

YOUR

WEEKEND

STARTS

HERE

22 May 2021

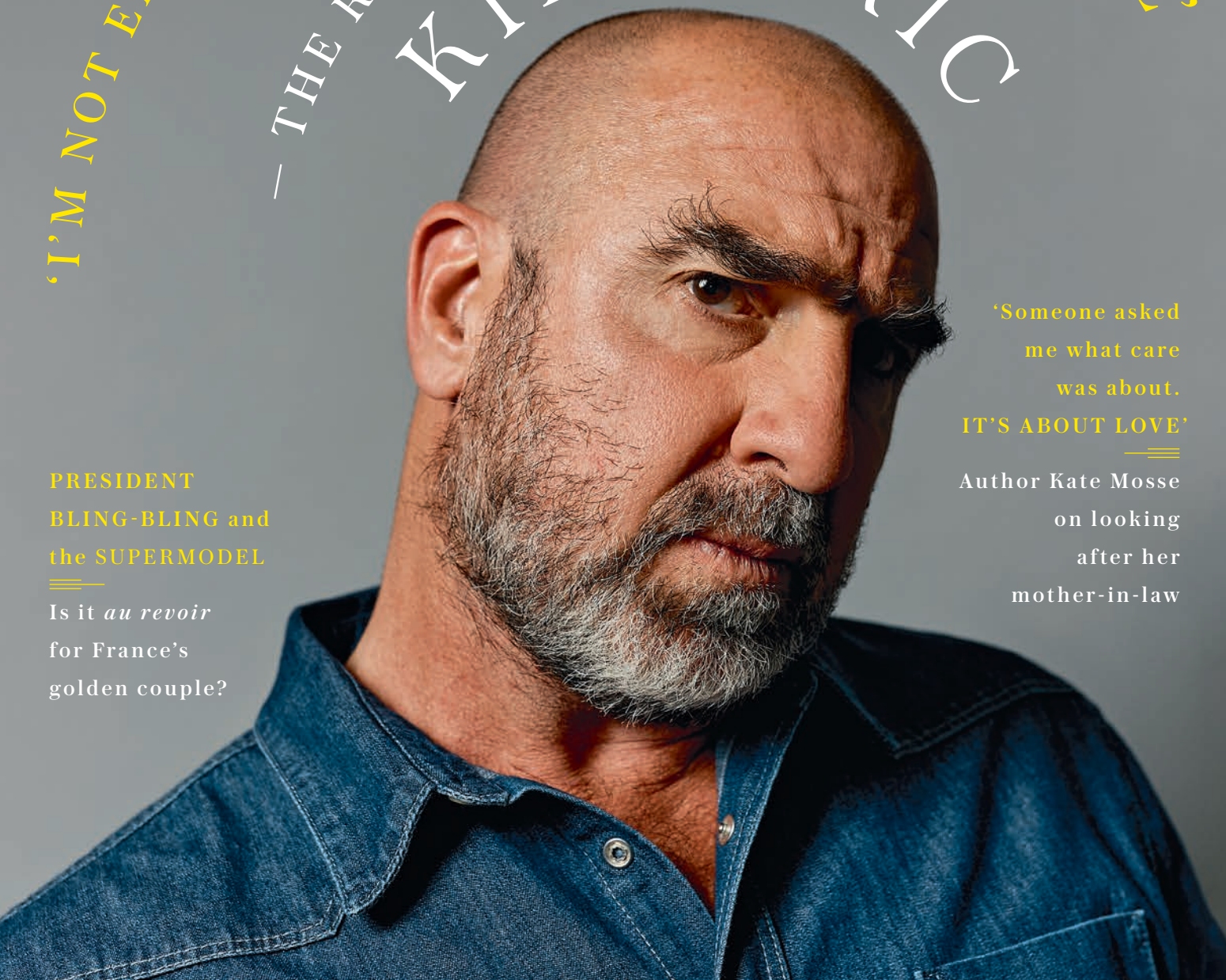
The Telegraph Magazine

'I'M NOT EMOTIONALLY INTELLIGENT.
I'M LIKE AN ANIMAL.'
— THE RETURN OF
KING ERIC

PRESIDENT
BLING-BLING and
the SUPERMODEL

Is it *au revoir*
for France's
golden couple?

'Someone asked
me what care
was about.'
IT'S ABOUT LOVE'
Author Kate Mosse
on looking
after her
mother-in-law



Inside story

A bit on the side

A side extension may not add much square footage, but it will transform the way you use your home. Jessica Doyle finds five inspiring examples
 Jessica Doyle finds five inspiring examples



The past year has placed a higher value than ever on living spaces, particularly for anyone working from home. For those unwilling or unable to move house to gain more space, a side extension, making use of a wasted strip of land, can be a relatively straightforward way to add much-needed room to breathe. A typical side-return infill might only add seven square metres of floor space, but it dramatically opens up the back of the house and maximises the light and space within. As Henry Longton, a surveyor at Knight Frank,

puts it: 'A side return can provide a major improvement, utilising dead space – which can be vital for a growing family, and is a smart investment.'

The price of an extension can vary from around £1,200 to £4,500 per square metre, depending on the location and specification, plus the additional cost of fitting out the interior, (which can mean a new kitchen). As for what it will add, there's no doubt a large, modern kitchen and dining area will future-proof your house (and help sell it when the time comes).

Here are five examples where a side extension has transformed a family home, inside and out.



The extension has given the home a modern, industrial update



A NEW ANGLE

The unusual shape of the site at the back of this house – an angled side wall that created a cake-slice-shaped piece of land to the side – demanded a creative outlook. 'We were excited about the site, and the potential for an innovative approach,' says architect John Proctor (proctorandshaw.com), who devised a geometric structure with a faceted roof, in response to

the angles of the floor space and to comply with planning constraints.

The brief was for a side and rear extension that would incorporate a new kitchen, dining area and utility room. Bifold doors open the dining area up to the garden, while a picture window gives views from the kitchen.

As the angled design is complex, the architects kept the materials

simple: the exterior is clad in PPC (polyester powder coated) aluminium in charcoal, and the polished concrete floor and reclaimed-brick-clad wall of the interior add to the modern, industrial vibe.

The owners, Alan Jones and Tamzin Readman, now have a house that is oriented towards the garden, rather than the street as before, and a bigger, more open

area for cooking and entertaining.

'The extension has made for a great space to host friends or family gatherings in the past,' says Jones, 'and no doubt in the near future too.'

BUDGET

Expect to pay from £140k plus fees and VAT for a similar side and rear extension