

insideout



Clockwise from this picture: the house from the back; the roof of the new ground-floor extension; hardwood balustrades at the floor-to-ceiling window are practical, as well as being aesthetically pleasing



Master plans: extending into the roof

When a young family needed more space in their 1940s semi-detached house in Tunbridge Wells, the only way to go was up



FAST FACTS

Client Chris and Sue Baldock
Area Tunbridge Wells, Kent
House type 1940s brick and tile semi-detached house
Brief To build a modern extension into the loft space
Budget Design and documentation, £6,400; construction £40,000 (including staircase, £3,000, and materials, £4,000). All plus VAT

THE CLIENTS

Chris and Sue Baldock and their seven-year-old daughter, Bella, moved to Tunbridge Wells in 1999 but, by 2004, they needed extra space. Because of local property prices, they decided it was more cost-effective to extend rather than buy, so, after a couple of years of thinking over ideas, the couple got in touch with architect William Tozer.

THE BRIEF

Initially, the plan was to build a two-storey extension at the side of the house, but planning permission was only obtainable if it matched the style of the existing property. The Baldocks wanted a contemporary design – something that would contrast dramatically with the traditional front of their home. They had seen a previous project of William Tozer's in an interiors magazine and loved the style of his work. As a result, they didn't get that involved in the design process, but trusted him to come up with a plan they would like.

The design he came up with was to extend at ground and roof level to provide an open-plan kitchen/diner and a new master bedroom with en-suite bathroom. Planning permission was granted and the conversion was completed under permitted development rights.

THE RESULT

The attic space has been extended at the rear to create a full-height rectangular bedroom with three built-in wardrobes and an en-suite bathroom (fitted separately). The glazed doors that look out over the garden fold back to reveal a hardwood balustrade, which, together with the zinc cladding, mirror the flashing detail and sliding doors of the ground-floor extension. The bespoke staircase is open to the ceiling allowing light from a skylight and front-facing window to emanate upwards. 'It feels very spacious,' says Sue, 'and it looks fantastic from the garden.' The project took nearly five months on site.



Architect
 William Tozer
 Company
 William Tozer
 Architecture &
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 (020 7734 6055,
 wtad.co.uk)
Cost £46,400
 (plus VAT)

'A contemporary design that draws on the material palette of the existing property'

'I wanted to create a design that, although contemporary, draws on the material palette of the existing property. It was tricky because the original wasn't that interesting. We named the project "semi-detached" – the proportions and scale of the new extensions match the old, but design-wise they're from a more modern era.'

'I'm particularly pleased with the way the tree in the garden is integral to the design. In the winter, when there are no leaves on it, the low sun reaches right into the interior, but in the summer when the sun's higher, the space is shaded and cool.'

'The hardwood balustrade, which is essential with floor-to-ceiling windows, shows how an architect can make something beautiful out of something functional. Instead of ordinariness, you get something bespoke and exciting, which improves your commercial return.'

