

ASK THE DESIGNER

‘How can we transform an old extension?’

In this new feature, *Real Homes* invites skilled architects and designers to suggest solutions to your renovation projects



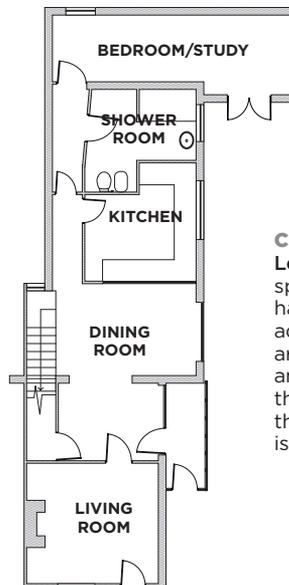
Brendan Tracey is a director at Richmond-based architects Phillips Tracey, who specialise in delivering high-quality architectural solutions. He trained at University of Brighton, and after joined PRP Architects, developing an interest in sustainable architecture. phillipstracey.com

THE BRIEF

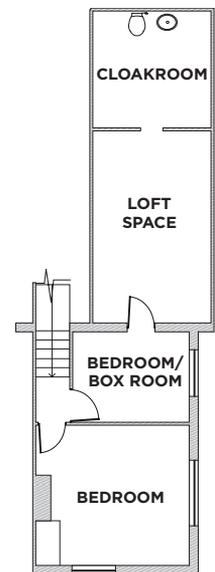
Andrew Clarke wants help resolving problems that are the legacy of an old and ill-thought-out extension. He and his family have bought a semi-detached cottage in Osgodby, North Yorkshire, that dates back to the 1850s, and has lovely country views. A rear extension was added in the 1970s, with an L-shaped addition in the 1990s. The resulting layout is dark and impractical. There is a living room at the front, a dining area separated from the kitchen by a 1970s-style partition, then a disabled wet room, and finally, a long thin bedroom-cum-study that feels more like a corridor. Upstairs, the cottage has a front bedroom, and another bedroom/box room with access to a semi-converted roof space and washroom above the extension. Andrew and his family want to renovate the extension in a contemporary style while still retaining the character of the cottage, and to turn the roof space into a master bedroom and en suite.



BEFORE
GROUND FLOOR



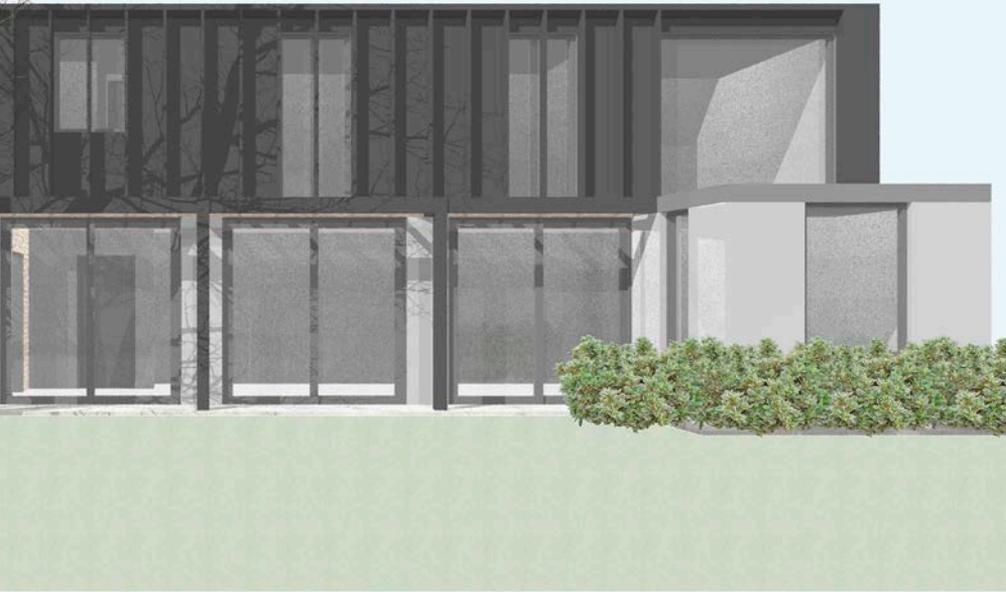
FIRST FLOOR



CRAMPED SPACE
Left and right In spite of extensions having been added, the rooms are cramped and dark, while the space above the newer sections isn't very practical

NEW DESIGN

Brendan's plan suggests raising the height of the extension, having a pergola running the length of it, and cladding the elevated first floor in dark-stained timber



THE SOLUTION

My design would start by turning the staircase 90 degrees, and changing it from a straight to a returning one. This staircase would be in a new hallway with a window seat and cloakroom. The sitting room to the front of the cottage could then be made bigger. To the rear, the dark layout and small rooms would be reconfigured into a new open-plan living arrangement, with three sets of glazed sliding doors to the side letting in plenty of light.

The kitchen would be at the heart of the home, with a generous area for cooking and dining, and a practical utility room next to it. A paved floor would continue from the open-plan space out into the garden, creating a seamless link between inside and out. In the living area, a new fireplace would be framed by windows on either side. An existing small addition could be used for a separate study, with lots of glazing to make the most of the garden views. A pergola running along the side of the house would provide shade in the summer, and also support a glass canopy over the cottage's entrance.

On the first floor, the existing roof over the extension could be removed, then new timber external walls created that sit above the ground floor, providing a modern contrast to the older frontage. Slightly raising the eaves height on the rear boundary will make it possible to include three bedrooms above the extension, a family bathroom and a shower room serving the master bedroom. Each bedroom would have views of the mature garden framed by floor-to-ceiling windows.

These proposals would improve the house's layout without adding to the footprint. By simply altering the staircase and modestly raising the extension's height using lightweight construction, it results in a bright, modern four-bedroom family home. 🏡

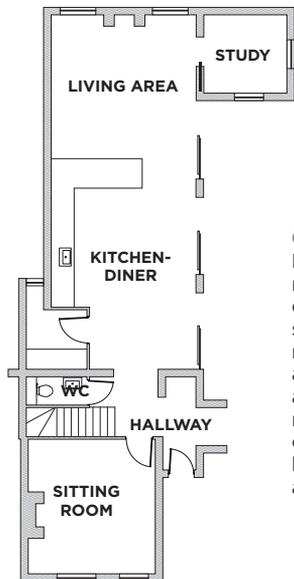


AFTER

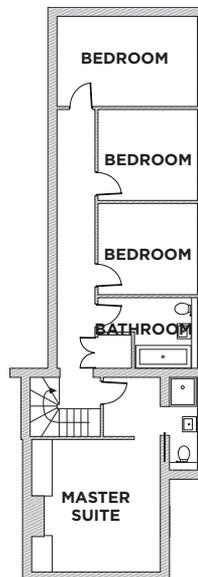
THE ESTIMATED COSTS

Building work (new)	£32,000	Electrics	£9,000
Glazing	£17,000	Sanitaryware	£4,000
Building work (alterations)	£10,000	Floor finishes	£4,000
Heating and hot water	£10,000	Staircase	£2,000
		TOTAL	£88,000

AFTER
GROUND FLOOR



FIRST FLOOR



OPEN-PLAN FEEL

Left and right By reconfiguring the extension and stairs, it would make more space, and create a light and airy feel. The new first floor could include bedrooms and a bathroom

ASK THE DESIGNER

Are you dreaming of improving your home but need professional help? Let *Real Homes* expert designers help shape your plans. Send us your project and we'll choose one property per month for a professional to look at. Fill in the form at realhomes.co.uk/ask-the-designer, and submit your query, photographs and basic plans of your house.