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25 NEW HOUSE EXTENSIONS AND IMPROVEMENTS

A
GOLDEN
HOMES
SPECIAL

HUNDREDS OF IDEAS TO IMPROVE YOUR HOME
—AND INCREASE ITS VALUE

EXTENSIONS

The First Principles

1 Any extension to a house that involves major constructional work is liable to be expensive. Before embarking on ambitious building plans such as the addition of a wing alongside or of a new storey upwards, make certain that these are viable for you from a financial point of view. Will you get your money back if, at a later date, you sell the house? In all probability, yes – and more than your money back. But might it make better financial sense to sell your present home and buy or build one to meet your expanding requirements?

2 Investigate the pros and cons of all systems and types of extension before reaching a decision. If you need more living space, it may be feasible and relatively uncostly to extend into the attic or cellar, assuming your house has one or the other. If you do want to build on, consider the possibilities of a prefabricated unit, which is usually cheaper to add than an architect-designed custom-built extension.

3 In the case of any major constructional project, call on the expertise of the professionals – unless you are confident of your own technical and practical skills. You may decide to employ a building firm to do the job without benefit of independent professional advice. If so, procure itemized estimates from several builders before placing the contract. On a big project it is as well to commission an architect or surveyor to design the extension for you and supervise the actual building.

4 Visually, two factors can make or mar any extension or alteration to the exterior of your home – positioning and the materials chosen. Positioning of the extension and its relationship to the rest

of the house can improve, or ruin, the proportions of your home. A perfect match in materials is difficult to achieve, especially in the case of old buildings. Failing this, a deliberate contrast is usually preferable to a near miss.

5 Plumbing. As a general rule, it is cheapest and easiest to extend the existing plumbing in a straight line for as short a distance as necessary. Putting in new plumbing is a specialist job which can be expensive. So consult an expert before planning a new bathroom, kitchen or utility room that is located some way from the existing plumbing and drainage systems.

6 Lighting. Here the problem is not so much where to put the new circuit as the practical matter of installing it. This should only be done by a qualified electrical engineer.

7 Heating. Your new extension is bound to require some form of heating. If you already have central heating, it may be possible to extend this without overloading the system. Otherwise you will need an auxiliary system, or some form of spot heating.

8 The cost of extending your home is not just the building, decorating and furnishing expense involved. Extra rooms cost extra money as well as time to maintain. So take this into account when working out your budget, or you may find that your extended home, much improved though it is, strains domestic finances.

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EXTENDING IN
DOWN
INTO THE
CELLAR

ADDED ON: 1
ROOMS
WITH
A VIEW

INTO
THE ATTIC: 7
AN ENTIRE
APARTMENT

OPENING 13
UP A
KITCHEN

IT'S TWICE 10
WHAT
IT WAS

COVERED 2
WAY LINKS
OLD AND
NEW

MODERN 3
BONDS
FOR OLD
HOUSE

COTTAGE 14
THAT'S
GONE ON
GROWING

WHOLE 21
NEW WING
WAS
ADDED

OFF-THE 3
-PEE
EXTENSION

ALL-IN 3
COMFORT
BELOW
GROUND LEVEL

PLAYROOM 15
FROM JUNK
CELLAR

PATIO BRINGS 22
LIGHT AND
CHARM

GARDEN 4
ROOM WITH A
SOUTHERN
LOOK

ADDITION 10
TO A
SUBURBAN
HOUSE

CLASS ROOM 16
GIVES EXTRA
LIVING SPACE

A ROOM 23
TRANSFORMED

GARAGE 3
INTO
LIVING
ROOM

TOPPED 11
BY A
STUDIO
ROOM

BUILT ON 17
TO THE BACK
PORCH

ADDING 24
A SUN
LOUNGE

UPWARDS 3
AND
OUTWARDS

NEW FLOOR 12
MAKES IT
A HOME

NEW ROOMS 18
BRIDGE TWO
COTTAGES

EXPANSION 25
IN TWO
STAGES