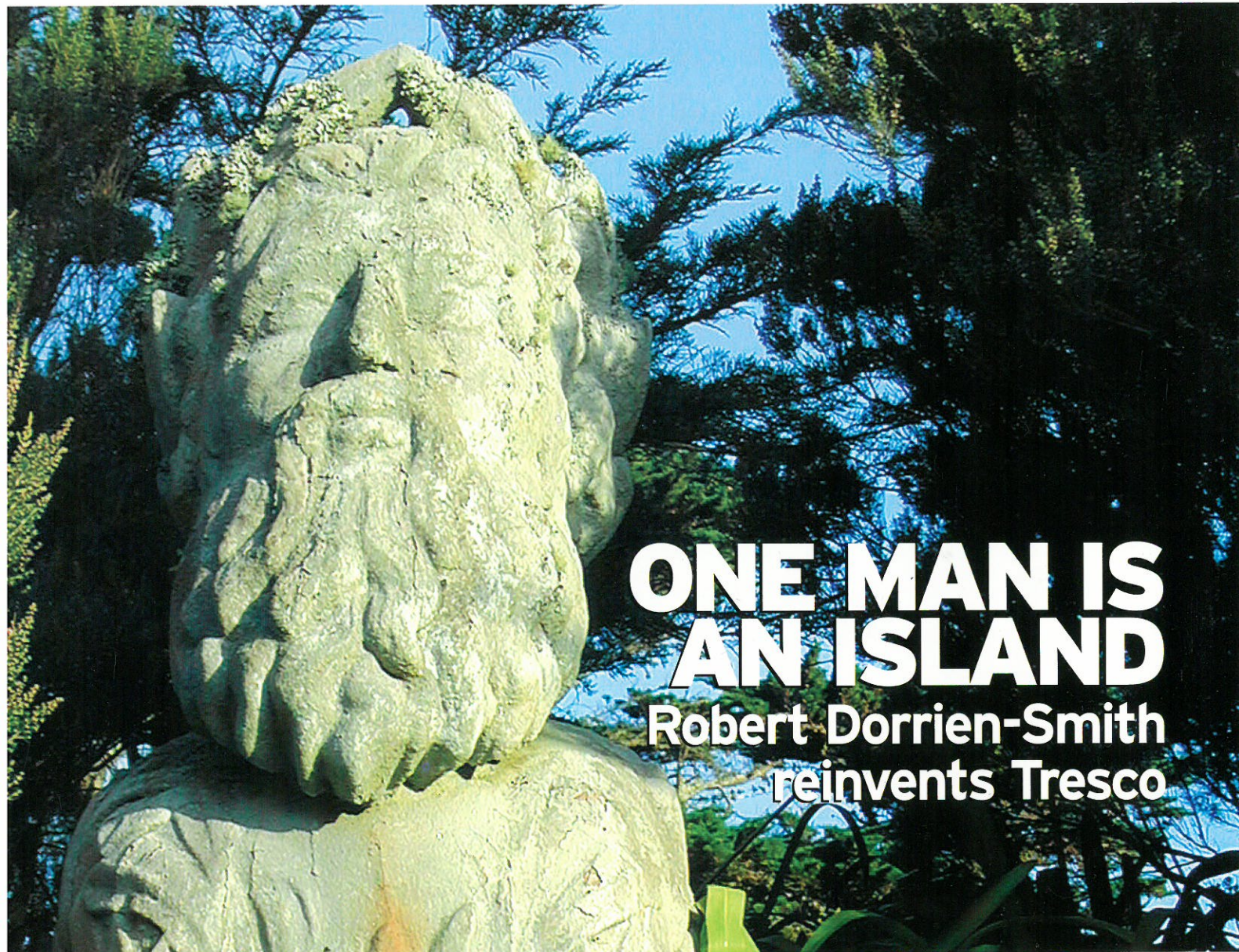


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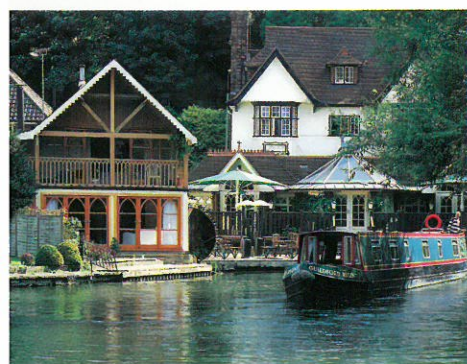
PROPERTIES

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ONE MAN IS AN ISLAND

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reinvents Tresco



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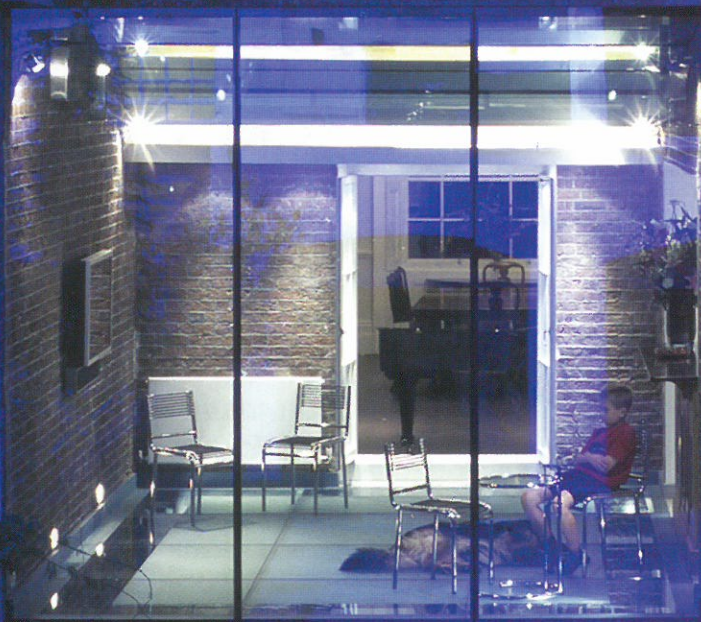


LOGICAL EXTENSIONS
The beauty in building out your home



NATIONAL TREASURES
New revenue for Britain's stately homes

LOGICAL EXTENSIONS



Extending your home can be about a lot more than just increasing your living space. Patricia Wynn

Davies finds out how the professionals handle the aesthetic and bureaucratic issues involved

Look back through the history of important buildings in your locality and you will find that the urge to extend an existing home is not a modern-day fad. Extensions to period properties feature throughout the architectural heritage of Britain, and range from the successful and sympathetic to the downright odd. But while enlarging a home in previous centuries was frequently a matter of status or a way of displaying wealth, the last few years have seen an explosion of new ideas about the role of modern design. Be it in enlarging an important or architecturally interesting building or enhancing its strengths and beauty, there is a definite art to extending your home.

Whether to add-on to your existing property or move on to another is not a black-and-white decision, aesthetically or even practically. There is a world of difference between moving to a larger house to get an additional formal dining room and constructing a glass and steel addition that adds a new dimension of light and space. So the first questions most architects will ask is why you want the additional space, how you see yourself using it, and what the overall aesthetic is that you want?

The answers to those kinds of questions have forged some stunning projects in recent years, such as a recently-completed addition to a Grade 1-listed Nash terraced house in Hanover Terrace, Regent's Park, designed by Shahriar Nasser, director of Belsize Architects, based in north-west London. There is something about the grace and clean lines of Regency and Georgian architecture that chimes particularly well with minimalist modern design. Nasser has achieved a hugely successful result with the addition of a two-storey glass extension that runs between the existing back addition of the property and that of its neighbour.

Nasser's clients in Hanover Terrace, who have a large family and do lots of entertaining, wanted an open, airy and informal environment that did not diminish the historic nature of the structure. He has achieved this by eschewing, as far as possible,



Left, above & below
Designed by Shahriar Nasser, the extension at Hanover Terrace has created an open, airy and informal environment



BEYOND THE PLANNING STAGE

Andrew Waller, the partner in charge of the building surveying and architecture department at Strutt & Parker's Salisbury office has worked on a number of extensions of period

properties and has expert knowledge of the planning and conservation issues that are frequently thrown up.

"Over the last few years, attitudes towards the subject of 'conservation' have changed," he says. "Clients and planners are now keener and more ready to accept that a range of styles can be successfully integrated with historic or listed buildings."

What conservation and planning officers will expect, says Waller, is that the design of the addition respects the integrity of the building, and that the work carried out is honest. For this reason, he emphasises, the choice of architect and construction team is crucial. "The chances of a scheme getting the go-ahead really does depend on the quality of the design and the quality of the finish."

Getting an innovative scheme through the planning system is not always straightforward, says Waller. "While the planning authority might swiftly identify the merit of a design and its subtleties, planning committee members might be more prosaic or old-fashioned in their attitudes. You have to make a convincing case that something of real value is going to be added to the building."

A further key aspect is the size of the planned extension. "You must make sure that the size of the addition is appropriate," Waller says. "The original building must not become subservient or overpowered."

