



## Bland 1960s Home Transformed

This 1960s house was radically reworked by Space and Style Home Design by the introduction of shallow-pitched roofs at ground and first floor levels, and oversized eaves. The house was extended to add a 'floating' cantilevered carport and workshop on the ground floor and a new master bedroom with vaulted ceiling on the first floor, whilst also extending the existing bedrooms and bathroom. The walls were re-clad in render and cedar boards. Inside, the layout was opened up to create a free-flowing plan, with the kitchen relocated to the centre of the house, freeing up the rear to create a full-width living room looking onto the garden.

### Cost and Schedule

Remodelling costs will vary according to the nature and extent of the works, the specification of fixtures and finishes, and the location of the property due to geographical differences in labour costs. The best starting point is to look at the cost of other people's projects and to talk to builders and architects who have experience of similar schemes.

Only once you have drawings and a specification can you start to develop anything like a detailed budget, and at this stage you could use a quantity surveyor to calculate costs, or get contractors to quote. An added uncertainty is that you are dealing with an existing building with potentially hidden problems, so any quote will include provisional sums, which are the contractor's best guess at costs, but not the final figure. In any contract you need to agree how such costs are to be calculated, such as net cost plus a fixed margin for management. You need to make sure you have a contingency of 10-15 per cent in your budget for this. Your build schedule should also take these factors into account.



**BEFORE**



"It can be very hard to accurately budget for a refurbishment project as you will not know what you are dealing with until you have started work and uncovered the situation with the building," says Andrew Whiting of HÛT Architecture. "It's the same with regard to the programme — be prepared and make an allowance for remedial works."

### Assessing Potential

The era in which the house was built will also influence the project and its costs, as engineer Nigel Lewis of Space and Style Home Design, a practice that specialises in this kind of work, outlines:

**1950s:** Houses built in the 50s tend to have reasonable size rooms with sensible ceiling heights, which means rooms can be opened up to create larger spaces without feeling cramped. Roof pitches were generous and so there is usually scope for conversion. Larger plots mean there is often freedom to extend. They will almost always require totally rewiring, re-plumbing and insulating.

**1960s:** The 60s saw the introduction of panels of different cladding materials, and so when extending it is often best to introduce a new cladding material to unify the whole

## DESIGN DETAIL EXTERNAL JOINERY

External joinery and porch canopies are an important component in many styles and can help give a bland property character, providing the detailing is appropriate.

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