

HOMES & GARDENS®

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NEW LOOKS

FURNITURE

MIXING OLD WITH NEW

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Chic chests of drawers

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PLUS A DREAM
DINING ROOM BY
KELLY HOPPEN

Stunning homes

FROM CLASSIC TO CONTEMPORARY



RECALL: 30/01/08

Modern extensions

As Brian Messana and Toby O'Rorke's upstate New York home shows, a contemporary addition to a traditional home works surprisingly well

Do I need an architect?

Yes. If you live in a conservation area or your house is listed, you will have to submit detailed plans to the conservation officer. You will also need advice on how to choose appropriate materials and how your extension will affect the foundations and other structures.

Does it have to cost a fortune?

Extending is usually cheaper than moving to a larger house and will add value to your property. You can get away with spending less than £50,000 for a "glass box" garden room, but you can easily pay double that.

What about a basement extension?

This is the most popular type of addition. It usually extends from the back of the house, incorporating an open-plan kitchen and dining area and giving enhanced access to the garden.

Can I extend on two levels?

Double-height extensions, especially two-storey glass boxes on a rear wall, can look stunning and greatly increase the amount of light in the house. They also allow for

contemporary features, such as a glass staircase.

How do I blend old and new?

Keep a separation between the two and avoid pastiche. Your extension should look modern while complementing the style of your home. This usually means neutral colours (glass, steel and white render) and crisp, clean lines.

Why do Victorian terraces so often have glass extensions?

They solve the problem of small rooms and lack of light. Solid glass panes are the most dramatic option, while concertina glass doors can open up the space completely. Sliding glass doors on either side are a compromise between the two.

Any problems with glass?

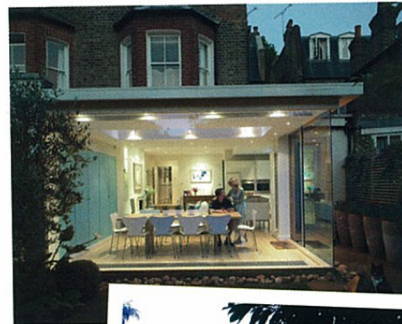
Panels must be double-glazed to meet the latest energy-saving requirements. Also, very heavy large panels may have to be lifted into position by crane.

Can I extend upwards?

This is great for creating space, but it can be tricky. Your foundations and existing walls must be able to support the weight. And conservation area regulations often require extra storeys to be invisible from the road.

Any advice on style?

Take your surroundings into account. A sleek, cutting-edge design could look



TOP Stunning floor-to-ceiling glass walls complement Victorian brickwork.

ABOVE Clever use of lighting, inside and out, creates a dramatic effect.

out of place amid farm buildings or woods. Strike a balance between your aspirations and the style of the area.

Finishing touches?

Do not skimp on features that will make the space a joy to live in. Temperature control, especially in glass rooms, is key to comfort, while underfloor heating and good ventilation are crucial. ■



ABOVE This glazed room is filled with natural light and forges a strong link between the house and the garden.

SPECIALISTS IN MODERN EXTENSIONS

Berman Guedes
Stretton, 01865 791728,
bgsarchitects.co.uk.
Corrigan, Soundy
and **Kilaiditi** (left),
01753 840519,
cskarchitects.co.uk.
Gregory Phillips
Architects (above)

020 7724 3040,
gregoryphillips.com.
Haddow Partnership,
01256 335000, haddow
partnership.co.uk.
John Evans
Interior Architecture
and Design,
0121 233 9041,

johnevdansdesign.com.
Michael Phillips
Architects, 01590
689850, michaelphillips
architects.com.
Simon Gill Architects
(top), 020 7610 6874,
simongillarchitects.
co.uk.