

GRAND DESIGNS



100+
AMAZING WAYS TO
add extra
space, light
& value

NEW IDEAS FOR

- ❖ Side returns
- ❖ Lofts
- ❖ Basements
- ❖ Multi height
- ❖ Single storey
- ❖ Garden rooms

Plan your perfect
KITCHEN & BATHROOM

A-Z OF ESSENTIAL
ARCHITECTS
& SUPPLIERS

PLUS!
WIN £5k
STONE CLADDING

**Your
step-by-step
PROJECT GUIDE**

- ❖ FIND THE RIGHT BUILD TEAM
- ❖ HOW TO STAY WITHIN YOUR BUDGET
- ❖ GET THROUGH PLANNING



**20 REAL-LIFE PROJECTS
TO INSPIRE YOU**



PROJECT PROFILE 1

Names Kate and Ben Jones
Location Tower Hamlets, east London
Property Victorian mid-terrace
Type of extension Two-storey rear and ground floor side infill
Extension size 18sqm (plus refurbishment of existing 91sqm house)
Reason for extending To relocate the bathroom from the ground floor to the first floor and create an open-plan kitchen-diner
Build cost £250,000 (includes cost of refurbishment), excluding VAT

Double vision

These neighbouring extensions in east London demonstrate how imaginative thinking and a collaborative attitude can pay dividends when extending your home

Navigating the rules and regulations of planning permission can be one of the first stumbling blocks when extending homes. So when Kate and Ben Jones wanted to add extra space to their Victorian terraced property in a London conservation area, they decided to be creative in their approach to obtaining approval for the scheme. 'In addition to renovating the house and extending the ground floor, we also wanted to add extra space on the first floor so we could relocate the ground-floor bathroom upstairs without having to sacrifice a bedroom,' explains Kate. 'However, the original offshoot at the rear of our home is joined to our neighbour's property, so they extend out to the same point as a pair. We knew other similar applications in the area, where only one house was to be extended further at first-floor level, had been turned down on the grounds of creating an unbalanced scheme.' They spoke to their neighbours, Neil Shelford and Rohan Pynor, who were also interested in extending their home, and the couples

agreed to join forces and put in a twinned planning application that would demonstrate a balanced approach to the development of the first floor of each home. 'Although we were initially rejected, we gained permission on appeal because we were able to show that the rear of the houses couldn't be seen from the road,' says Kate. Designed by Architecture For London, each of the period properties features a two-storey extension to the rear and a single-storey side extension with a glazed roof, which has opened up the ground floor layout and brought additional light into the back. 'Although identical in size, the two extensions are different in design, both internally and externally, to allow each couple to express their own individuality,' explains Matt McKenna of Architecture For London. Kate and Ben's choice of polished concrete flooring and contemporary slate cladding for the angular, garden-facing facade of their ground floor extension



PROJECT PROFILE 2

Names Neil Shelford and Rohan Pynor
Location Tower Hamlets, east London
Property Victorian mid-terrace
Type of extension Two-storey rear and ground floor side infill
Extension size 18sqm (plus refurbishment of existing 91sqm house)
Reason for extending To increase the size of the rear bedroom on the first floor and create a larger kitchen on the ground floor
Build cost £200,000 (includes cost of refurbishment), excluding VAT

above left Kate and Ben's extension is set two steps lower than the original room at the front of the house to gain around 45cm of head height

above Modern glazing maximises natural light in Neil and Rohan's extended space

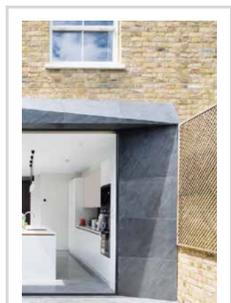
left Planning permission for the double project was granted on the condition that the extensions could not be seen from the street



CASE STUDY | Multi-height

contrasts with the more traditional appearance of Neil and Rohan's brick-built addition. While planning negotiations may have been the motivation for uniting on the scheme, the couples have benefited from cost-saving measures during the design and construction phases. 'Both extensions were built simultaneously by the same contractor, meaning they could share a site manager. There were also further efficiencies in labour and material ordering,' says McKenna. 'However, each homeowner had their own contract to ensure they were kept as two separate projects.' 'Although ours is a unique situation, we've shown how working with your neighbours can have great benefits,' says Kate. 'And even though we pooled our resources, we still had the freedom to create the style of space that would suit our individual needs.' GD

above Neil and Rohan's open-plan kitchen features resin flooring with bespoke quartzite worktops, creating a contemporary, streamlined scheme



SPOTLIGHT ON

MODERN MATERIAL

This striking slate cladding is made up of thin stone veneer sheets that are lightweight and flexible, making it a suitable alternative where typically heavy stone cladding isn't viable. Appropriate for indoor and outdoor use, it's thin enough to be easily cut on site and is quick and easy to install. Available in 18 different finishes, it costs from around £52.80 per sqm, from Real Stone Cladding (01324 334 990; realstonecladding.co.uk).

SUPPLIERS

- ❖ **PROJECT TEAM**
Architect Architecture For London (020 3637 4236; architectureforlondon.com)
Engineer Blue Engineering (020 7247 2811; blueengineering.co.uk)
Contractor Get Turner (020 7739 0044; getturner.co.uk)
- ❖ **STRUCTURE**
Sliding doors and skylight Sunvista at Compass Glass (020 8946 8080; compassglass.co.uk)
Concrete floor Steyson Granolithic Contractors (020 8553 2636; steysonconcretefloors.co.uk)
Resin floor Sensa Floors (020 8969 0183; sensafloors.co.uk)
- ❖ **FIXTURES & FITTINGS**
Timber flooring Reeve Wood (01553 776 835; reevewood.com)
Joinery LB Construct (lbconstruct.co.uk)

EXTENSION PLAN

