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Transform ARCHITECTS

LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO.5 JULY 2020



BEFORE & AFTER

The transformation of older properties | 03

RECENTLY COMPLETED

Check out our most recently completed project | 09

COVID 19 & CONSTRUCTION

Important points to note before you start any building works | 11

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TRANSFORMED

Before & After

Location: Bradford

At a cost of circa £180,000, excluding the kitchen and utility.

The brief was to design and manage the extension with a main building contractor.

The works:

New open plan / kitchen / dining and lounge space.

New utility

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable addition to the existing dwelling.



Transform | 03



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

— IRENE AU

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.



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**"DESIGN IS NOT JUST
WHAT IT LOOKS LIKE
AND FEELS LIKE. DESIGN
IS HOW IT WORKS."**

- STEVE JOBS



ONSITE

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 - August 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: Accessible External & Internal Alterations: Chorley

The existing detached bungalow has a single storey conservatory replacement extension and internal alterations for wheelchair accessibility.

Details: Completion - July 2020

- No extensions
- Wheelchair accessible bungalow
- 6 Bedrooms (2 ensuite + 1 house bathroom)

03: Extensions & Alterations: Pontefract

The existing detached dwelling has disability wheelchair accessible adaptations and extensions in the form of a single storey rear extension, side extension and alterations to the levels of the existing drive to provide suitable access.

Details: Completion - July 2020

- 105 sqm of new extension (1,130 sq ft)

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"CREATIVITY IS NOTHING BUT A MIND SET FREE."

- TORRIE T. ASAI



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COMPLETED

Recently Completed Project

Location: York

At a cost of circa £500,000, excluding kitchens and bathrooms.

The brief was to design and manage the build with a main building contractor on this back garden plot.

New Dwelling:

Second Floor Area: 80.37 sqm

First Floor Area: 139.13 sqm

Ground Floor Area: 202.36 sqm

Total size: 421.86 sqm

New Detached Garage: (Ancillary building)

Ground Floor Area: 47.34 sqm

Total area proposed: 469.20 sqm



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

– CHARLES EAMES



Covid 19 & Construction Projects

01: Having Work In Your Home

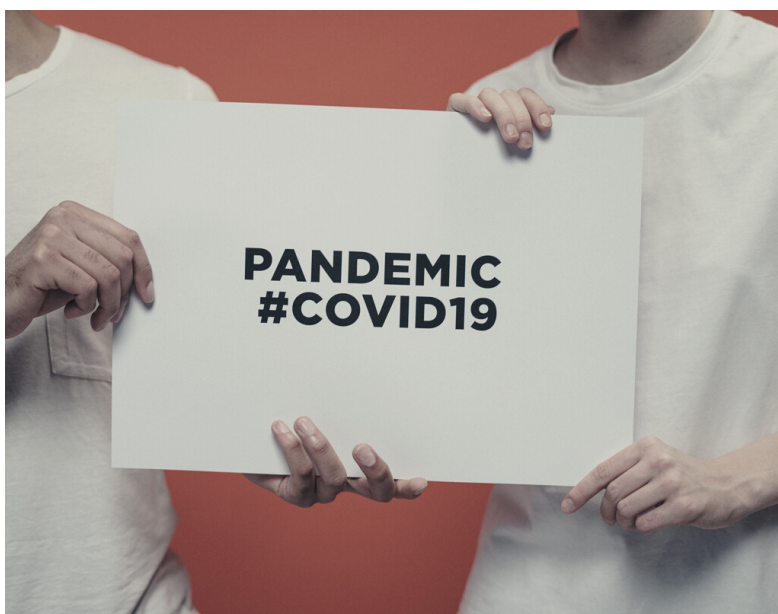
- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think 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.

Transform | 11





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

- UNKNOWN

Disability Inclusive Design

Adaptations:

The types of adaptation you require depends on your injury or disability, as well as the level and kind of assistance that you need on a day-to-day basis.

It is often a requirement for your needs to be assessed by an occupational therapist.

Some of the common adaptations that can be made to a home include:

- Widening doors (minor)
- Accessible window openings (minor)
- Installing vertical lifts (major)
- Room extensions (major)
- Installing stairlifts (major)
- Ceiling track hoists (major)
- Redevelopment to new open-plan, freeflowing space (major)
- A new accessible kitchen (major)
- Special baths (minor)
- Special toilets (minor)
- Provision of non-slip surfaces (minor)
- Accessible wet room (major)
- Widening paths (minor)
- Installing ramps (minor)





**"MAKE IT SIMPLE,
BUT SIGNIFICANT."**

- DON DRAPER

Avoid Common Mistakes in Room Design



Bedroom:

The bedroom is the area of the home where you can retreat and recharge for the next day. It should be quiet and comfortable and convenient.

Does the location of the television work? Do you have adequate light to read in bed? Do you have to get up out of bed to turn on and off lights or go to the toilet?

How to avoid common bedroom mistakes:

- Create a furniture plan when designing your bedrooms. Include the location of the television, making sure it can be seen from the bed. List the dimensions of the rest of the furniture you plan to use in your bedroom and plan it out within the space.
- Plan window treatments so for example the curtain return has a place to hang when the curtains are open.
- Check that power sockets are placed in the right locations and there are enough sockets. Be sure the light switch on the wall above the bedside table is not randomly placed and is easily reached.
- Make sure when the bedroom door to the bathroom is open, you like what you will see.
- Make sure the path from the bedroom door to the bathroom is not an obstacle course around the furniture.
- If someone makes urgent runs to the bathroom at night, consider the location of the bed relative to the toilet and the distance he or she will have to travel, including the use of low level illumination so as not to disturb the other person sleeping.
- If you have grown children or guests visiting who stay out late, locate your master bedroom away from the driveway so that headlights, vehicle noise and people entering and exiting the home do not disturb you.



"WHITESPACE IS LIKE
AIR: IT IS NECESSARY
FOR DESIGN TO
BREATHE."
— WOJCIECH ZIELIŃSKI



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.





**"PEOPLE IGNORE
DESIGNS THAT
IGNORE PEOPLE."**

– FRANK CHIMERO



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

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 AUGUST 01 2020