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Transform ARCHITECTS

LUXURY RESIDENTIAL / DISABILITY ARCHITECTS

NO. 7 SEPTEMBER 2020



BEFORE & AFTER

The transformation of older properties | 03

RECENTLY COMPLETED

Check out some of our recently completed projects | 09

COVID 19 & CONSTRUCTION

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

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TRANSFORMED

Before & After

Location: Barnsley

At a cost of circa £175,000, excluding the kitchen, utility and floor finishes.

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

The works:

New open plan kitchen / dining / lounge space and a master bedroom with a feature window.

The scheme involved an side / rear extension, new external windows / doors, silicone rendering of the external facade, new roof tiles, new fascias / soffits / gutters / down pipes.



Transform | 03



"THERE ARE NO
SHORTAGE OF
AMAZING DESIGN
IDEAS.

WHAT IS OFTEN
MISSING IS THE
WILL BY OTHERS TO
EXECUTE THEM."

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.



before



after



before



after



before



after



before



after



before



after



before



after

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**"OUR DESIGNS FOCUS ON
WHERE YOU WANT TO GO, NOT
WHERE YOU CURRENTLY ARE."**

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 - September 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 - September 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 - September 2020

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

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**"IF YOU ALWAYS DO WHAT YOU
HAVE ALWAYS DONE, YOU WILL
ALWAYS BE WHAT YOU ARE
NOW."**

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COMPLETED

Recently Completed Project

Location: Ossett, West yorkshire

At a cost of circa £150,000, excluding kitchen and utility.

The brief was to design a contemporary rear and side extension to this existing dwelling.

The site had a steep slope to the rear of the existing dwelling, so the main challenge was creating a split level open plan, kitchen / dining / lounge space that also took advantage of the views while having a a tv and wood burning stove all within a limited space.

The side extension incorporates a new utility with direct access off the drive and a toilet which are both located at existing ground level.





**"WITHOUT IMAGINATION OR
DREAMING, WE LOSE THE
EXCITEMENT OF POSSIBILITIES."**

Covid 19 & Construction Projects

01: Having Work In Your Home

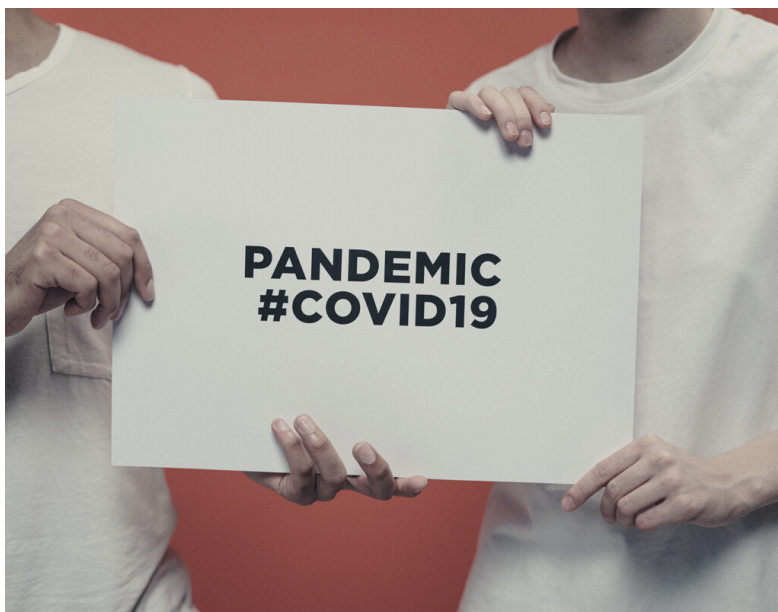
- Plumbers, electricians and other traders can still come to your house to carry out repairs - as long as they don't have any symptoms of coronavirus. They should try to stay 2 metres away from you and avoid any vulnerable people.
- If the work you are having done isn't an emergency, you should think 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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**"EVERY TIME WE ALTER A
NEGATIVE SPACE, WE MAKE
ROOM FOR MORE POSITIVE
SPACE IN ITS PLACE."**



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.



**"GREAT DESIGN WAS NEVER
ACHIEVED WITHOUT ENTHUSIASM."**



Avoid Common Mistakes in Room Design

Home Office:

The design of your home office revolves around the amount of equipment and the size of the equipment / furniture you will use.

Another factor is whether this room may be converted into a sun / bedroom at a later date.

Do you want a small home office off the kitchen or master bedroom?

Do you want separate offices, or can you share one between the family?

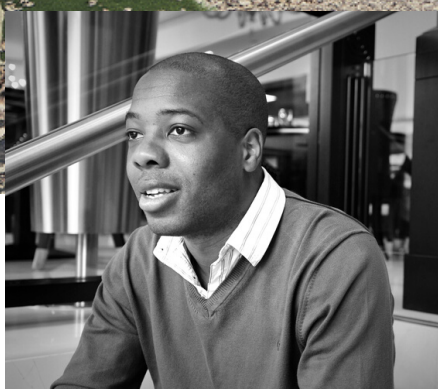
How to avoid common home office mistakes:

- If your desk will be in front of a window, consider what people will see when looking in.
- Consider a longer desktop so that items such as computer monitors can be out of sight from outside. Another option is to raise the height of the window sill if you are lacking space elsewhere in the room.
- Have a power socket easily accessible for your laptop computer power, generally above the desk position.
- Identify where equipment requiring a power socket will be located.
- Tell your architect your computer wiring needs.
- Locate your office equipment so that the noise generated from the office equipment, such as a printer / scanner, does not disturb people in nearby rooms.
- If you prefer not to see office equipment, store the equipment in a closet or a credenza. Allow proper ventilation for the heat generated by the equipment.
- Consider a standing desk as an alternative to the traditional seated desk.
- Identify the location of all desks and provide adequate lighting for all desks.
- Too much glare or direct sunlight shining into your office will be distracting when working at your desk and will make it difficult to use a computer.
- Choose screens that block out the glare but still allow you to see out, or some other window treatment.





"ALWAYS KEEP A
WINDOW OPEN
IN YOUR MIND
FOR NEW DESIGN
IDEAS."



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.

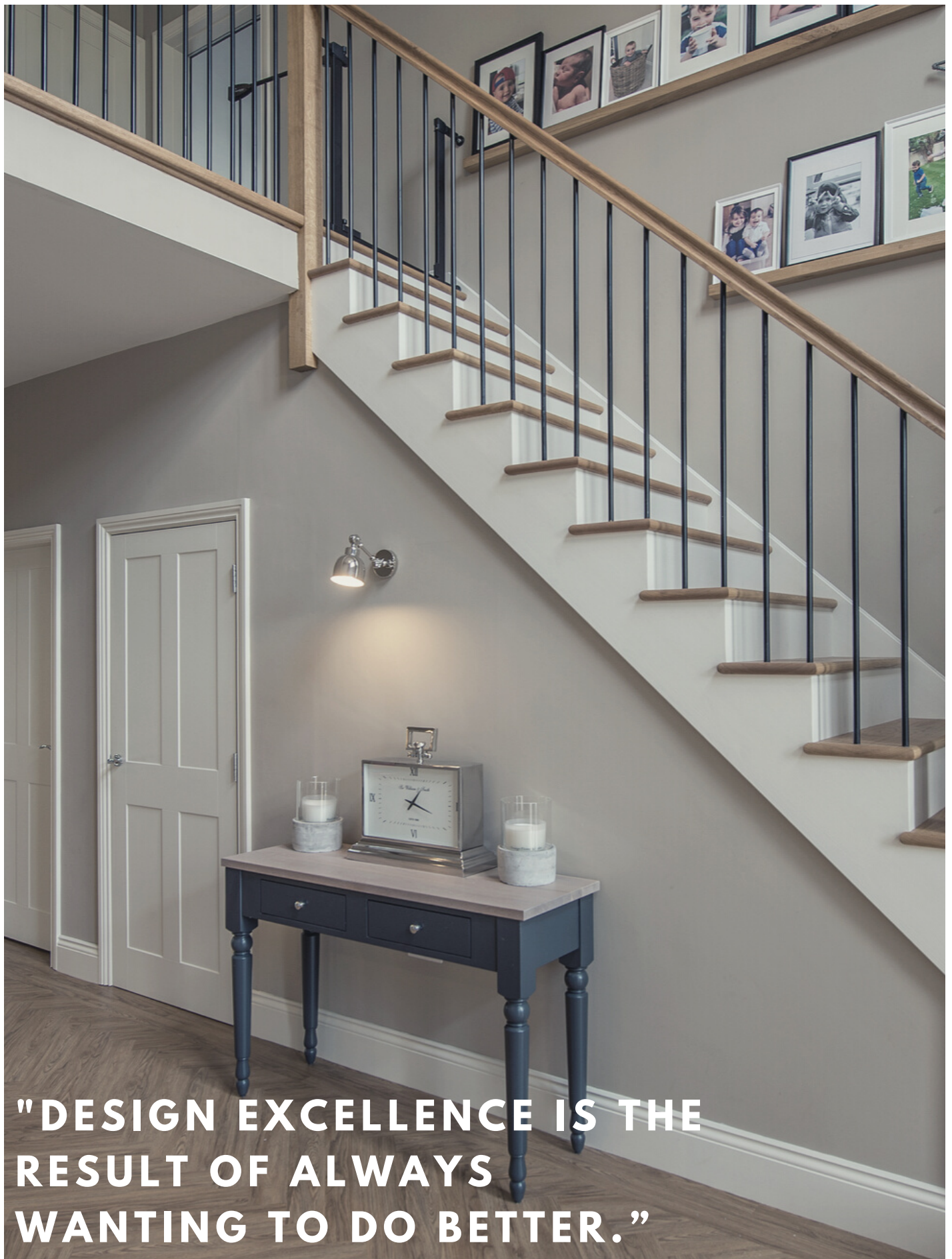
Transform Architects is an RIBA Chartered Practice that specialises in contemporary self builds / extensions / disability adaptations and makeovers.

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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**"DESIGN EXCELLENCE IS THE
RESULT OF ALWAYS
WANTING TO DO BETTER."**

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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/>



A modern interior space featuring a large window on the left side, offering a view of a garden. In the foreground, there are three brown, quilted bar stools. In the background, a grey sofa is visible. The ceiling has recessed lights, and three white, teardrop-shaped pendant lights hang from the ceiling. The floor is made of large, light-colored tiles.

**THANK YOU FOR
TAKING THE TIME
TO READ ME.**

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

NEXT ISSUE OUT OCTOBER 01 2020