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# Transform ARCHITECTS

BESPOKE RESIDENTIAL / DISABILITY ARCHITECTS

NO. 4 MAY 2020



## BEFORE & AFTER

The transformation of older properties | 03

## RECENTLY COMPLETED

Check out some of our recently completed projects, not yet featured on our website | 09

## COVID 19 & CONSTRUCTION

Important points to note before you start any building works | 11



- 03 Before & After
- 05 Work In Progress - Design
- 07 Work In Progress - Onsite
- 09 Recently Completed Projects
- 11 Covid 19 & Construction Projects
- 13 Disability Inclusive Design
- 15 Avoid Common Mistakes In Room Design
- 17 About Us
- 19 Useful Links



TRANSFORMED

# Before & After

Known as "Full Makeover", we designed a contemporary makeover and refurbishment with extensions and internal alterations to create new and improved spaces.

At a cost of circa £300,000. Features include: Above standard insulation, open plan kitchen/dining/lounge, cedar/render/stone/corten steel cladding and black aluminium windows / doors, a new roof and a new front drive.

LABC Building Excellence Awards 2019 (South Yorkshire and Humberside)

WINNER – Best Extension or Alteration to an Existing Home

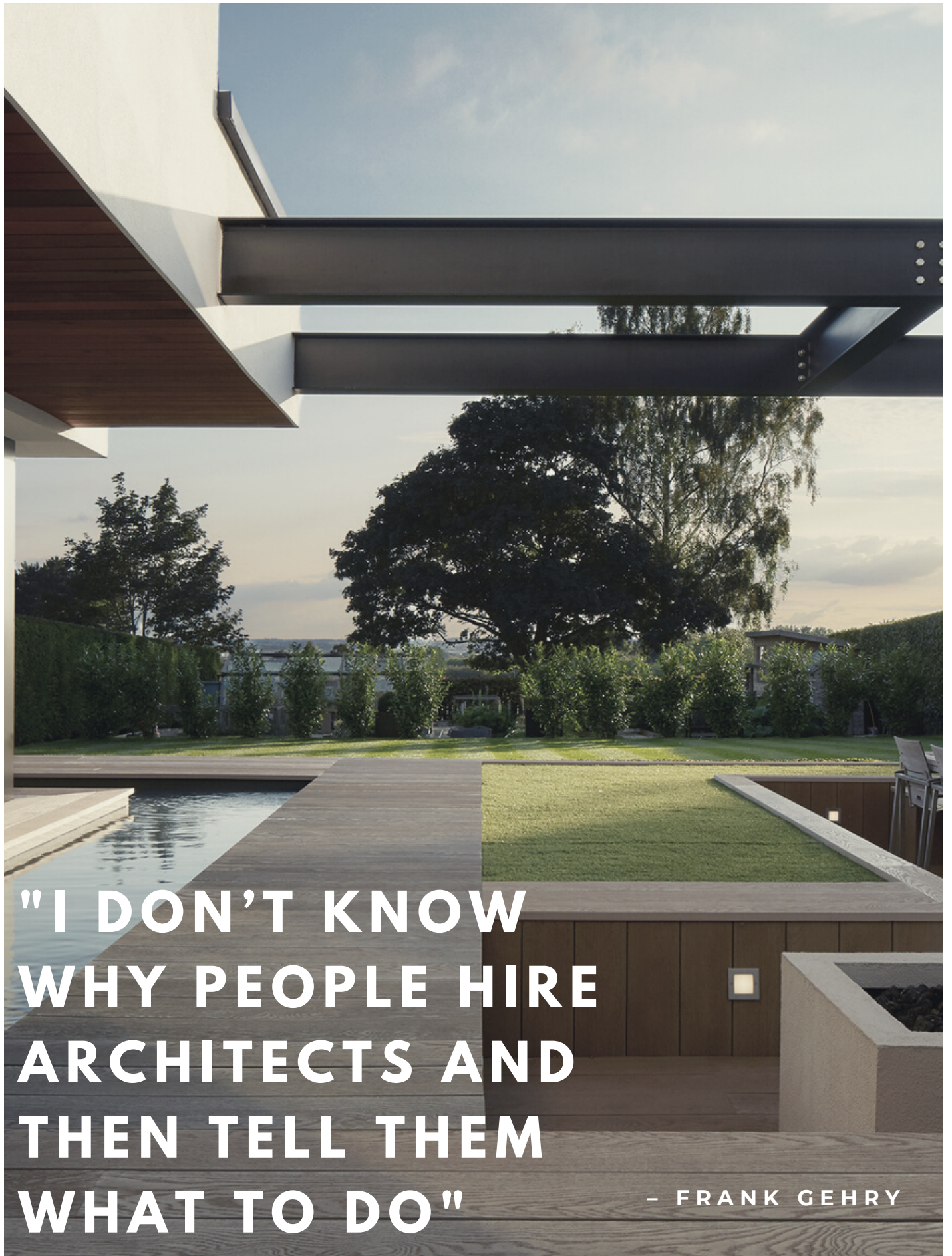


Transform | 03

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**"I DON'T KNOW  
WHY PEOPLE HIRE  
ARCHITECTS AND  
THEN TELL THEM  
WHAT TO DO"**

**- FRANK GEHRY**

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# Work In Progress

## 01: New Build Dwelling: Wakefield

The existing detached dwelling has disability wheelchair accessible adaptations and extensions in the form of a single storey rear extension, side extension and alterations to the levels of the existing drive to provide suitable access.

Details: Planning granted - May 2019

- 70 sqm in total size (755 sq ft)

## 02: Extensions & Alterations: Knaresborough

To construct a new sustainable replacement larger dwelling in a similar position to the existing dwelling.

Details: Planning granted - October 2019

- 220 sqm increase in size, total size 635 sqm (6,835 sq ft)
- 6 Bedrooms (All ensuite)
- Gym / cinema room / open plan living space / study / lounge

## 03: Extensions & Alterations: Kirk Smeaton

The existing detached dwelling is having a single storey side / rear extension with internal alterations and a detached external garage.

Details: Planning pending - May 2020

- 140 sqm in total size (1,505 sq ft)
- Open plan living space / study / lounge
- Garage

Transform | 05





– LOUIS KAHN

**"THE SUN NEVER KNEW  
HOW GREAT IT WAS  
UNTIL IT STRUCK THE  
SIDE OF A BUILDING"**

ONSITE

# Work In Progress

## 01: New Build Dwelling: Barnsley

Demolition of the existing 190 sqm (2,045 sq ft) bungalow with a replacement dwelling.

Details: Completion - June 2020

- 490 sqm in total size (5,275 sq ft)
- Open plan living space / snug / study
- 4 Bedrooms (All ensuite)
- Swimming pool (Sauna / Steam room)
- Games room
- Gym
- Large ground floor external terrace

## 02: Extensions & Alterations:

### Pontefract

The existing detached dwelling has disability wheelchair accessible adaptations and extensions in the form of a single storey rear extension, side extension and alterations to the levels of the existing drive to provide suitable access.

Details: Completion - June 2020

- 105 sqm of new extension (1,130 sq ft)

## 03: Extensions & Alterations: Bradford

The existing detached dwelling has a rear single storey extension and the demolition of the existing conservatory.

Details: Completion - May 2020

- 40 sqm of new extensions (420 sq ft)
- Open plan living space
- Feature fireplace

Transform | 07





**"I BELIEVE THE  
WAY THAT  
PEOPLE LIVE CAN  
BE DIRECTED A  
LITTLE BY  
ARCHITECTURE"**

**- TADAO ANDO**

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COMPLETED

# Recently Completed Projects

## 01: Extensions & Alterations: Surrey

The existing detached dwelling has a new disability wheelchair accessible single / two storey front, rear and side extension. An extension of the rear raised terrace patio area and internal alterations.

The building fabric has upgraded insulation, larch cladding and silicone render.

Details: Completed - October 2019

- 120 sqm in total (1,290 sq ft)

## 02: Extensions & Alterations: Leeds

The existing detached dwelling has rear extensions to the first floor and an external makeover, with an independent granny annex attached to the existing garage within the front garden.

Details: Completed - February 2019

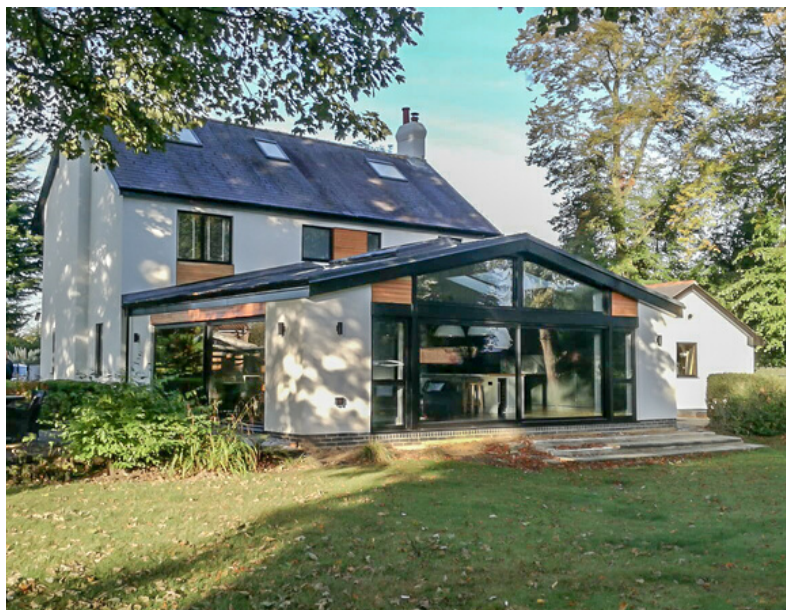
- 60 sqm in total (645 sq ft)

## 03: Extensions & Alterations: York

The existing detached dwelling has a new larger replacement rear single storey open soffit extension creating an open plan kitchen, dining and lounge space with extensive views out to the garden.

Details: Completed - February 2019

- 50 sqm in total (538 sq ft)



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**"MY ARCHITECTURE IS  
EASY TO UNDERSTAND  
AND ENJOY, I HOPE IT  
ALSO IS HARD TO  
FORGET"**

**— OSCAR**

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# Covid 19 & Construction Projects

## 01: Having Work In Your Home

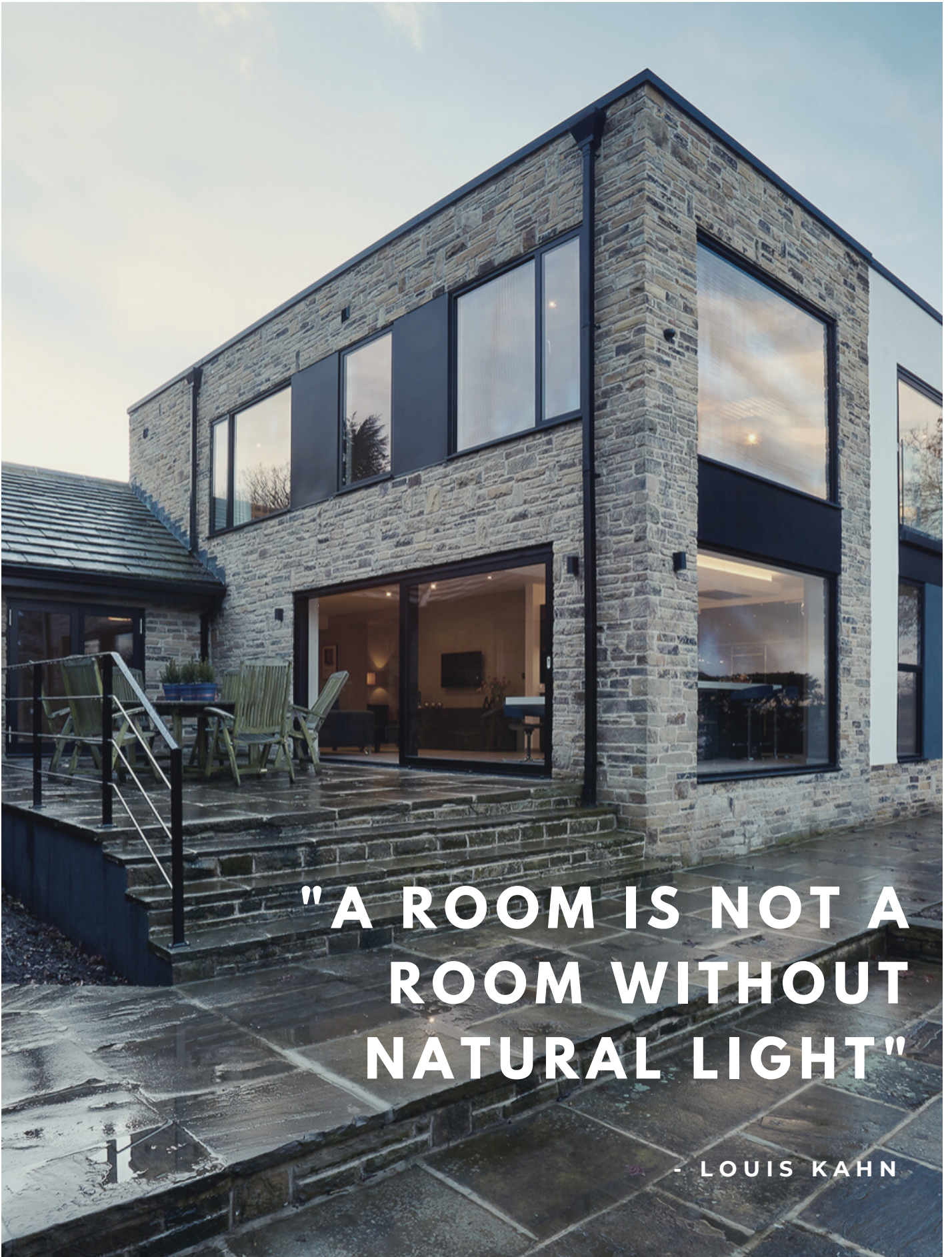
- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think about doing it another time.
- If you're self-isolating or someone in your home is at risk, traders should only come if it's an emergency.

## 02: Rules For Construction projects

### Quick Guide:

- Works in people's homes can continue if they count as essential repairs and maintenance.
- Trades can continue to work providing they are well and have no symptoms.
- Regular hand washing and the 2m social distancing rule must be observed.
- Working areas (including vehicles and machinery) should be kept well-ventilated.
- No work should be carried out in households that are isolating or where an individual is being shielded, unless that work is to remedy a direct safety risk.
- You should limit your site to as a few workers as possible.
- Materials should be handled in a way that reduces touch points between workers.





**"A ROOM IS NOT A  
ROOM WITHOUT  
NATURAL LIGHT"**

**- LOUIS KAHN**

Transform | 12

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# Disability Inclusive Design

## 01: What are disability feasibility studies?

Assessing someone's actual needs that must be met for now and the future - often undertaken by medically trained and qualified staff. These studies help the case settlement evidence with regards to future needs.

## 02: What are accessibility assessments?

Assessing an existing property prior to purchase or already purchased to establish the extent of what can be achieved and how it can be achieved, quite often undertaken by an occupational therapist.

## 03: What are suitability reports for litigation?

Assessing an end user's needs against different properties during litigation to find a property that, in principle, can be adapted, or a site big enough and at the correct cost to knock down and start again. These are also required for case settlement evidence.





**"WE SHAPE OUR  
BUILDINGS;  
THEREAFTER THEY  
SHAPE US"**

**- WINSTON CHURCHILL**



# Avoid Common Mistakes in Room Design



## Garage:

The number one question to ask yourself about your garage is what you will store in there.

Although garages are predominantly used for vehicles, without careful planning, hobbies, collectables, and plain old junk may end up in the garage, with the vehicles parked outside.

## How to avoid common garage mistakes:

- Based on the sizes of the vehicles you drive, plan a garage door opening wide enough to avoid knocking off side mirrors.
- For aesthetic purposes, even if you have different size vehicles, keep all garage doors the same size.
- If you keep a storage or other rack on top of your car, select a taller garage door to avoid damaging the item you are carrying or damaging the garage if you forget about the rack.
- Many security companies advise limiting the number of doors entering your home. If you can enter your home from the garage, you should have an exterior grade secure door in the garage.
- If you do not want someone to be able to look through a window and see if your vehicle is parked in the garage, avoid windows on your garage door or garage walls. Make sure any windows are high enough to prevent someone from seeing through them, or install a window covering.
- If you will have more than one door from the garage into your home, you will want controls to operate the garage doors at each location.
- Ensure you have an adequate consumer unit and power sockets within the garage for additional fridges, freezers or dryers etc.
- Ensure your garage door motor is positioned high enough so that it does not clash with your vehicle. Ideally if space is tight order a low headroom gear motor to maximise your limited height.



**"TO CREATE, ONE  
MUST FIRST  
QUESTION  
EVERYTHING"**

**- EILEEN GRAY**

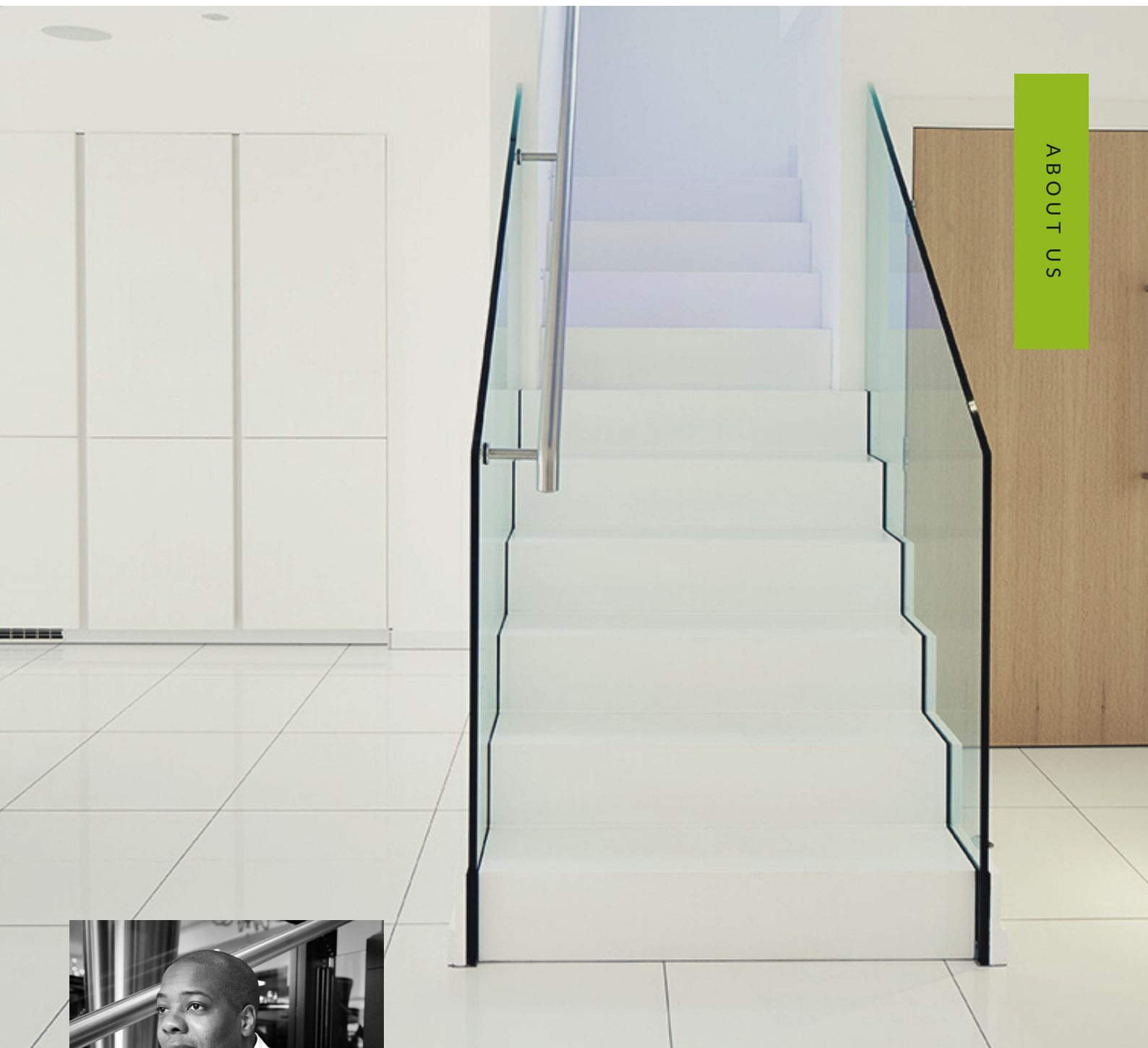
Transform | 16

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**MARTIN BELL**  
**RIBA Chartered Architect**  
**Managing Director**

Martin designs all the schemes and oversees all aspects of Transform Architects ensuring consistent design and delivery on every project.

**Click For C.V.**

**Bespoke Residential / Disability Architects.**

Transform Architects is an RIBA Chartered Practice that specialises in contemporary self builds / extensions / disability adaptations and makeovers.

Family run and established in 2004, we enable our clients to recognize

what they want, visualise what it will look like, understand the costs, make Important design / specification decisions and oversee the contractual work until the project is completed.

Working with us is like having a sole practitioner with a great support team, ensuring consistent design and delivery on every project.





**"RECOGNIZING THE  
NEED IS THE  
PRIMARY CONDITION  
FOR DESIGN"**

– CHARLES EAMES



# USEFUL

## LINKS TO USEFUL RESOURCES OR HELPFUL INFORMATION

While we do our best to provide you with helpful, trustworthy resources.

Transform Architects cannot endorse, approve, or guarantee information, products, services, or recommendations provided at a third-party websites if you click on the links provided.

### Planning portal:

[www.planningportal.co.uk](http://www.planningportal.co.uk)

### Find a planning consultant:

<https://www.rtpiconsultants.co.uk>

### Find a builder:

<https://www.fmb.org.uk/>

### Find an ecologist:

<https://cieem.net/>

### Guide to building regulations:

<https://www.labc.co.uk/homeowners/getting-started-your-building-project>

### Find inspiration and ideas your project and save them to a scrapbook:

<https://www.pinterest.co.uk/>  
<https://www.houzz.co.uk/>

### House projects visual reference:

<https://homeadore.com/>  
<https://www.archdaily.com/>



FEEL FREE TO SHARE ME WITH  
FRIENDS AND FAMILY...

THANK YOU FOR  
TAKING THE TIME  
TO READ ME.

NEXT ISSUE OUT MAY 31 2020

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