extra room must solve. An everyday bedroom for a parent, a room for a growing child and occasional guest accommodation can lead to different locations and scopes. "One more bedroom" is too broad to choose the building work on its own.

Give the room a daily routine

Bed, belongings and bathroom route



Protect the rest of the household routine

A bedroom brief includes the belongings, bathroom route and daily life around the bed.

Describe who will sleep there, how they reach the bathroom and where their clothes will go. Add any need for a desk, care support or privacy from the main living area. This turns a bedroom count into a room brief that can be tested on a plan.

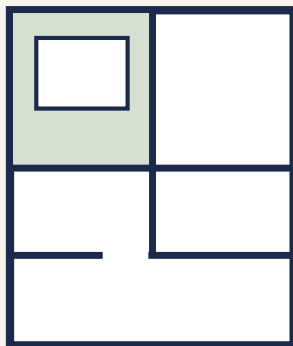
If the extra room is an everyday bedroom for someone who finds stairs difficult, another room upstairs may not solve the problem. Replanning the ground floor could be the more useful intervention, even if it adds no floor area. Conversely, a household that already uses every ground-floor room may need an extension to avoid losing its dining or shared living space.

Keep two lists: what the new room must provide, and what the existing house must retain. The second list protects the everyday functions that can disappear in a persuasive concept drawing. It might include a dining table that seats the family, a usable kitchen route, daylight to an inner room or enough garden for the way the household lives.

Replanning spends existing space more carefully

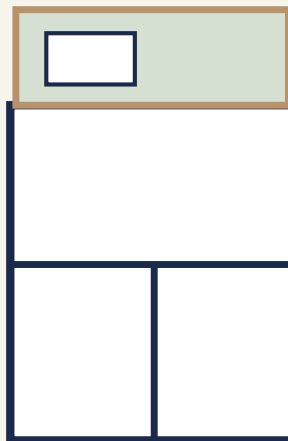
What changes to gain the room?

Compare the rest of the house as well as the bedroom.



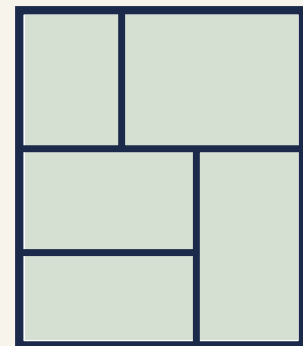
Replan

Change the
internal layout



Extend

Use part of the
outside space



Rebuild

Reconsider the
whole arrangement

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The green areas indicate a change of use or layout. These are explanatory sketches, not site-specific options or proof that an extension is permissible.

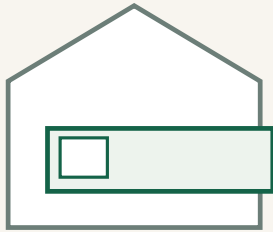
Look for circulation that consumes more space than it earns, oversized rooms that can divide sensibly, and uses that could move to a more suitable part of the house. A second lounge used mainly for storage may become a bedroom if its access, enclosure and services can be resolved. A corridor cannot simply become a room if the rest of the house still needs to pass through it.

Test the revised plan with doors open, furniture in place and the route to the bathroom drawn. A room can meet a drawn rectangle yet feel compromised if its door opens straight into a busy dining area or if its wardrobe blocks the only comfortable bed position. Replanning succeeds when it changes how the house works, rather than squeezing another label onto the plan.

Walls also need to be understood before removal is assumed. Some may carry loads or contain services; others may define fire or acoustic separation relevant to the project. The design and engineering team should establish the feasible changes. Retaining the outer shell does not mean the internal work is automatically minor.

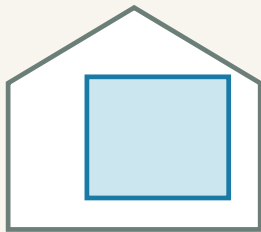
An extension changes the spaces beside and behind it

An extension changes what remains



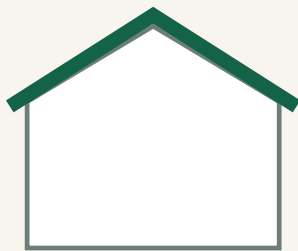
The added bedroom

Review its furniture, door and bathroom route.



The retained inner room

Check the window, outlook and daylight consequence.



The outside route

Keep garden access and adjoining works visible.

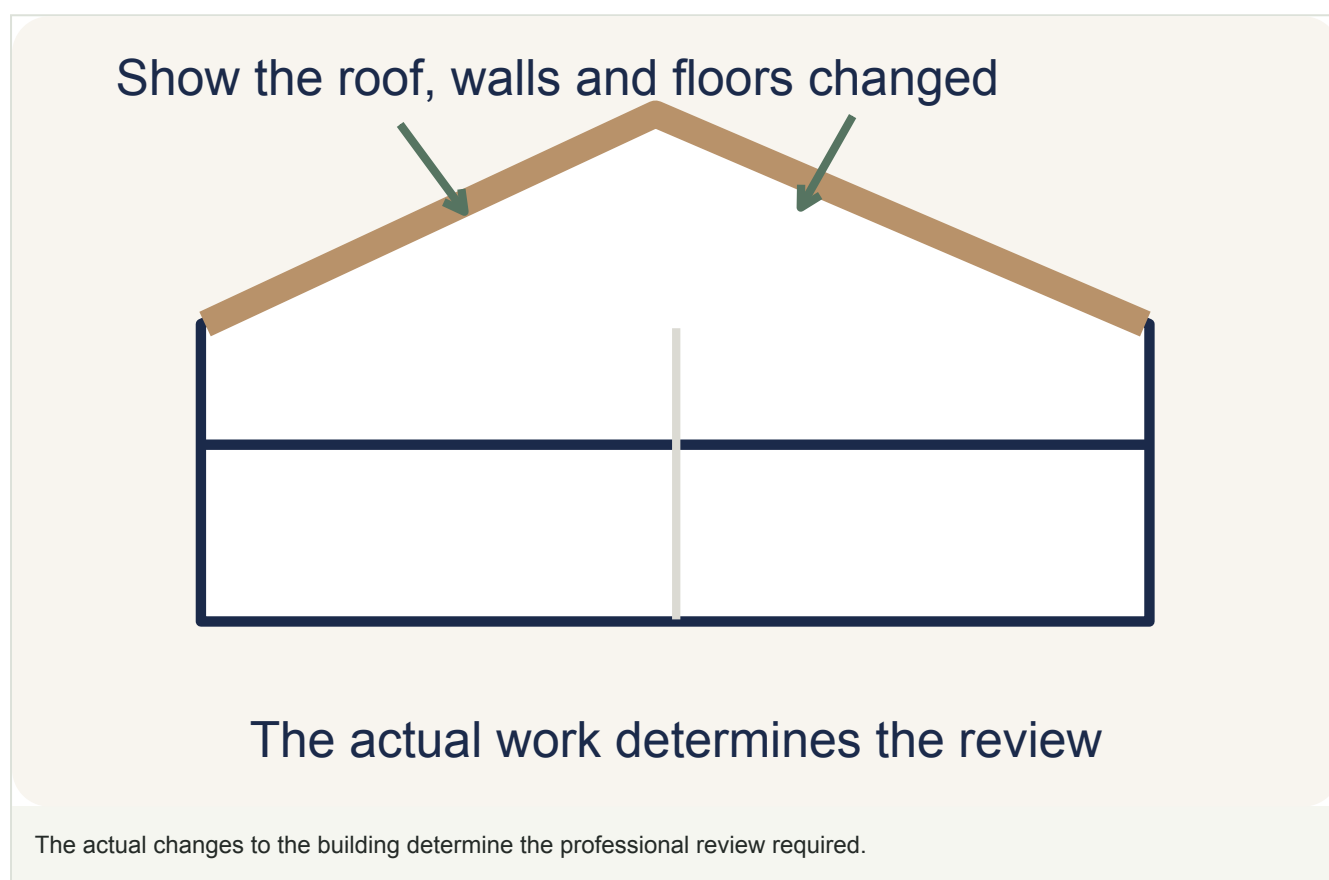
The added bedroom: Review its furniture, door and bathroom route. The retained inner room: Check the window, outlook and daylight consequence. The outside route: Keep garden access and adjoining works visible. Schematic only; no dimensions or site-specific approval are implied.

An extension can give the new bedroom a more natural shape and direct relationship to the existing house. It also changes what remains outside. A rear addition might shorten the garden, alter the outlook from the kitchen or turn a once-external room into a darker internal one. Those consequences belong in the comparison from the first sketch.

Draw the whole plot and the adjacent retained rooms, not only the new footprint. Show how people reach the garden, where rainwater will go and which windows face the proposed addition. The junction between old and new also needs a buildable roof and wall arrangement, with responsibility for structural support, weather protection and making good coordinated across the work.

A room placed far from existing services may bring work into other parts of the house. A bathroom beside it can require drainage and ventilation routes through retained areas. Those works may be entirely reasonable, but they should appear in the scope and disruption plan rather than arriving after the new room's budget has been accepted.

The planning category follows the work



URA's A&A criteria consider added floor area and changes to external walls, structure and roof. An additional storey is treated as reconstruction. The appointed qualified person should establish the category for the actual proposal; a contractor's everyday use of "A&A" does not determine it.

This distinction matters before comparing a modest extension with a much larger redesign. The planning route, retained elements and technical submissions need to correspond to what each option actually changes. Keep an early concept labelled as a concept until those property-specific constraints have been checked.

Where structural work is required, structural-plan approval and the permit to start that work are separate steps. The programme should reflect the permissions needed for the relevant package. A drawing that looks complete is not itself permission to begin construction.

Compare rebuilding when several compromises accumulate

The useful comparison is the complete household outcome. Suitability and planning status require project-specific review.

Option	What it can preserve	What may be traded away
Replan within the house	The outer form and outside space	An existing room, generous circulation or a preferred room relationship
Extend	Much of the established internal arrangement	Garden, daylight, outlook or uncomplicated roof and service routes
Rebuild	The property location and a chosen brief	The retained building and the ability to treat the job as a limited alteration

Rebuilding gives the team a wider opportunity to rearrange levels, structure and circulation, subject to the site's controls. Its advantage is not simply a larger room. It may offer a coherent answer when the household also needs a different stair, better access, renewed services and major changes to the rest of the house.

Set that flexibility against the scope of taking the existing building down and constructing the new one. Retention can preserve useful fabric and reduce some work, while also creating interfaces and constraints. Neither route should be presented as universally cheaper or faster without comparable site-specific proposals.

Compare how unresolved building conditions and later scope changes affect the budget. [A&A contingency: what should your reserve cover? →](#)

Price three answers to the same brief

- + New room and retained rooms

- + Services and surroundings

- + Professional work and access

- = Compare the same household outcome

Compare complete household outcomes, including the rooms and functions each option retains.

Ask each feasible option to show the new room, retained rooms, circulation, services and affected outside space. Then compare the building scope, professional work, approvals, temporary accommodation and making good on the same basis. A price for a bedroom shell is not comparable with a proposal that also renews services and finishes the adjoining rooms.

Keep the difficult tradeoffs visible. If the extension creates a bedroom but leaves an inner dining room dependent on artificial light, record that consequence beside the additional area. If a replan provides the everyday bedroom but moves guest use elsewhere, show where it goes. A useful decision may favour fewer construction works without pretending there is no compromise.

The [A&A buying guide](#) covers the wider feasibility and project sequence. Bring your available floor plan and the two daily problems the renovation must solve to an initial discussion. [DirectHome](#) can coordinate the design and construction assessment around that brief, so the chosen scope earns its place in the way the whole house will be used.

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