

Revealed – the scandal of shared ownership schemes 12

Home

PROPERTY SUPPLEMENT OF THE YEAR

Travel
INSIDE



Rear window

You have eight months to build an extension without the drama of planning permission 20



The Chapel, Harrogate, North Yorkshire

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REARS OF THE YEAR

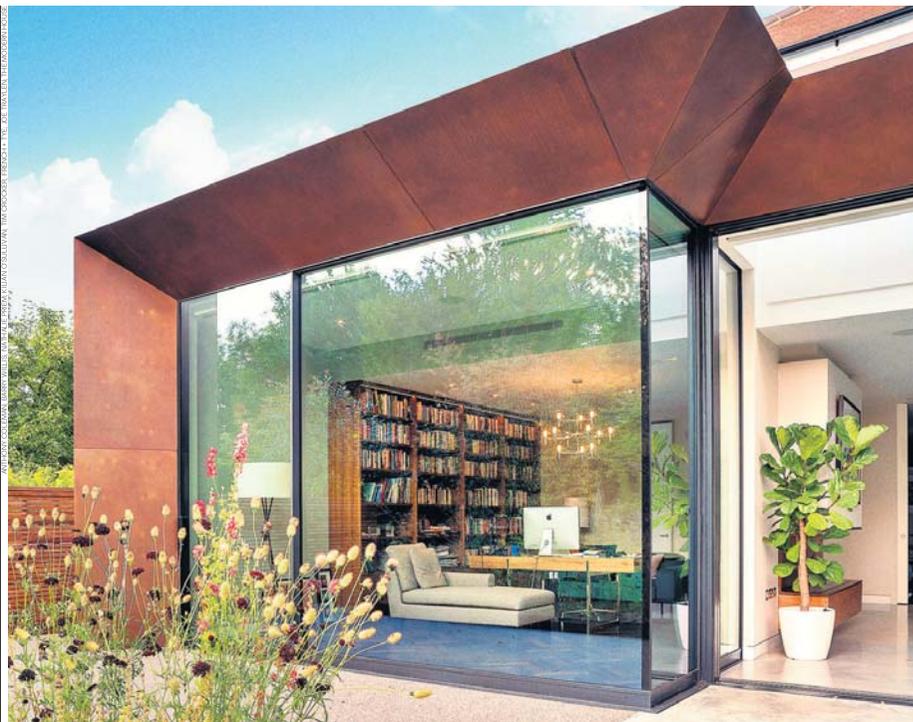
Planning an extension? These designs should inspire you, and you won't blow the budget if you follow Home's tips

- Have a firm idea of the overall budget before talking to architects or builders. The free Real Homes calculator takes into account location, project size, finish quality and how much of the work you'll do yourself (goo.gl/PtkU16).
- If you can provide basic drawings, estimators-online.com can supply detailed labour and materials costings for a fee of £90.
- To get a feel for how your extension could look, try 3D drawing tools such as sketchup.com, the simplest version of which is free.
- Unmanaged projects in the UK go over budget by an average of 20%, according to the project management company CLPM, so employing a professional could save you money. Whether or not you need one depends on the size of the project and who else could fulfil the role. Often, the main contractor takes this on or the architect is retained to oversee the work.
- The advantage of using the builder is that he knows the tradespeople and can manage them directly on site – but don't assume he's doing it for nothing.
- Find a project manager in your area using a review site such as checkatrade.com.
- Managing the job yourself? Tools such as Excel templates

for projects are available – try one free at smartsheet.com.

- If you want to absorb information the old-fashioned way, Build It magazine's Extensions Bible 2018 costs £6.99 (webscribe.co.uk/products/buildit).
- Permitted development rights, which will expire next year, allow rear extensions of up to eight metres for detached homes and six metres for semis or terraces (instead of four and three metres), without planning permission. Projects must be completed by May 30, 2019, or you may have to apply for consent retrospectively.
- It is not clear whether the government will prolong the enhanced rights. Check with your council for advice.
- If you want help with interiors without the expense of employing a designer, a new online service launches next Sunday: designsdirect.co.uk. For a flat fee, from £250 per room, you can upload photos and dimensions of your room, then choose a designer to send a concept board. If you like the look of that, they'll give you details of furniture, lighting and so on – and can buy everything for you using their trade discounts. **CM**

Hugh Graham, Cherry Maslen and Emma Wells



A bronze "baffle" is a spectacular frame for Mark and Tracey O'Brien's 52ft-wide glazed extension, softening the sharp lines and linking it with the brown roof tiles of their detached Edwardian house in Sevenoaks, Kent. It shades the interior from the sun's glare and from overheating, even during our scorching summer. "The bronze has a satin sheen that reflects a soft light into the interior," says Phil Waind, of Waind Gohil + Potter architects. "It cost twice as much as aluminium, but the effect is worth it."

Instead of being a series of individual rooms, the kitchen, dining and living spaces now face the garden, as does the home office at one end. "The extension has brought us together as a family," says Mark: they have two children, Alice, 5, and Isaac, 3. "I love standing in the garden and looking back at it." **CM** wgpa.co.uk



On the back of a Victorian semi in Surbiton, southwest London, this extension replaced a 1970s conservatory. The 655 sq ft space is an open-plan kitchen/dining/family room, with a protruding glass box so the owner can have coffee overlooking the garden from a window seat. "It would have been more ordinary to do glass all across, but our client wanted some glass, some solid," says the architect, Tom Pike. The use of structural glass, a growing trend, enabled the jutting glazed box; copper cladding added further variety. **HG** gilespike.com



Built onto a Victorian semi in north London, this kitchen/family room feels as if it's outside: you look back at a brick wall that once marked the rear facade, and the room is enclosed by double-height glass. The original first-floor extension appears to hover above the kitchen: it's supported by concealed steel beams, but looks as if it's held up by the Slimfocus Suspended fireplace. **HG** finknagelross.com



Most extensions seem to be chic boxes on Victorian houses, so it's refreshing to see a tired 1960s house in suburban Ashstead, Surrey, get a cool makeover. The 550 sq ft open-plan kitchen/family room has a 48ft-wide glazed wall, shaded by a cantilevered frame. The interior folding doors on the left open into the reception room at the front, creating an enormous 1,000 sq ft party room. **HG** paularcherdesign.co.uk



Black Ridge House, in Walthamstow, east London, is on the cutting edge: its extension is clad in charred black cedar, a Japanese technique called *shou sugi ban*. Its architect, Neil Dusheiko, also practised *wabi-sabi*, a notion of beauty in imperfection, hence the warped and flawed wood and concrete surfaces inside. The black timber is a nod to fishing huts in hip Hastings; the angular shape is a reference to jagged rooftops in the local area. **HG** neildusheiko.com



The Clerkenwell-based architect Amin Taha has won multiple Riba awards, and his creations have been described as songs in stone. At this 1880s vicarage estate of four properties in Crowan, Cornwall, he salvaged as many original features as possible, then made just one modern addition: a timber-framed kitchen with a pitched glass roof and floating units, leading straight out to a secluded garden. **EW** £1.75m; 020 3795 5920, themodernehouse.com



Now that's devotion: this extension in De Beauvoir Town, east London, was built by a lawyer couple, one of whom is a Man United fan. On match days, he sets the LEDs on red; other settings are purple, blue and green. The spiral staircase leads to a roof terrace, one of three in a row – handily, the neighbours are all friends. **HG** neildusheiko.com



The architect Simon Astridge came up with the circular window for this extension at Katy Davison's north London house, offering light and privacy. "The back of the house is overlooked, so a big glass extension would be like a goldfish bowl," she says. Inside, the showcase piece is a modernist table she was given by her mother. **EW** simonastridge.com