

EXTREME TRANSFORMATIONS



One-storey house
The Baines' family, who own the house, had long admired the roofline

From squat bungalow...

Putting a jaw-dropping timber and glass box extension on top of this 1950s bungalow has given it a spectacular second storey

Take the 60-second tour

THE PROPERTY

A three-bed, pitched-roof 1950s bungalow in the countryside near Parkham, Surrey.

WHO LIVES HERE

John and Janine Baines, who are both retired.

WHAT THEY DID

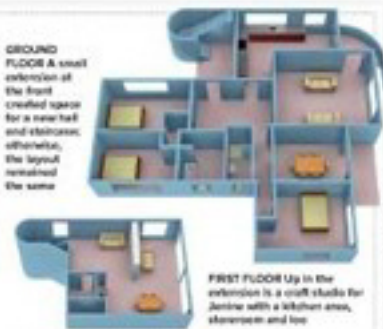
They gained an extra floor by removing part of the existing pitched roof and replacing the old loft space with a large 'box' extension, 1.4m higher than the

original roof ridge. A small extension at the top of the bungalow has created a new entrance hall with staircase to the extension.

WHAT IT COST

The bungalow cost £200,000 13 years ago, and was valued at £400,000 just before work began on the extension in 2008. John and Janine spent £230,000 on the entire project and the house is now worth more than £750,000.

GROUND FLOOR A small extension at the front created space for a new hall and staircase; otherwise, the layout remained the same



FIRST FLOOR Up in the extension is a craft studio for Janine with a kitchen area, shower and loo

PHOTOGRAPHY: JEFFREY BENTON/ARCHITECTURE

Two-floor work of art

A massive late extension has doubled the house's living space and given their home a modern edge

Part of the pitched roof remains, but a chunk was taken off to make room for the box extension



to contemporary home

The transformation of Janine and John Baine's bungalow will begin with Janine's need for a studio space for her craftwork. At first we considered a ground-floor extension, but that would've didn't seem to work in our garden, so building up seemed like a sensible option,' says Janine. 'We also wanted a space that would be full of light as it was going to be a studio.'

John and Janine approached design studio BeTrower (betrower.co.uk) who came up with an unusual solution - cutting away one corner of the bungalow's roof and replacing it with a timber-framed box. 'We loved the architect's design because it's so simple with an almost Scandinavian feel,' says Janine. 'And it had a full-width wall of glass to let the light in.'

Getting planning permission for the contemporary design ended up taking

two years, partly due to changes in Building Regulations, which imposed new limitations on the amount of glass that could be used. Once planning permission was obtained, building contractor Oak Services (oakservices.co.uk) took on the project, reinforcing the timber extension with structural steelwork supported by the walls of the existing building. Fortunately, there was no disruption to the house's foundations as removing the original heavy concrete roof also offset the weight of the new extension, so there was no need for reinforcement. To reach the new second floor, a small extension was added to the front of the house to create a hall and entrance.

'We started on living in the bungalow throughout the whole build, even when the roof came off,' says John. 'The project took just over a year, but the new extension is exactly what we wanted. I often go up there with a coffee just to sit on the sofa and enjoy the view.'



Open space The new second floor is a bright, airy living space which allows even the light to flood in



'We didn't want to sacrifice our garden, so building up seemed like a sensible option'