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GUIDE TO

MANAGING YOUR PROJECT

ESSENTIAL ADVICE TO HELP YOU STAY ON TIME AND IN BUDGET

Material options

Alternative to masonry are timber frame and SIPs (structural insulated panels), which offer much faster build times. Cladding options include render, brick, metal and timber. Whether these replicate or contrast the existing structure is often a matter of choice.

'Planning may play a part in your selection of materials, as sometimes there are stipulations to match the new architecture with the existing – and sometimes the exact opposite,' says John Proctor, director at architect and design studio Proctor & Shaw (proctorandshaw.com).

Wraparounds also offer an opportunity to distinguish between the front and side additions. For example, the side return could be all glass, while the rear area could be glazed brick or timber. This approach can help retain a sense of the original footprint, as can stepping back a section of the new rear elevation to mimic the old.



Architect Proctor & Shaw included a picture window in this wraparound extension on a south London property, so the garden is framed when viewed from the kitchen (proctorandshaw.com)

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THIS IMAGE AND RIGHT Viewed from inside, the innovation of the south London side in-fill extension is apparent, with a spectacular folded roof and triangulated steelwork. However, it was conditions below ground, where pile foundations were required due to nearby trees, that led to a higher than average cost of £2,900 per sqm

Set the budget

The total cost of works will largely be determined by the size and complexity of the scheme. 'A guide price of £1,800 to £2,200 per square metre is a good guide,' suggests Robert. Professional fees of ten to 20 per cent may also need to be applied. And, if your current home-insurance policy does not cover building work, then it may be necessary to take out specific extension cover.

● **Turn to p104 to see how a corner plot opened up a family home >>**



PHOTOGRAPHY SIOBHAN DORRAN, STÅLE ERIKSEN, ALEX JAMES, GUY LOCKWOOD, CHRIS SNOOK