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LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO.14 MAY 2021



CLEVER WAYS TO STAY ON BUDGET!

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STAIRCASE DESIGN AND RENOVATION!

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INTERIOR SPACE DESIGN, THINGS TO CONSIDER!!

Three pages of information
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Clever ways to stay on budget!



Plan ahead in detail:

spending time planning the smallest of details can save you money and limit the cost of an extension further down the line. By specifying everything from light fittings and socket locations to flooring and wall colours at the outset, you'll save money on the cost of making alterations or snap decisions at a later stage.

Off the shelf not made to order:

Design the build around off-the-shelf products, such as standard-size doors and windows. Avoid any products that have to be made to order; instead, choose materials that are readily available and easy to use with all building extensions. So, stick to cast concrete for the sub-floor; concrete blockwork for the walls; brick, render or timber cladding; and a softwood timber roof structure. Roof lights instead of dormer windows and interlocking concrete tiles for covering the roof.

Timber frame vs blockwork:

Timber frame extensions can help cut extension costs as although the materials can work out a little more expensive than building with block work, the speed of the build can make up for that in lower labour costs.

Avoid complicated groundworks:

Avoid complicated groundworks, such as building near to trees or drains and sewers, or other buried services, as these will increase groundwork costs

Sell what you do not need:

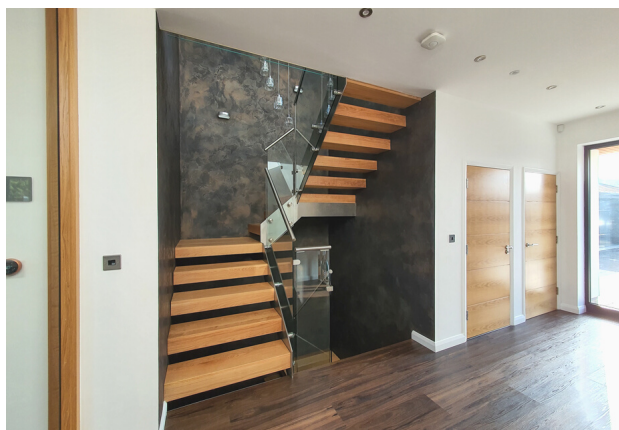
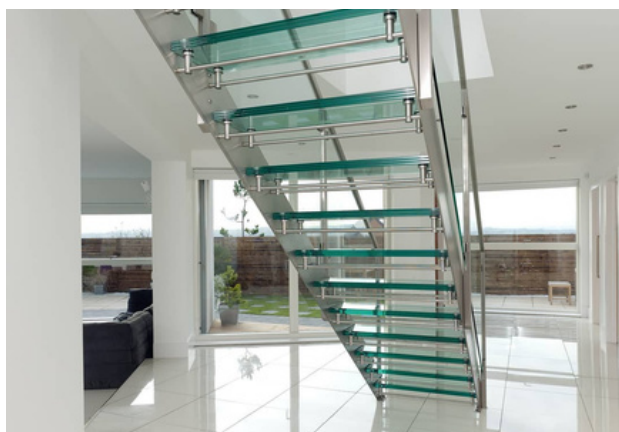
Can't reuse or recycle existing materials? You'll be surprised what you can sell – from bathroom fittings to old kitchen cabinets. Advertise on local Facebook groups or Gumtree.



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

— IRENE AU

Staircase Design and Renovation!



Renovation of an existing staircase:

Renovating an existing staircase will be the least expensive option and changing balustrading (spindles, handrail and newel posts), or cladding stair treads and risers, is a quick and easy solution.

DIY kits start from as little as £300 to £400, though this figure can soon rise depending on the materials used. Alternatively, staircase companies offer a full design and installation service, which involves updating all non-structural staircase parts in situ. This starts from around £2,000.

Staircase costs:

For a basic off-the-shelf MDF and plywood straight run or a spiral staircase, you can expect to pay £300. This rises to £800 for a softwood design.

A complete self-assembly kit (a popular choice for spiral staircases) tends to cost around £1,000 to £2,000, while modular stairs (which come complete with a greater design choice and full installation) are between £2,000 and £5,000.

The most expensive option, bespoke staircases start from £5,000 but rise to £20,000 to "the sky is the limit".

If you're updating or replacing a staircase, you'll need to seek building control approval to ensure the stairs are designed well, safe to climb and easy to navigate.

Think about how your staircase fits within your home and make sure to position it so that space is maximised upstairs and downstairs. While some staircase designs look beautiful, they're not practical for everyday life – take time to consider whether they will encourage noise to echo through the house or pose a challenge to family life.

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

Sponsors

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

- STEVE JOBS



Part 1. Interior space design, things to consider!



Space

When designing a new space here are a few important items to consider:

- What type of room is it?
- What will it be used for?
 - Kitchen?
 - Lounge?
 - Dining Room?
 - Bedroom?
 - Utility?
 - Bathroom?, etc
- What existing features does the space have that you wish to retain?
- How many people do you need to accommodate in the space?
- Do you need natural light or artificial?
 - Natural Light?
 - Large windows?
 - Small windows?
 - Roof windows?
 - Flat roof lights?
 - Pitched roof lights?
 - Artificial Light?
 - Spotlights?
 - Pendant Lights?
 - Wall Lights?
 - Floor Lights?
- What items do you need in the space?
 - Type of items and sizes:
 - Fitted furniture?
 - Loose furniture?
 - Space around furniture?
- What type of floor finishes are required?
 - Hard flooring?
 - Ceramic Tiles?
 - Engineered / Real Timber?
 - Bamboo?
 - Stone?
 - Laminate?
 - Soft flooring?
 - Carpet?
 - Linoleum?
 - Cork?
 - Vinyl?

**"CREATIVITY IS
NOTHING BUT A MIND
SET FREE."**



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Part 2. Interior space design, things to consider!



Do you need more natural light in a space, how about using mirrors?

Natural light:

- Boosts vitamin D:
- When exposed to sunlight, the skin absorbs vitamin D, a critical nutrient that prevents bone loss and reduces the risk of heart disease, weight gain, and various cancers.
- Reduces the likelihood of depression:
- For circa six percent of the population, autumn triggers a time of serious depression known as seasonal affective disorder (aka major depressive disorder with seasonal patterns).

•

How to get more natural light with mirrors?

Using mirrors in the space

- They help to bounce light around the space:
- Consider the reflection before placement
- Before you hang a mirror take into account what is across from it.
- Whenever possible hang a mirror across from a window. It will significantly increase the amount of light in the room.
- When hung opposite an important architectural element, painting, or piece of furniture it will give that item even more importance.
- A mirror should always be hung at the appropriate height for the space.
- Eye-level works in many cases, but higher or lower can work depending on the situation.
- Don't be afraid to use a large mirror in a small space.
- Mirrors create the illusion of depth and space so they can really help make a small room feel bigger.
- Mirrors are also great for narrow spots such as hallways.
- Mirrors can be modern, traditional, edgy, classic, pretty much anything.
- Consider what effect you want to create when choosing a mirror in a frame.
- Smoky glass and antique mirrors with imperfections can be very moody and greatly contribute to the look of a space.
- Don't be afraid to create a gallery wall with mirrors. Like with any photo wall, treat them as one unit when deciding on placement.

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

– CHARLES EAMES



Part 3. Interior space design, things to consider!



Colour in interiors is as important as both space and lighting.

Below is a list of common colours and what they can mean:

- **Blue:** The colour blue is strongly associated with trust, loyalty, confidence and peace and is generally used in rooms and spaces where relaxation is the main goal
- **Yellow:** One of the most positive of colours, yellow immediately makes anyone think of the sun and its associated warmth and glow. Yellow can also be used to great effect in dark and shaded areas to inject some light and vibrance
- **Red:** The colour red is very often associated with energy and drive and in turn is well suited to working and creative spaces
- **Purple:** The colour purple can have several meanings including creativity, positivity and luxury and also has a very positive vibe
- **Green:** Green is a very versatile colour and works well with many others. It has strong associations to nature and the natural world and also implies both growth and balance
- **Black, White and Grey (neutral colours):** Almost certainly the most flexible of all colours due to their neutrality, black, white and grey can be used in combination with all colours in varying quantities depending on the desired look and feel

The combination and types of colours you choose to use are also highly important.

When mixing or combining colours it's essential that you choose colours that complement and work with each other.

A colour wheel allows you to pick colours that work well together and compliment each other.

Whatever you do, don't pick your colour in the shop.

Take the colour sheet home and look at the colour options in your specific room, so you can choose based on the lighting in your home at different hours of the day.



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

- UNKNOWN

JOIN US

Follow us on Instagram

- Over 45,000+ followers and counting:





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

- DON DRAPER

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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TAKING THE TIME
TO READ ME.

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

NEXT ISSUE OUT JUNE 01 2020