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# Transform ARCHITECTS

BESPOKE RESIDENTIAL / DISABILITY ARCHITECTS

NO. 1 JANUARY 2020



## BEFORE & AFTER

The transformation of older properties | 03

## RECENTLY COMPLETED

Check out some of our recently completed projects, not yet featured on our website | 09

## BEFORE WORKS START

Six important points to note before you start any building works | 11



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TRANSFORMED

# Before & After

Known as "From the inside out", we designed a contemporary makeover and refurbishment with extensions and internal alterations to create new and improved spaces.

At a cost of circa £300,000, the brief was to remodel and refurbish an existing house built in the 1960s to create a contemporary five-bedroom dwelling that takes advantage of the beautiful hillside views.

The design maximises the site, while considering the impact of the development on the neighbouring dwellings.



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**"I DON'T KNOW  
WHY PEOPLE HIRE  
ARCHITECTS AND  
THEN TELL THEM  
WHAT TO DO"**

**- FRANK GEHRY**

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# Work In Progress

## 01: New Build Dwelling: York

Demolition of the existing 195 sqm (2,100 sq ft) bungalow with a replacement dwelling.

Details: Planning granted - Dec 2019

- 400 sqm in total size (4,305 sq ft)
- Open plan living space / lounge / study / play
- 4 Bedrooms (All ensuite)
- Double integral garage

## 02: Extensions & Alterations: Buckinghamshire

The existing three bedroom detached dwelling has planning for a rear single / two storey extension with a partial garage conversion and demolition of outbuildings.

Details: Planning granted - Jan 2020

- No increase in overall size
- Open plan living space / study / lounge
- 4 Bedrooms (All ensuite)

## 03: Extensions & Alterations: Manchester

The existing detached dwelling is having an external makeover and part conversion of the existing four car garage.

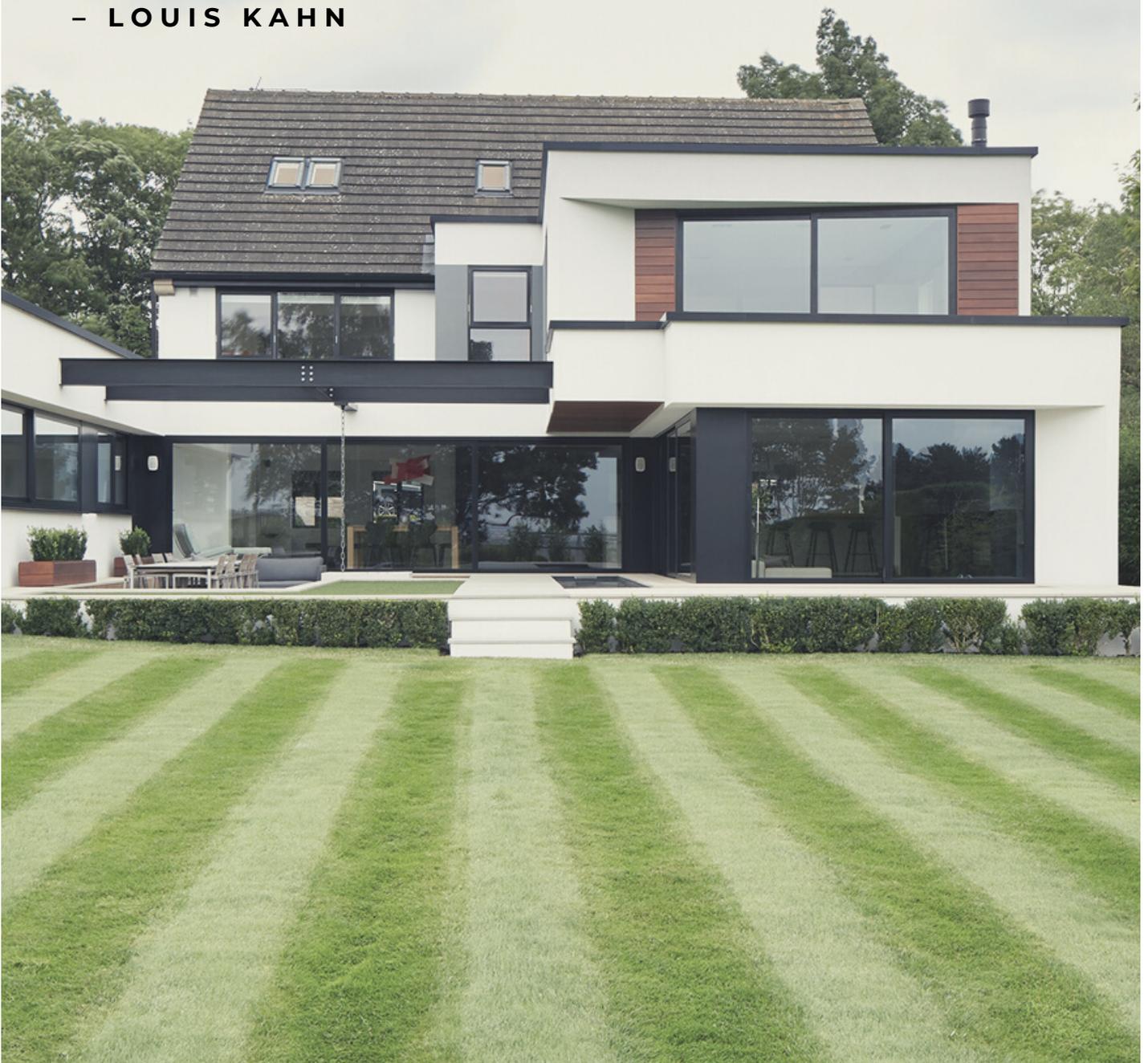
Details: Planning granted - Aug 2019

- No increase in overall size
- Open plan living space / study / lounge



**"THE SUN NEVER KNEW  
HOW GREAT IT WAS  
UNTIL IT STRUCK THE  
SIDE OF A BUILDING"**

**- LOUIS KAHN**



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# Work In Progress

## 01: New Build Dwelling: Barnsley

Demolition of the existing 190 sqm (2,045 sq ft) bungalow with a replacement dwelling.

Details: Completion - May 2020

- 490 sqm in total size (5,275 sq ft)
- Open plan living space / snug / study
- 4 Bedrooms (All ensuite)
- Swimming pool (Sauna / Steam room)
- Games room
- Gym
- Large ground floor external terrace

## 02: Extensions & Alterations: Sheffield

The existing detached dwelling has an extension in the form of a single/two storey rear extension.

Details: Completion - February 2020

- 105 sqm of new extension (1,130 sq ft)
- Open plan living space / study / lounge
- 6 Bedrooms (2 ensuite + 1 house bathroom)

## 03: Extensions & Alterations: Bradford

The existing detached dwelling has a rear single storey extension and the demolition of the existing conservatory.

Details: Completion - April 2020

- 40 sqm of new extensions (420 sq ft)
- Open plan living space
- Feature fireplace





**"I BELIEVE THE WAY  
THAT PEOPLE LIVE CAN  
BE DIRECTED A LITTLE  
BY ARCHITECTURE"**

**- TADAO ANDO**

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COMPLETED

# Recently Completed Projects

## 01: Extensions & Alterations: Cheshire

The existing detached four bedroom dwelling had the removal of the existing conservatory and the addition of a rear single storey extension.

Details: Completed - December 2019

- 42 sqm in total (450 sq ft)
- Open plan living space
- Cinema Room / Games room

## 02: Extensions & Alterations: Ilkley

The existing three bedroomed detached bungalow had a single storey rear / side extension with an external makeover.

Details: Completed - December 2019

- 75 sqm of new extensions (810 sq ft)
- Open plan living space / utility / boot room
- 4 Bedrooms (1 ensuite + 1 house bathroom)

## 03: Extensions & Alterations: Doncaster

The existing detached three-bedroom dwelling had a single storey rear extension and the conversion of the existing attached garage to create a four-bedroom dwelling.

Details: Completed - September 2019

- 28 sqm of new extensions (300 sq ft)
- Open plan living space / Lounge
- 4 Bedrooms (1 ensuite + 1 house bathroom)



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"MY ARCHITECTURE IS  
EASY TO UNDERSTAND  
AND ENJOY, I HOPE IT  
ALSO IS HARD TO  
FORGET"

— OSCAR

# Before Works Start

## 01: Inform & Check Insurance

Inform your house insurance company before the works commence and check the builder has relevant insurance and ask for a copy.

## 02: Use A Contract

Use some form of contract between you and the contractor.

## 03: Building Control Approval

All extensions require Building Regulations Approval. You should always submit a "Full Plans" application" rather than a "Building Notice".

## 04: Obtain Recommendations:

Obtain recommendations from friends and neighbours for a good builder.

## 05: Obtain Quotations:

Obtain a detailed quotation from more than one builder. Make sure it itemises the works.

## 06: Payments:

Avoid paying the total amount 'up front', however your builder may require stage payments on a regular basis.

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"A ROOM IS NOT A  
ROOM WITHOUT  
NATURAL LIGHT"

- LOUIS KAHN

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# Disability Inclusive Design

## 01: What are the main challenges?

The four main challenges of the job are:

- Understanding the client's requirements with regards to wants, needs and must haves from a medical and aesthetic perspective.
- Understanding funding requirements, whether in litigation or settled funds.
- Understanding the site on which we will work, whether it exists already, or whether we need to find one that is suitable for extensions & alterations, or it's a completely new build dwelling.
- Understanding the supporting infrastructure, for example the care team, medical team, on-site staffing requirements, and so on.

## 02: Why do we love doing this type of work.

There is nothing better than making a difference to someone else's life, no matter how small. There is such a massive gulf in quality when you see adaptations, extensions and self-builds that suffer from poor design. We like to make sure our clients don't experience that.





**"WE SHAPE OUR  
BUILDINGS;  
THEREAFTER THEY  
SHAPE US"**

**- WINSTON CHURCHILL**



# Bespoke Home Design

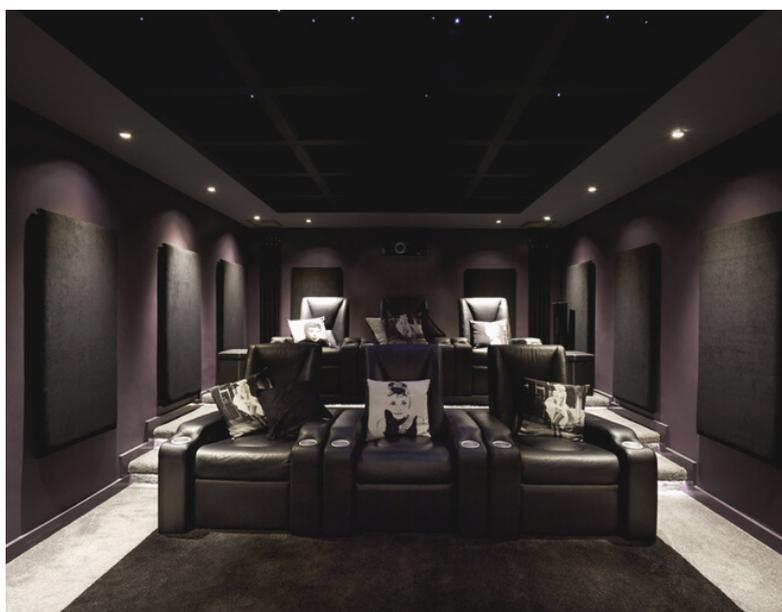


## 01: Home Lifts

This lift is in one of our projects in Harrogate. The addition of a platform lift to your home can increase the resale value of your property. Making this modification to your existing house will make your home fully accessible and future proofed, especially for wheelchair users.

## 02: Home Cinema

This six seater 4k resolution cinema room was once a double integral garage on a property located in Leeds, now converted with a coffered ceiling and immersive atmos surround sound. When you're living with real cinema, every night is movie night.



## 03: Swimming Pools

### General Swimming Pools

- The temperature for a residential swimming pool used for leisure is between 26°C and 28°C

### Hydrotherapy Pools

The pool in the photo is one of our hydrotherapy Pool designs which is located in Manchester.

- The temperature for a hydrotherapy swimming pool is approximately 34°C.
- The warm water helps the muscles to relax which can ease pain and make exercise easier.





**"TO CREATE, ONE  
MUST FIRST  
QUESTION  
EVERYTHING"**

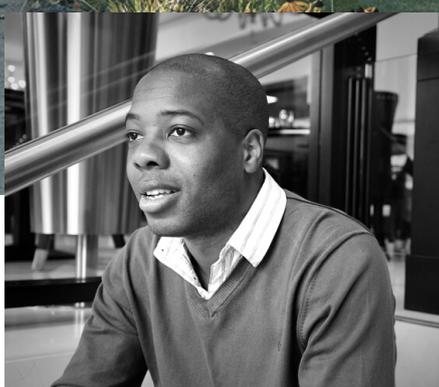
**- EILEEN GRAY**

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**MARTIN BELL**  
**RIBA Chartered Architect**  
**Managing Director**

Martin designs all the schemes and oversees all aspects of Transform Architects ensuring consistent design and delivery on every project.

**Click For C.V.**

**Bespoke Residential / Disability Architects.**

Transform Architects is an RIBA Chartered Practice that specialises in contemporary self builds / extensions / disability adaptations and makeovers.

Family run and established in 2004, we enable our clients to recognize

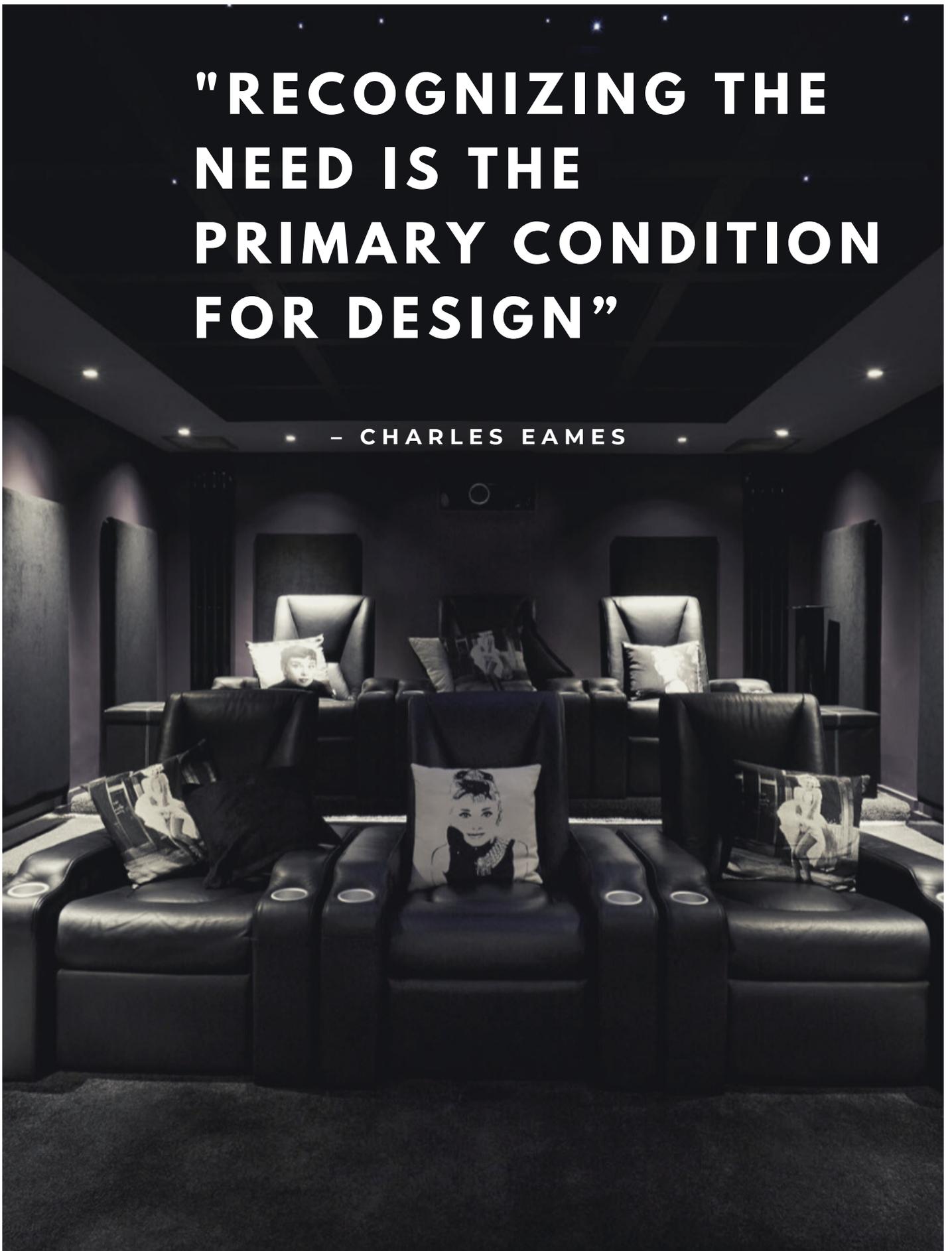
what they want, visualise what it will look like, understand the costs, make Important design / specification decisions and oversee the contractual work until the project is completed.

Working with us is like having a sole practitioner with a great support team, ensuring consistent design and delivery on every project.



**"RECOGNIZING THE  
NEED IS THE  
PRIMARY CONDITION  
FOR DESIGN"**

**- CHARLES EAMES**





OTHER WEBSITES

# USEFUL

## LINKS TO USEFUL RESOURCES OR HELPFUL INFORMATION

While we do our best to provide you with helpful, trustworthy resources.

Transform Architects cannot endorse, approve, or guarantee information, products, services, or recommendations provided at a third-party websites if you click on the links provided.

### Planning portal:

[www.planningportal.co.uk](http://www.planningportal.co.uk)

### Find a planning consultant:

<https://www.rtpiconsultants.co.uk>

### Find a builder:

<https://www.fmb.org.uk/>

### Find an ecologist:

<https://cieem.net/>

### Guide to building regulations:

<https://www.labc.co.uk/homeowners/getting-started-your-building-project>

### Find inspiration and ideas your project and save them to a scrapbook:

<https://www.pinterest.co.uk/>

<https://www.houzz.co.uk/>

### House projects visual reference:

<https://homeadore.com/>

<https://www.archdaily.com/>





# THANK YOU FOR TAKING THE TIME TO READ ME.

FEEL FREE TO SHARE ME WITH  
FRIENDS AND FAMILY...

NEXT ISSUE OUT FEB 29 2020

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