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Homebuilding & Renovating

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April 2016 | £4.50

QUICK GLIMPSE

LET THERE BE LIGHT



Located on a tight site in Esher, Surrey, the extension and re-model of this pretty cottage needed a sensitive approach.

When the homeowners of this once small and poorly laid out two bedroom home approached architect Michael Phillips of Phillips Tracey Architects, they were looking not just for a way to increase the number of bedrooms in the house, but also a way of pulling more natural light into the centre of the floorplan and creating a more open aspect to the garden.

Situated in a Conservation Area, the planners required that the original cottage be retained and that any extension should 'preserve and enhance the location'.

The new extension was created using blockwork walls and a StoTherm insulated external render system. To tie the extension in with the original building, as well as the surrounding properties, original pantiles were reused for part of the roof, whilst zinc was specified for the roof of the single storey element.

The finished house now has three bedrooms, with one bedroom and a study area being located on the second floor within the roof space.



Bringing in the Light

The layout has been designed so that the main living spaces and kitchen receive plenty of natural light from the new patio doors and rooflights, while rooms such as the utility are located in the centre of the house. Clever finishing touches such as built-in downstairs storage (above) and shelving (left) help maximise space, while the large limestone flags throughout create a sense of flow

QUICK GLIMPSE

The need for more natural light was paramount to the project and the new layout very much takes this into account. Large rooflights bring light into the second floor, while the remodelled layout places 'service rooms' such as the bathrooms, cloakroom and utility in the centre of the plan in order that the reception rooms, kitchen and bedrooms can fully benefit from the light pulled in by the new patio doors and rooflights.

Internally, finishes such as dark limestone flooring from Mandarin Stone and Dinesen Douglas fir planks bring a rustic, homely feel to the whole concept. The build took 18 months to complete, largely due to the complexity of retaining the original building and the cutting in of a new damp-proof course in the old existing walls. The house now measures 130m² and the project cost an estimated £250,000. 

● phillipstracey.com





HOMES EXTENSION AND REMODEL

The Project



**Antonius and
Claire Wubben**
Homeowners

HOMEOWNERS' VIEW

Antonius says: "I feel the project went well and on the whole ran smoothly with no real additional surprises that could impact on time or budget.

"The reason for this is that I'm so used to project managing similar projects for Kaizen Furniture customers. I understand only too well that the key to project success is thorough preparatory work, enabling you to produce a tight, exacting specification that can't be abused or misunderstood by any party involved with the project.

"In order to do this every single aspect, regardless of how small or insignificant they might first appear, needs to be fully considered. Notes relating to each issue, to include measurements, suppliers, dates, timings and costs, need to be carefully indexed and filed. You simply never know if or when you might need to refer to such information — 'information is king' as they say.

"Whilst all this might seem somewhat of an arduous task, the more time you can devote to this front-ended stage will potentially save you much time, heartache and money later on.

"One of the hardest aspects of the project was living on site with my family during the build and fit out. However, once again meticulous planning ensures that day-to-day life for you and your family is disrupted as little as possible whilst at the same time being safe; this is of paramount importance — particularly if you have children."

SUPPLIERS

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Ground Floor



First Floor



Second Floor



