

From Shabby to Chic

Homeowners: Mr and Mrs Bailey
Location: Sleaford
Build time: 12 months
Build cost: £260,000

The homeowners of this existing bungalow were keen to create something contemporary, having previously completed several self-build projects. Working closely with Martin Bell of Transform Architects, a design was worked up to introduce a large wrap-around two-storey extension encasing the existing bungalow.

While the initial plan was for the new extension to be of masonry construction, the resulting structure was constructed in timber frame. "To produce a design that met our requirements and was affordable, a change in construction methods was necessary," explain the homeowners. "We were able to remove some existing walls, and also the use of attic trusses to replace the substandard purlin/rafter construction on the original bungalow has provided usable and accessible attic storage which will provide for safe access in our later years."

Part of the design was to maximise solar gain from the new large expanses of glass incorporated into the southern elevation, and to over-specify the amount of insulation installed to compensate for the original part of the building, which was retained. It was considered that a high-specification oil-fired boiler running radiators with individual thermostatic radiator valves would satisfy the heating requirement sustainably. Meanwhile, high-specification doors and windows, plus triple-glazed rooflights, were installed and together with a well-constructed timber frame, air loss has been minimised. "Although it is early days, current estimates show that there has been at least a 50% reduction in oil used in a building which is nearly 50% larger," say the homeowners.

Externally, the property has been radically modernised by updating the palette of materials to include cedar cladding and white and grey through-coloured render and brick slips. The original roof tiles have also been replaced, as have the windows – the new ones are made of aluminium.

Design Masterclass: Ordinary to Extraordinary

Estate, developer and post-war homes, while functional, are rarely of great architectural merit. Neil Turner explores the clever design tweaks that can transform these ordinary properties

Britain has seen a vast increase in its housing stock since the 1950s, but a common complaint is that these homes lack character, space and fail to suit modern living. Yet, lo and behold, these houses can provide a perfect starting point for creating your dream home.

While post-war houses may lack the detail, height or even solidity of their Victorian counterparts, they are, in many ways, far easier to improve and alter. Unlike period homes where homeowners are often reluctant to alter original features such as windows or fireplaces, you're presented with much more of a blank canvas. So, how do you go about giving an estate or developer house a makeover?

Upgrade the Exterior

Many late 20th-century houses are quite conservative in their design and don't really fit in with the period in which they were built. In the 1950s and '60s, simple elegant houses were produced; from the 1970s onwards we have seen poor pastiche copies of earlier design periods. It's only in the last 20 years that major housing developers have started to look to build mass-produced modern designs, yet much of the new housing stock is simply dull.

We watch the TV shows with the dramatic new builds and want to add a little of that architectural flair to our own homes. As a result, my design practice is seeing more clients asking to reclad their homes to give it an entirely new character. ➤



A Radical Remodel

Thanks to the impressive design from Transform Architects, the existing bungalow (shown left) is a far cry from the striking home which now stands on the plot, unrecognisable thanks to a new two-storey rear extension and a palette of modern materials which now clad the façade.