

Expert advice



This two-storey detached family home in Gosport, Hampshire, was redesigned by Space and Style Home Design (023 9252 5100, www.spaceandstyle.co.uk)



PHOTOGRAPHY: NIGEL LEWIS, SPACE AND STYLE HOME DESIGN

CASE STUDY: WHAT TO DO WITH A 1960S HOUSE
The form of this unremarkable 1960s house has been utterly changed by the introduction of shallow-pitched roofs at both ground and first-floor levels,

plus oversized eaves. There are also *two extensions to the front and rear*, adding a workshop and a carport – with a cantilevered structure so it appears to float – on the ground floor, and a new master bedroom with a vaulted ceiling

on the first floor. The existing bedrooms and the family bathroom upstairs have also been extended. Meanwhile, the brick exterior walls have been clad in a combination of render and cedar wood boards.

IF YOU HAVE £15,000 OR MORE

Change the proportions

Some of the most remarkable transformations are achieved by changing the overall proportions of a building. For example, by extending upwards or outwards to achieve a more pleasing balance, perhaps bringing greater symmetry back to a classical style house. Or else by disguising, absorbing or replacing poorly designed extensions added by previous owners.

Subject to planning, it may be possible to add a second storey to a bungalow to transform it into a house. Or to build on top of a single-storey section, replacing a flat roof. Many smaller extensions can be added under permitted development rights

(PDRs), without applying for planning permission, especially those at the back and sides of a property (see www.planning.portal.gov.uk). With the exception of listed buildings, partial demolition does not require planning permission either, so you can remove unsightly structures or features. The rules are different for England, Wales, Scotland and Northern Ireland, so always check with your local authority. It will be able to advise whether or not a planning application is necessary.

Extending your home using a main contractor will cost from £1,050-£1,650 per m² of added footprint for a standard specification, and from £1,450-£2,200 for a high-end finish. Design fees will range from 3-4 per cent for the design work, plus the same again to produce detailed construction drawings. A further fee will be payable if you then retain the designer to appoint and oversee your building contractor for the work. ►