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LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO.15 JUNE 2021



THE BIGGEST HOME EXTENSION MISTAKES!

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EXTERNAL CLADDING, MATERIALS TO CONSIDER!

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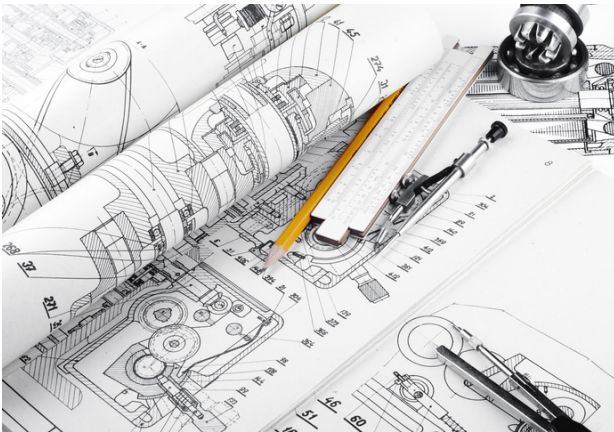
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The Biggest Home Extension Mistakes 01!



Some of the biggest home extension mistakes that could cost you thousands.

1. Not getting well thought through designs and detailed.

- A poor design could de-value your home, combined with a lack of drawn detail for your builder, could lead to misunderstandings and construction mistakes that could cost thousands of pounds to rectify.

2. Not undertaking enough investigations before work commences:

- Site investigations
 - Understanding the depth of your new foundations, taking into consideration the proximity of adjacent trees etc, is essential especially as the foundations could cost thousands of pounds more to complete than envisaged.
- Drainage investigations
 - Understanding the condition, depths and locations of all existing drainage could impact on the locations of bathrooms and kitchens within the design. If they are in the wrong place, you may need to go back to planning which will delay the works and cost you time and money.
- Existing services investigations
 - Not understanding that you have good incoming service capacity before the works are completed could cost you thousands of pounds in remedial works getting the services updated and brought into the site post-construction.

3. Not obtaining a fixed estimate of the build cost.

- This could leave you with an unfinished project or one which financially spirals entirely out of control.

4. Not choosing the right builder for your project.

- The wrong choice could leave you with anything from an inexperienced builder who is out of their depth, a builder that does not turn up regularly during the works or a complete cowboy who completes shoddy workmanship.

Some of the biggest home extension mistakes that could cost you thousands.

The Biggest Home Extension Mistakes 02!



5. Not having a contract between you and the builder.
- If it all goes wrong during the build, turning to a contract will set out how matters need to be dealt with between you and the builder, which could potentially save you thousands in solicitors fees.

6. Not having a contingency for unexpected costs.
- This could leave you with an incomplete project which will devalue your home and make it unsellable.

7. Not protecting items remaining in your home during the works.
- Not placing dust sheets over doors into rooms where no work is taking place and covering existing furniture could cost you thousands in redecoration and replacement furniture.



8. Not telling your home insurance that you are having works done.
- If there is a problem during the works, the builders insurance may not cover all the repairs needed to put your home back to where it was, and you may have to pay thousands to bridge the gap from your own funds.

9. Not checking that the builder has insurance, including contractors works.

- If there is a problem during the works and the builder does not have adequate insurance, you will have to pay for all the repairs needed to put your home back to where it was. Also, check any exclusions on the builders' policy, such as no basements or no works below 2.5m.





**"THINKING ABOUT
DESIGN IS HARD, BUT
NOT THINKING ABOUT IT
CAN BE DISASTROUS."**

– RALPH CAPLAN

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Part 1. External cladding, materials to consider!



External Cladding Materials to consider:

- If you are wanting to change the look of the external materials of your existing dwelling take a look at the range of potential options below:

Brick Slip Cladding:

- A brick veneer, also known as a brick slip, is a thin layer of brick that is used aesthetically as a form of surface finish rather than structurally. Conventional brick walls typically support the structural loads of the building, whereas brick veneers are applied for decorative purposes.

There are several advantages to using brick veneers:

- They are relatively easy and quick to install.
- They are not as heavy as other forms of masonry, which reduces structural loading.
- Cavities behind external brick veneers can aid insulation.
- They are durable and fire-resistant.
- They can achieve a wide range of decorative functions
- They require little maintenance.

Disadvantages include:

- They are more susceptible to damage as they are thinner than conventional brick walls.
- They do not contribute to structural integrity.
- They can be susceptible to water damage.
- Over time, the veneer will require re-pointing with new mortar.

Stone Slip Cladding:

Natural stone cladding is the use of a thin layer of stone as a cladding for the outside of a structure. It is also sometimes used on internal surfaces. When applied properly, the thin layers achieve a textured and three-dimensional appearance, giving the impression that the structure is constructed entirely of natural stone.

Typically, stone cladding is used:

- To give a stone finish to an existing structure.
- To create a stone finish at lower weight, and so with reduced structural support requirements.
- To allow faster and lower cost installation.
- To allow modern the use of modern construction techniques and high-performance detailing, but with a traditional appearance.

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

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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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Part 2. External cladding, materials to consider!



UPVC Cladding:

- Is easy to install, low maintenance and weather resistant making it perfect for those looking to replace old timber cladding with a modern alternative.
- A lot of the colours match standard windows and doors, in both Shiplap and Open-V cladding generally available in over 13 colours including black, rosewood, mahogany, oak and white.
- Shiplap exterior cladding is available in 5m lengths and is typically 150mm in width, with all corners and joints available in a colour match.
- Open-V cladding is available in 5m lengths and is typically 100mm in width, with all corners and joints available in a colour match.
- Double embossed cladding is typically widest having a width of circa 333mm. Tradesmen often refer to Double embossed cladding to 'double plank cladding' as it is essentially two layers of shiplap cladding.
- This is not the most environmentally friendly option and typically one of the cheapest and least authentic in appearance.

Wood Cladding:

- Timber cladding is a popular finishing material for a wide range of homes – from barn conversions through to ultra-contemporary self-build projects.
- If you're planning to clad your house with timber boards, a good starting point is to decide whether you want to achieve a traditional or contemporary style overall. Species that are naturally knot-free (clear grade) work well if you're going for a clean, crisp look, whereas for something more rustic a knottier variety will do the trick.

To help you select the best option for your scheme, here are some of the most popular wood cladding materials.

- Oak cladding:
- Western red cedar cladding:
- Accoya modified timber cladding
- Larch cladding
- Kebony modified timber cladding

Once you've chosen the material, you can start thinking about board width, orientation and profile



"DESIGN IS THE
INTERMEDIARY BETWEEN
INFORMATION AND
UNDERSTANDING."

HANS HOFMANN

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Part 3. External cladding, materials to consider!



Render Systems:

All rendering systems have different variables and benefits including price, upkeep and environmental benefits.

Sand and cement:

- Is a traditional method of rendering that provides a smooth finish.
- Advantages:
 - Usually the cheapest option, sand and cement is cost efficient due to the materials required. It can also be patched if needed as some renders cannot. Different effects can be created such as pebbledash and Tyrolean.
- Disadvantages:
 - Sand and cement is not necessarily the most durable option and there will be an additional cost in paint throughout its lifetime.

Silicone rendering systems:

- Are a through coloured flat, water resistant rendering system.
- Advantages:
 - Silicone based rendering systems add UV properties to a building. There is no need for painting, and they provide a smooth, easy to clean surface. Silicone based systems come in a range of colours and can be applied on an array of surfaces. As silicone-based systems are waterproof, this render type can withstand UV rays and other environmental damage.
- Disadvantages:
 - This is a more expensive option due to product cost. It also involves 4 different stages which mean it is labour intense and therefore not the quickest option. Silicone based systems only come in one smooth finish.



**"SIMPLICITY, CARRIED TO
AN EXTREME, BECOMES
ELEGANCE."**

- JOHN FRANKLIN

Part 4. External cladding, materials to consider!



Monocouche render:

- Is a one coat through coloured system, providing an array of finishes.
- Advantages:
 - As monocouche is a one coat system, it is quicker to apply than many other systems. This system is available in a variety of colours, again, saving on additional paint costs and can adapt to both modern and traditional style properties. It adheres to most surfaces so is suitable for a variety of projects.
- Disadvantages:
 - Although monocouche systems are weather resistant, they have less water-resistant properties than silicone-based products. Monocouche also absorbs dirt and grime more easily so requires more maintenance. This system cannot be patched.

External Wall Insulation:

- Is a thermal insulated, protective and decorative exterior.
- Advantages:
 - EWI rendering systems provide a significant upgrade in UV value, which means the property will be cooler in the summer and warmer in the winter. This system also means there is a significant difference to central heating costs. There is no paint required as it can be finished with an array of different rendering solutions such as monocouche or silicone-based products. This system can be an alternative solution to internal thermal boarding which saves on floor space. The system upgrades acoustic and fire-resistant properties and reduces carbon footprint.
- Disadvantages:
 - EWI is the most expensive system in terms of the initial cost and is a more specialised service. It may have an adverse effect on the aesthetics of the building.

"THE FUNCTION OF DESIGN IS LETTING DESIGN FUNCTION."

- MICHA COMMEREN



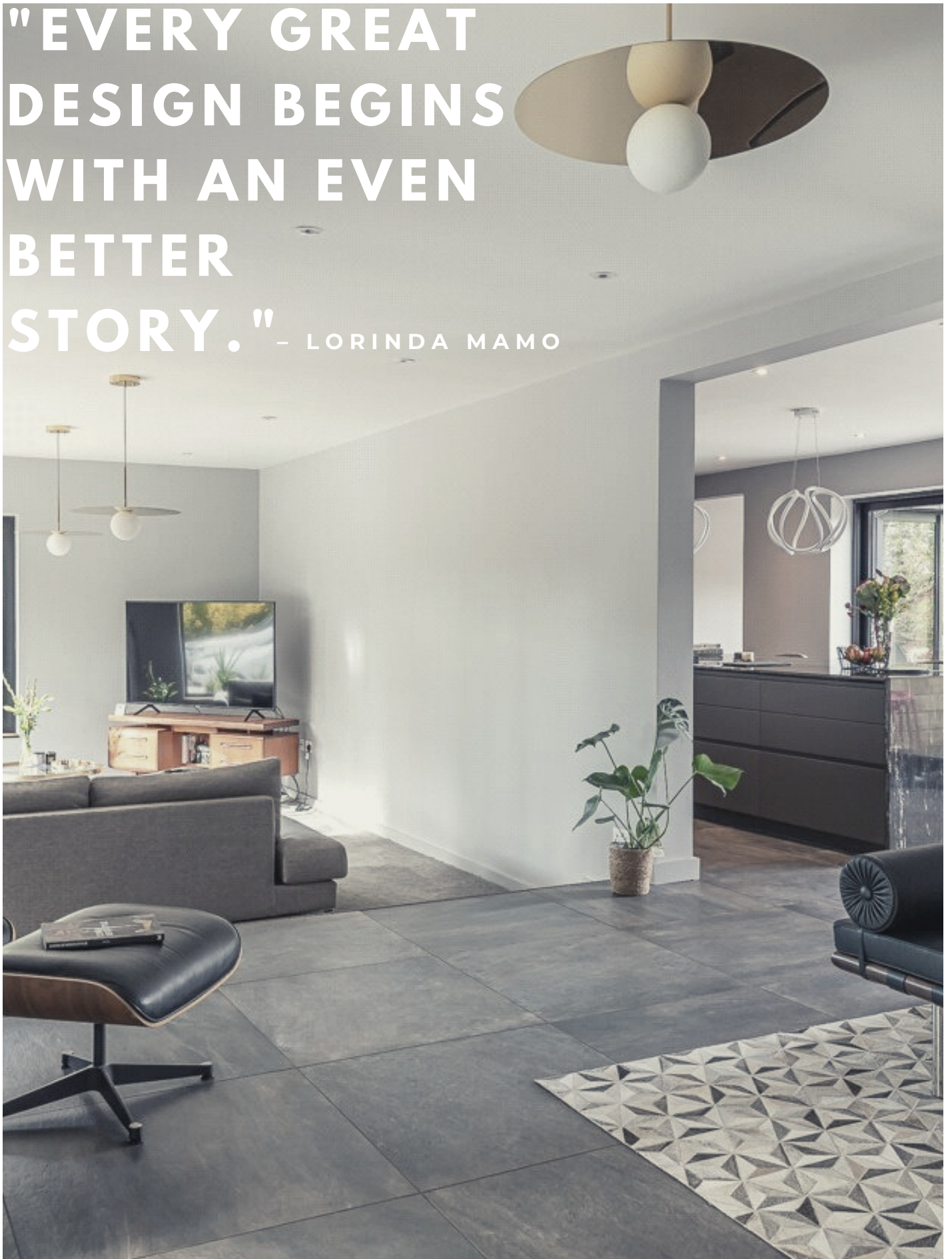
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"EVERY GREAT
DESIGN BEGINS
WITH AN EVEN
BETTER
STORY." - LORINDA MAMO



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.

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

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/>

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NEXT ISSUE OUT JULY 01 2020

