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LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

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## SINGLE STOREY GLASS EXTENSIONS

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## BEFORE & AFTER

The transformation of older  
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# Single Storey Modern Glass Extensions P.1



A single storey modern glass extension can make a statement to your home, regardless of the existing style and material finish.

Single storey modern glass extensions can connect your garden to your existing spaces, or fill existing ground floor spaces with natural light and increase the value of your home.



Most modern single storey extensions are added to existing spaces which are opened up to the extension and the garden beyond creating a much larger open plan space which could typically include a kitchen, dining and lounge space with a large expanse of glazing.

If you open up the existing house to the extension, due to the large amount of glazing you would typically need to compensate within the original dwelling by increasing the existing insulation or upgrading the thermal properties / upgrading the efficiency rating of other elements within the existing fabric.



This normally occurs by increasing the insulation within the loft space and is typically advised within a SAP calculation undertaken by a specialist consultant. SAP stands for 'Standard Assessment Procedure' and it is the government's method for calculating the energy performance of dwellings.

**“THE ROLE OF THE  
DESIGNER IS THAT OF A  
GOOD, THOUGHTFUL  
HOST ANTICIPATING THE  
NEEDS OF HIS GUESTS.”**

**—CHARLES EAMES**



# Single Storey Modern Glass Extensions P.2



A single storey modern glass extension is likely to be a lot more expensive than a typical traditional single storey extension with costs up to £2,300.00 per sqm (exc vat)

An all glass single storey extension tends to also include a fully glazed roof with no visible framing. These are by far the most expensive types of single storey extension with costs up to £3,500.00 per sqm (exc vat) due to their specialist design and construction.



Why:

- The design, detailing, and construction of the extension is more complicated.
- The structural solutions require, better detailing and more extensive structural supports that are typically bespoke and would generally require a crane to assist with installation.
- The window systems tend to be bespoke, due to the larger than typical spans, and they also tend to be in aluminium or a structural glass solution.
- All glass single storey extensions require a specialist structural glazing company to assist with the design and installation as you need to design your bespoke extension with a specific system in mind.



## AWARDS

# Awards 2020

**LABC** | Building Excellence   
**AWARDS 2020**

**West Yorkshire Region**

**Winner**

**BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING**

**Grove House | Walton | Wakefield**

For building excellence in the delivery of outstanding construction and workmanship

Oak By Design | TRANSFORM ARCHITECTS | Alan Otley

Local Authority Building Control Team  
Wakefield Metropolitan District Council

Sponsors

     



**LABC** | Building Excellence   
**AWARDS 2020**

**West Yorkshire Region**

**Finalist**

**BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING**

**Saddleworth | Greetland | Halifax**

For building excellence in the delivery of outstanding construction and workmanship

Whitshaw Builders Ltd | TRANSFORM ARCHITECTS | Dale Pateman

Local Authority Building Control Team  
Calderdale Metropolitan Borough Council

Sponsors

     

**LABC** | Building Excellence   
**AWARDS 2020**

**West Yorkshire Region**

**Finalist**

**BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING**

**Pinfold Lane | Mirfield**

For building excellence in the delivery of outstanding construction and workmanship

Moore & Waller Building & Roofing | TRANSFORM ARCHITECTS | Andy Moorehouse

Local Authority Building Control Team  
Kirklees Council

Sponsors

     

**LABC** | Building Excellence   
**AWARDS 2020**

**West Yorkshire Region**

**Finalist**

**BEST INDIVIDUAL NEW HOME**

**Oakenshaw | Walton | Wakefield**

For building excellence in the delivery of outstanding construction and workmanship

Sanderson Building Services | TRANSFORM ARCHITECTS | Frank Marsh

Local Authority Building Control Team  
Wakefield Metropolitan District Council

Sponsors

     

**LABC** | Building Excellence   
**AWARDS 2020**

**West Yorkshire Region**

**Finalist**

**BEST EXTENSION OR ALTERATION TO AN EXISTING DWELLING**

**Moorland | Menston | Ilkley**

For building excellence in the delivery of outstanding construction and workmanship

Milner Richards Building Contractors | TRANSFORM ARCHITECTS | Lucy Burns

Local Authority Building Control Team  
City of Bradford Metropolitan District Council

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info@transformarchitects.co.uk

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**“GOOD DESIGN IS LIKE A  
REFRIGERATOR—WHEN IT  
WORKS, NO ONE NOTICES,  
BUT WHEN IT DOESN'T, IT  
SURE STINKS.”**

—IRENE AU



# Single Storey Modern Glass Extensions P.3

Highly glazed modern / structural glazed single storey extensions suffer from a lack of wall space for your furniture within the space. Care should be given to the overall internal layout from the outset, to ensure the provision of space for the key elements of the room such as the kitchen, dining table, sofa, television, freestanding fire and other freestanding furniture.



Always design from the inside out to ensure all these matters have been considered. The integration of elements such as floor mounted electrical sockets may be vital to achieving the desired aesthetic within the space.

Typical costs associated with a single storey glass modern extension fitout are: (Subject to the space that you are creating):

- New kitchen: £5,000.00 upwards
- Utility room: £1,500.00 upwards
- Typical flooring costs:
  - Based on 80 sqm covering the extension and the existing house spaces both being 40 sqm each:
  - Natural stone flooring: £8,800.00
  - Floor tiles: £7,220.00
  - Solid wood: £6,400.00
  - Engineered wood: £4,800.00
  - Wood effect laminate: £3,800.00
  - Vinyl: £4,000.00
  - Carpet: £2,400.00
- Large aluminium sliding doors / bifolding doors: (typical frame size) £1,000 - £1,500.00 exc vat per linear metre.
- Large aluminium sliding doors / bifolding doors: (slimline frame size) £1,750 - £3,000.00 exc vat per linear metre.
- Structural glazing: £2,300.00 - £4,000.00 exc vat per linear metre.
- A new boiler: £1,500.00 - £3,000.00 exc vat installed



**“CREATIVITY IS NOTHING  
BUT THE WAY TO SOLVE  
NEW PROBLEMS.”**



# Single Storey Modern Glass Extensions P.4



## Other typical costs:

Below is a list of typical costs associated with the design and building of your single storey modern glass extension. (Not all costs may be applicable to your project, subject to your existing site and the removal of existing structures in proximity of the new extension). All costs include vat.

- Measured survey of existing: circa £1,250.00
- Planning application fee: £206.00
- Building control fee: circa £450.00
- Tree report: circa £900.00
- Phase 1 Site investigation: (Report) circa £960.00
- Phase 2 Site investigation: (Intrusive) circa £2,600.00
- Asbestos demolition survey: circa £1,500.00
- Structural engineer: circa £1,500.00
- Cost estimator: circa £150.00
- Soakaway test: circa £780.00
- SAP calculation: circa £156.00
- Ecology report: circa £400.00
- Party wall agreement: £450.00 - £1,000 per neighbour

## Single storey modern glass extension planning:

An all glass single storey extension tends to also include a fully glazed roof with no visible framing that can bridge between new and existing structures seamlessly.

Planning authorities and conservation officers tend to approve of the use of all glass seamless extensions between old and new structures as they do not detract from the original character of the host dwelling.



— PAUL RAND

“DESIGN CAN BE ART.  
DESIGN CAN BE SIMPLE.  
THAT’S WHY IT’S SO  
COMPLICATED.”

# Single Storey Modern Glass Extensions P.5



## Single storey modern glass extension watch points:

A single storey modern glass extension can also come with the following problems due to the large areas of glazing, including the inclusion of large glass roof lights or all glass roofs with a structural glass single storey extension:

- Severe heat loss in winter
- Severe heat gains in summer
- Some solutions to the above problems include:
- External shading devices (Brise-soleil)
- Larger than typical overhangs
- Internal discrete blind systems for windows and roof lights
- Triple glazing
- Different treatments to the glazing such as low e coatings to reflect heat back into the building

Some of the above solutions may not work, subject to the design of your extension. So thought should be given at the outset as to how the above problems are going to be resolved, so that the overall design aesthetic is not undone by the application of such solutions.

## Will a single storey modern glass extension work on my home?

Things to consider:

- The age of the existing property
- The value of your existing home and potential additional value added when completed
- The site space limitations
- The site orientation
- Overlooking from / towards neighbouring properties
- Other existing extensions to the property
- The type of glazing that you require (structural / large format framed)

# “DESIGN IS THINKING MADE VISUAL.”

– SAUL BASS



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# Follow us on Instagram

- Over 50,000+ followers and counting:
- One new project post at 7.30pm daily
- One new story update daily



“RECOGNIZING THE  
NEED IS THE PRIMARY  
CONDITION FOR  
DESIGN.”

– CHARLES EAMES



TRANSFORMED

# Before & Afters

A selection of before and after transformation projects:

There is no average cost as all the projects are totally different, some have lots of extension work, others taken back to brickwork and internally brought up to specification.

Our projects typically start at £175k upwards subject to what the clients are looking to do. The bulk of the projects on our Instagram are £250k plus vat, excluding kitchens and bathrooms.





**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.](#)

## Luxury 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.

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# Covid 19 & Construction Projects

## 01: Having Work In Your Home

- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think about doing it another time.
- If you're self-isolating or someone in your home is at risk, traders should only come if it's an emergency.

## 02: Rules For Construction projects

### Quick Guide:

- Works in people's homes can continue if they count as essential repairs and maintenance.
- Trades can continue to work providing they are well and have no symptoms.
- Regular hand washing and the 2m social distancing rule must be observed.
- Working areas (including vehicles and machinery) should be kept well-ventilated.
- No work should be carried out in households that are isolating or where an individual is being shielded, unless that work is to remedy a direct safety risk.
- You should limit your site to as a few workers as possible.
- Materials should be handled in a way that reduces touch points between workers.

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# 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/>

A photograph of a modern interior space. In the foreground, a striped armchair with dark wood framing is partially visible. The room has grey walls and a light-colored tiled floor. A doorway in the center leads to another room where a green armchair and a white-covered table are visible. To the right, a large glass door or window looks out onto a garden. Three small, round, pendant lights hang from the ceiling. The text "THANK YOU FOR TAKING THE TIME TO READ ME." is overlaid in white, bold, sans-serif font at the top right.

THANK YOU FOR  
TAKING THE TIME  
TO READ ME.

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

NEXT ISSUE OUT FEBRUARY 01 2021