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# Transform ARCHITECTS

LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO. 6 AUGUST 2020



## BEFORE & AFTER

The transformation of older properties | 03

## RECENTLY COMPLETED

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## COVID 19 & CONSTRUCTION

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TRANSFORMED

# Before & After

Location: Barnsley

At a cost of circa £150,000, excluding the kitchen and utility.

The brief was to design and manage the extension with a main building contractor.

The works:

New garden room, utility space and a larger kitchen / dining space.

The scheme involved an infill rear extension, new external windows / doors, silicone rendering of the external facade, new roof tiles, new fascias / soffits / gutters / down pipes and the addition of cedar (wood look) cladding.



Transform | 03



"DESIGN IS NOT FOR  
PHILOSOPHY ITS FOR  
LIFE."

- ISSEY MIYAKE



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# Before & Afters

A selection of before and after transformation projects:

There is no average cost as all the projects are totally different, some have lots of extension work, others taken back to brickwork and internally brought up to specification.

Our projects typically start at £175k upwards subject to what the clients are looking to do. The bulk of the projects on our Instagram are £250k plus vat, excluding kitchens and bathrooms.



before



after



before



after



before



after



before



after



before



after



before



after


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"THINKING ABOUT  
DESIGN IS HARD, BUT  
NOT THINKING ABOUT IT  
CAN BE DISASTROUS."

– RALPH CAPLAN



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 - August 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: Accessible External & Internal Alterations: Chorley

The existing detached bungalow has a single storey conservatory replacement extension and internal alterations for wheelchair accessibility.

Details: Completion - August 2020

- No extensions
- Wheelchair accessible bungalow
- 6 Bedrooms (2 ensuite + 1 house bathroom)

## 03: 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 - August 2020

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

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# "DESIGN IS THE INTERMEDIARY BETWEEN INFORMATION AND UNDERSTANDING."

HANS HOFMANN



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COMPLETED

# Recently Completed Project

Location: Manchester

At a cost of circa £900,000, including fully wheelchair accessible kitchen and bathroom.

The brief was to design and manage the build with a main building contractor on this steeply sloping site. We created a four bedroom fully wheelchair accessible dwelling with a specialist designed, bedroom, bathroom and therapy room.

New Build Dwelling - Fully Wheelchair Accessible Home:

First Floor Area: 80.09 sqm

Ground Floor Area: 230.58 sqm

Total size: 310.67 sqm







"SIMPLICITY, CARRIED TO  
AN EXTREME, BECOMES  
ELEGANCE."

— JOHN FRANKLIN



# Covid 19 & Construction Projects

## 01: Having Work In Your Home

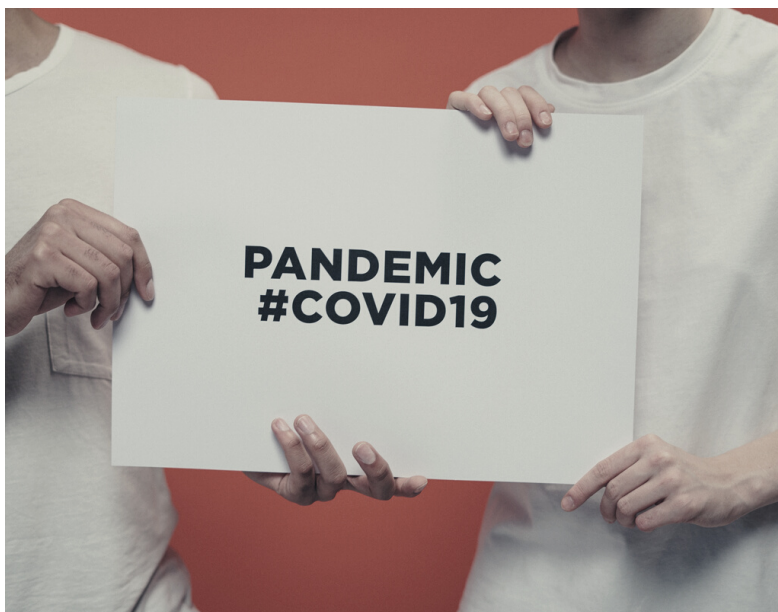
- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think 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.

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**"THE FUNCTION OF  
DESIGN IS LETTING  
DESIGN FUNCTION."**

**- MICHA COMMEREN**



# Disability Inclusive Design

## Principles of good adaptation design:

- Incorporating the views of the disabled user and the family.
- Having fully inclusive communication involving the disabled person, occupational therapist, designer, and housing providers.
- Giving a clear specification to meet the needs of the user.
- Promoting independence, privacy and safety through good environmental design.
- Offering options through innovative design, within financial constraints.
- Efficiency and effectiveness – the design should have a positive outcome for the user and be achieved rapidly and cost effectively.
- It is often a requirement for your needs to be assessed by an occupational therapist.

## Key design criteria:

- Being functional.
- Being affordable.
- Look good.
- In keeping with current accessible design practice.

## Measures of success:

- Improved independence in daily living activities.
- Enhanced levels of safety.
- Maintaining links with family, friends and neighbours.
- Improved sense of security.
- Reduction of physical effort by carers.
- Enhanced privacy and dignity.







**"EVERY GREAT DESIGN  
BEGINS WITH AN EVEN  
BETTER STORY."**

— LORINDA MAMO



# Avoid Common Mistakes in Room Design



## Home Gym:

The design of your home gym revolves around the amount of equipment and the weight and size of the equipment you will use.

Another factor is whether this room may be converted into a bedroom at a later date.

An exercise room can be simple with a single cardio machine or an elaborate one that resembles the local fitness centre.

You'll want to consider your needs carefully to create the exercise room that fits your lifestyle.

## How to avoid common home gym mistakes:

- For all equipment, request specification sheets indicating the dimensions, weight, electrical specifications / locations and placement requirements.
- Be aware of the noise and vibration generated by exercise equipment. You need a specification for additional sound and vibration insulation.
- Specify on the floor plans where reinforcement is needed for hanging exercise equipment from the ceiling or wall (such as punching bag, chin-up bar, or ballet bar) and for placing heavy equipment on the floor. Sometimes the floor needs to be reinforced to handle the weight load.
- Determine the size of your stretching area by the number of people who will be using the area to stretch at the same time.
- Determine the size and height of a jump rope area. Will more than one person jump rope at the same time?
- Natural light increases your training drive. Allow as much natural light as possible in your exercise room, whether from windows or skylights.
- Too much glare and direct sunlight from windows and skylights can be an annoyance when working out. Discuss types of window treatments that will maximise sunlight but cut the glare. And if you use a television or DVD player, position it so that sunlight won't obscure the screen.
- You will need built-in cabinets, open shelves, or a piece of furniture to store all small exercise equipment.
- Carefully position light fittings so that light will not shine directly into your eyes when you are on your back using equipment or stretching.
- Discuss your requirements appropriate ventilation or an air purifier system for the room.

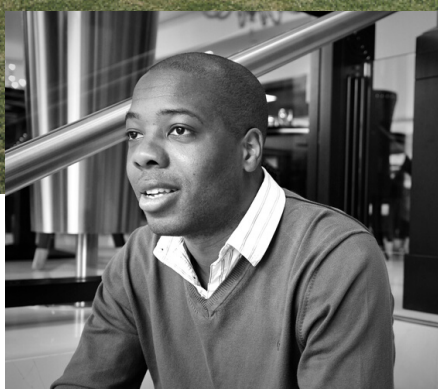


"THE LIFE OF A DESIGNER  
IS A LIFE AGAINST THE  
UGLINESS."

– MASSIMO VIGNELLI







**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.](#)**

## Luxury 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.

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# "DESIGN IS THINKING MADE VISUAL."

– SAUL BASS



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# 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/>





THANK YOU FOR  
TAKING THE TIME  
TO READ ME.

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

NEXT ISSUE OUT SEPTEMBER 01 2020