

Real Homes  
INSPIRATION

# YOUR GUIDE TO TWO-STOREY EXTENSIONS

A two-storey extension not only gives you more space, it could be more cost-effective than moving house. Here's how to get yours right...

FEATURE LUCY SEARLE

## SYMPATHETIC APPROACH

The owners of this house in south-west London asked Granit Architecture + Interiors to transform their late Victorian, semi-detached house into a contemporary family home. 'At ground floor level, an extension to the rear and side created the space for a new kitchen, a utility room, full-sized larder and a WC,' explains architect Tim Palgrave. 'On the first floor, the layout was changed to allow for an enlarged family bathroom, three double bedrooms and a single bedroom. Clear distinction was made between the retained Victorian front of the house, and the new modern rear of the property, although continuity of materials throughout and the continuation of existing features, such as the red brick, ensure the extension is an evolution, not a revolution.' The two-storey extension cost £240,000, including glazing. ➤





# EXTENSION FACT FILE

## THE COST

Adding two storeys is more cost-effective than building a single-storey extension because the cost of the foundations and roof doesn't increase, bringing down the price of the build per square metre. Labour costs vary across the UK – and the design, build spec and materials you choose will affect the final price – but expect to pay from around £1,500 per square metre, excluding project management fees.

## PLANNING RULES

A two-storey extension may qualify as permitted development, meaning no planning permission is required, providing it is: no closer than seven metres to your rear boundary; isn't taller than the highest part of your roof; doesn't extend more than three metres beyond the rear wall of your home; and is built in materials to match the original house. Turn to page 127 for everything you need to know about planning permission.

## BUILDING REGULATIONS

All building work must comply with the relevant building regulations, and be signed off by an approved building control inspector. Find out more at [planningportal.co.uk](http://planningportal.co.uk).

## THE RIGHT LOCATION

The best place to extend is within an otherwise underused space. This might be a side return or the back of a property. You could also dig down into the basement and build upwards, so only one additional storey is visible from the outside – although this will be more costly. And always ensure the build doesn't compromise the size of your garden too much.

## DESIGN DETAILS

The style, proportions and materials used for your extension may be limited by what your local authority will agree to. An experienced architect will be able to advise what you can and can't do. Victorian and Edwardian houses tend to suit both contrasting modern and complementing traditional extensions; homes built from the 1930s onwards, however, usually suit a more contemporary approach. ►



## CREATING CONTRAST

Transforming this traditional north London semi-detached house into a light-filled, spacious home by improving the internal and external spaces was the brief given to Coupdeville architects. The solution was to create a two-storey side extension to the property, which became the new entrance and circulation area, and to replace an ugly conservatory with a new, solid-roofed structure. Inside, the result is a large, bright, open-plan living area downstairs that's better connected with the garden. Outside, the wood cladding creates a textured, contemporary contrast to the period brickwork, and complements the timber garage doors on the opposite side of the house. The extension cost £75,000.



## SPLIT-LEVEL ADDITION

Architects at Selencky Parsons were asked to undertake a complete refurbishment, loft conversion and two-storey rear extension for this home in south-east London. 'The two-storey rear extension creates an open, social space, which includes kitchen, dining, study and relaxing areas at ground level,' says architect David Parsons. 'There is a further modest extension to the family bathroom on the first floor to allow for a separate bath and shower. The design was determined by the sloped site and the desire to break down the effect of the extension on neighbouring properties. To integrate the ground floor with the garden, which was much lower, a split plan was designed where the kitchen remained at the existing ground level while the dining and study spaces are lower and open out to the garden. The roof of the ground-floor extension was split and lowered over half of the space, which in turn allowed the insertion of clerestory windows that bring in light and sky views.' The project cost around £200,000.



## BEAUTIFUL BOX

This two-storey extension was part of a whole home makeover, including the exterior transformation of this West Yorkshire house. 'The brief was to create a contemporary extension that took advantage of the views from both aspects,' says architect Martin Bell of Transform Architects. 'We did a wrap-around extension with vertical cedar cladding, white and grey through-colour render and black aluminium windows and doors. On the ground floor, there is open-plan living, with a contemporary kitchen and music room. Upstairs, is a bedroom that makes the most of the views.' It cost £300,000. ▶







## INDOOR-OUTDOOR LINK

This owners of this modest London home wanted to extend their property without losing too much of their garden, so compromised with a fully-glazed 1.5-storey extension that has a roof terrace. Downstairs, the bespoke glazed, aluminium-framed, glass-box extension with sliding doors was added to create a larger living space and link to the garden. On the first floor, the master bedroom has been transformed with matching sliding glazed doors leading on to the sunny roof terrace. The slim glazing frames are powder-coated in steel grey with self-cleaning glass. Similar structures, including two sets of sliding doors on each level, an open-plan glass box extension and a roof terrace of toughened glass, are available from £32,000, by Apropos. ►





## DOUBLE-HEIGHT GLAZING

This award-winning double-storey glass extension in London was part of a whole home revamp, with swathes of glazing both upstairs and down, creating a bright, open space that's intimately connected to the garden. Bi-folding doors at ground floor level open up to the garden. Inside, there is an open-plan living, dining-kitchen space. On the first floor, an extension with a glazed roof creates a light-filled living space. Double-glazed doors open on to a glazed Juliette balcony to heighten the indoor-outdoor appeal all year round. Similar structures are available from £40,000 at Aprops.



## FOCAL FEATURE

This terraced house has been imaginatively enlarged with a double-storey extension. On the ground floor, there is an extended living space, but the new glazed room upstairs is the focal point of the redesign. 'On the first floor, a dining room extension has been created using structural glazing and a set of patio doors, which lead onto a roof terrace,' explains architect and director of Trombé, Andrew Sale. 'The main features of this project are the large frameless picture window and the pitched frameless glass roof supported by laminated glass beams. The roof glass appears to be frosted, but is actually switchable glass that provides the owners with privacy from an overlooking neighbour.' The project cost around £144,000. 🏠

