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# Transform ARCHITECTS

BESPOKE RESIDENTIAL / DISABILITY ARCHITECTS

NO. 2 FEBRUARY 2020



## BEFORE & AFTER

The transformation of older properties | 03

## RECENTLY COMPLETED

Check out some of our recently completed projects | 09

## KITCHEN DESIGN TIPS

Five important points to note before you complete the design of your kitchen | 11





- 03 Before & After
- 05 Work In Progress - Design
- 07 Work In Progress - Onsite
- 09 Recently Completed Projects
- 11 Kitchen Design Tips
- 13 Disability Inclusive Design
- 15 Home Cladding Design
- 17 About Us
- 19 Useful Links





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# Before & After

Known as "New life," we designed a contemporary makeover and refurbishment with side and rear extensions and internal alterations to create new and improved spaces.

At a cost of circa £300,000, the brief was to remodel and refurbish an existing house built in the 1930s to create a contemporary four-bedroom dwelling. Below is the rear view after and before.

The transformation included taking the existing dwelling back to the original brick internal walls and starting again with a much improved internal layout and external facade design.



Transform | 03





"GOOD DESIGN IS LIKE A  
REFRIGERATOR — WHEN  
IT WORKS, NO ONE  
NOTICES, BUT WHEN IT  
DOESN'T, IT SURE  
STINKS."

— IRENE AU



# Work In Progress

## 01: New Build Dwelling: Stockport

Demolition of the existing 240 metre cubed bungalow in greenbelt with a replacement dwelling.

Details: Planning granted - Jan 2020

- 635 metre cubed in total size
- Open plan living space / lounge / formal lounge / home office
- 4 Bedrooms (All ensuite)
- Greenbelt site

## 02: Extensions & Alterations: York

The existing four bedroom detached dwelling has planning for a rear / side single storey contemporary extension.

Details: Planning granted - September 2019

- Existing 141 sqm / Proposed 205 sqm
- Open plan kitchen / lounge / informal dining & a utility.

## 03: Extensions & Alterations: Leeds

The existing detached dwelling is proposing front and rear dormer extensions, internal alterations to create six bedrooms (one above the existing garage) and a new triple garage with a granny annexe above.

Details: Planning granted - January 2020

- Existing 435 sqm / Proposed 635 sqm
- Open plan living space / study / lounge

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**"DESIGN IS NOT JUST  
WHAT IT LOOKS LIKE  
AND FEELS LIKE. DESIGN  
IS HOW IT WORKS."**

**- STEVE JOBS**





# 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 - May 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 - April 2020

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

## 03: Extensions & Alterations: Bradford

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

Details: Completion - April 2020

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

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# "CREATIVITY IS NOTHING BUT A MIND SET FREE."

- TORRIE T. ASAI



Transform | 08

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# Recently Completed Projects

## 01: Extensions & Alterations: Wakefield

The existing detached dwelling has a rear two storey oak framed / structural glass extension and demolition of the existing single storey garden room.

Details: Completed - June 2019

- 36 sqm in total
- Open plan living space
- Garden room with access from the first floor bedroom

## 02: Extensions & Alterations: Knaresborough

The existing five bedroomed detached bungalow has a rear dormer extension with internal and external changes.

Details: Completed - December 2019

- 10 sqm of new extensions
- Open plan kitchen / dining space
- 5 Bedrooms (2 ensuite + 1 house bathroom)

## 03: New Build in Greenbelt: Doncaster

Demolition of the existing 322 sqm (3,466 sq ft) bungalow with a replacement dwelling.

Details: Completion - Aug 2019

- 895 sqm in total size (9,633 sq ft)
- Open plan kitchen / living / dining space
- Home office / 4 Bedrooms (All ensuite)
- Basement with Gym / storage / plant room

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**"THE ROLE OF THE  
DESIGNER IS THAT OF  
A GOOD, THOUGHTFUL  
HOST ANTICIPATING  
THE NEEDS OF HIS  
GUESTS."**

**– CHARLES EAMES**





# Kitchen Design Tips

## 01: Plumbed in appliance locations:

Locate sinks and plumbed-in appliances where waste pipes can get to the drains. Usually this means placing them against an external wall.

## 02: Work surfaces:

Leave work surface space either side of the sink, the hob and the fridge, all of which should be reasonably close to each other.

## 03: Kitchen extraction:

Locate cooker extraction hoods against an outside wall where exhaust fumes can be evacuated. Other options are recirculating extraction hoods with carbon filters or downdraft extraction through the floor from an island.

## 04: Location of appliances:

Do not place a fridge or freezer next to or under a heat source, eg hob, cooker and /or radiator.

## 05: Wall cupboards:

Don't put wall cupboards over the sink. Sinks typically go under windows as this will generally be the most practical location.

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**"CREATIVITY IS  
NOTHING BUT THE  
WAY TO SOLVE NEW  
PROBLEMS."**

**- UNKNOWN**



# Disability Inclusive Design

## Adaptations:

The types of adaptation you require depends on your injury or disability, as well as the level and kind of assistance that you need on a day-to-day basis.

It is often a requirement for your needs to be assessed by an occupational therapist.

Some of the common adaptations that can be made to a home include:

- Widening doors (minor)
- Accessible window openings (minor)
- Installing vertical lifts (major)
- Room extensions (major)
- Installing stairlifts (major)
- Ceiling track hoists (major)
- Redevelopment to new open-plan, freeflowing space (major)
- A new accessible kitchen (major)
- Special baths (minor)
- Special toilets (minor)
- Provision of non-slip surfaces (minor)
- Accessible wet room (major)
- Widening paths (minor)
- Installing ramps (minor)







**"MAKE IT SIMPLE,  
BUT SIGNIFICANT."**

**- DON DRAPER**



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# Home Cladding Design

## 01: Aluminium Cladding

Aluminium panels are lightweight cladding panels ideal for external facades. They are typically 2/3mm thick preformed panels in a Ral colour to suit the project application.

Our feature images are black 9005 and have an OSB3 site formed structure for bonding the aluminium to. Starting at £50 - £90 per sqm exc vat.

## 02: British Western Red Cedar Cladding

British Western Red Cedar would be the best choice for your cladding project if:

- You value a local, British grown, low carbon impact product
- Budget is a deciding factor You are looking for a consistent, paler colour across all boards
- You do not want a patchy look whilst your Cedar weathers
- You want character in your cladding – i.e. knots and grain to show that it is a natural product
- Starting at £35 per sqm exc vat

## 03: Stone Cladding

Natural stone cladding panels generally come in various sizes dependent on particular panel. Panel thickness varies from 35-40 mm in stone panel system. These interior and exterior wall cladding panels are easy to install and virtually maintenance free.

Starting at £28 per sqm exc vat.

Transform | 15







"WHITESPACE IS LIKE  
AIR: IT IS NECESSARY  
FOR DESIGN TO  
BREATHE."  
— WOJCIECH ZIELIŃSKI





**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.







**"PEOPLE IGNORE  
DESIGNS THAT  
IGNORE PEOPLE."**

– FRANK CHIMERO



# 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 MARCH 31 2020**