

MID-CENTURY modernised

Neil and Anita Turner saw the potential (and beauty) in a 1960s house — turning it into an astonishing home that serves as a great example of what can be done with even the most unfashionable of styles

REMODEL AND EXTENSION | NORTHUMBERLAND | FEB - OCT 2013 | SIZE: 256m²
HOUSE COST: £625,000 | BUILD COST: £300,000 (£1,171/m²) | VALUE: £1.25MILLION

WORDS: JASON ORME | PHOTOGRAPHY: JEREMY PHILLIPS



“**T**here was no way we would have been able to get hold of the house if it hadn't been so unfashionable,” says Anita Turner of the property that, after a short but intensive injection of excellent design and not inconsiderable vision, is now home to her and husband Neil. “We had previously been second out of 12 bidders on a period farmhouse and were more than ready to move from our Edwardian home,” she continues. “When we saw the estate agent's details for

Homes

The Daily Telegraph
**HOMEBUILDING
& RENOVATING**
MAGAZINE
AWARDS 2014

**WINNER
REMODEL/
EXTENSION**



A 1960s Restoration

The 1960s house that Neil and Anita bought had been altered and extended in the preceding decades (pictured right in 2010 as they bought it), with a blocky side extension being the significant problem, along with a roof that hid the original clerestory windows. Much of the process for Neil and Anita has been about restoring that original 1960s feel

continues. "When we saw the estate agent's details for this, it looked pretty unappealing. But when we saw it, we knew what it could become."

The 1964 property had been extended once before with a small granny flat added a couple of years after the house was built, and a more comprehensive exten- ▶

"The walls are off the scale in terms of performance — less than 0.1 U values"





Homes



sion and alteration scheme came in the early 1990s, creating a blocky two storey structure to the side of the original and introducing an unusual roof arrangement. "The original house was actually really lovely," says Neil, an architect. "The existing cantilevered balcony had railings and metal columns added to support the roof. The extended property lacked any charm and style but we could see that, using the inspiration of the original design, we could combine everything into one unique, modern family home."

It was, to a large extent, the site that sold it to the couple. An astonishingly peaceful and quite rectangular 1.7 acres, sloping down quite heavily from the rear to

Kitchen/ Living Space

The double-height kitchen makes use of the newly built right-hand part of the house, with the original kitchen now used as a link dining space and snug. The window frames line up exactly with the poles



"We've really pushed it in terms of scale of project and cost"



a private road, and scattered with and surrounded by ▶





Kitchen

One of the children's bedrooms overlooks the kitchen (see the reverse view on page 61). The units are from Mowlem's and the pendant lighting from Flos. A NIBE ground-source heat pump powers the underfloor heating.

Homes







AN ENERGY-EFFICIENT REMODEL

Neil and Anita recognised that the 1960s house would benefit from being brought into the 21st century in terms of performance too and so have given the house a rigorous improvement in terms of energy efficiency and generation on site.

Insulation: In addition to fully filling the existing cavity on the original sections of the house, 135mm EPS (expanded polystyrene) wall insulation has been added externally then rendered or cedar clad. Neil reckons the resulting U values are less than 0.1.

Orientation and glazing: Neil and Anita benefitted from the front elevation of the original house being south facing and actually tend to need to manage overheating (which they do thanks to a large overhang and some natural stack ventilation) rather than heating. Thanks

to the large 1.5 U value double-glazing panels (Neil considered triple but for the “whopping” extra cost calculated the added benefits to be “marginal”), the house is passively heated to a minimum of 18°C even in winter. Interestingly, Neil and Anita have specified large windows on the colder north elevation — “simply, we wanted the rooms to be as light as possible rather than choosing a PassivHaus approach for the sake of it,” says Neil.

Heating: Despite having the option of gas, Neil and Anita installed an 18kW NIBE ground-source heat pump to meet the 18,000kWh projected annual heat demand for the house. Cleverly (and at not inconsiderable capital cost) the 48 photovoltaic panels on the roof (given the 9° pitch they're barely noticeable) power the ground-source heat pump and a bit more besides. They will even, Neil reckons, charge up for free the electric car he's intending to buy next year.



Future Proofed

Materials have been chosen with future maintenance (or lack of it) in mind. The cedar will weather grey; the render is self-coloured and polymer based so won't crack; and the zinc roof will last many years



towering pines and firs. It even came with its own river at the foot. The majority of the land is to the front but, as the road only serves a few other houses, it is the epitome of privacy and tranquillity.

Drawing inspiration from the 1960s original was key to Neil and Anita's plan — in a way trying to strip back the later additions and recapture that true essence. First of all this involved recreating the original dual monopitch roof, including revealing the original clerestory windows (which can now be opened to provide some handy natural stack ventilation) on the first floor landing that had been boarded over. Ripping off the roof enabled the house to integrate the blockier side extension. But in a way, the success of this project is as much about what Neil and

Anita have kept, and emphasised, rather than what they have taken away. For instance, the large (zinc-covered) roof overhang has been used to provide shelter on the front south elevation from the sun (more on which later) and, best of all, the original pillars have been added to (from three to five) and clad, quite beautifully, in iroko.

A site like this really does deserve its priority in design terms and so a new two storey structure, added to the right-hand (eastern) side of the elevation enjoys large windows — the kitchen is now a double-height space which just cries 'wow', while the new bedroom gets light thanks to a clever internal window. Externally, the opening elements of the bespoke window arrangement are actually cedar clad — they work a bit like stable doors ▶





— allowing the windows to remain fixed. “It helps with a feeling of security and suits the house perfectly,” says Anita. Elsewhere, an external rendered wall insulation system from Sto mixes with a healthy dose of T-jointed cedar cladding. The original 1960s block and brick-built house had enjoyed a limited element of cavity wall insulation over the years — “we insulated the cavity properly, and then added 135mm of EPS (expanded polystyrene) insulation as part of the Sto system,” says Neil. “The result is walls that are off the scale in terms of performance and less than 0.1 U values.” (See page 58). Suffice to say heating the house is not a problem.

The practice that Neil works for runs a varied set of projects from residential to large-scale commercial schemes, and so in addition to the design, he was able to bring considerable experience of managing complicated schemes to the table. “I broke down the project into ▶

“These unfashionable mid-century houses can be such amazing modern homes — all it needs is a bit of vision”





Remodelled

The existing part of the house has been remodelled significantly. A new staircase allows more light to penetrate the hallway; Large windows on the north-facing elevation meant Neil could never hope to achieve the EnerPHit standard he originally considered, but add massively to the enjoyment of the cosy library space to the rear; The five magnificent poles – two have been added to the original three – are clad in iroko; Occupying part of the newly constructed right-hand part of the house, a children's bedroom enjoys views to three aspects

 **byngjoinery**
TRADITIONAL BESPOKE JOINERY



- Timber Sash window specialists
- Traditional timber flush casements
- Heritage timber doors
- Pre factory finished timber windows
- Timber bespoke staircases

Tel: 01527 876 348 Email: sales@byngjoinery.co.uk

www.byngjoinery.co.uk

Dunsley Heat

The Highlander 8 Solo

Burning Efficiencies

• burning wood logs 77.8%

• burning anthracite 74.9%



CE
HEATING APPROVED

For your nearest stoves stockist
T: 01484 682635
www.dunsleyheat.co.uk



All Dunsley stoves
are manufactured
in Great Britain

STORY OF THE HOUSE



The house as built in the 1960s



As it was when Neil and Anita bought it in 2010



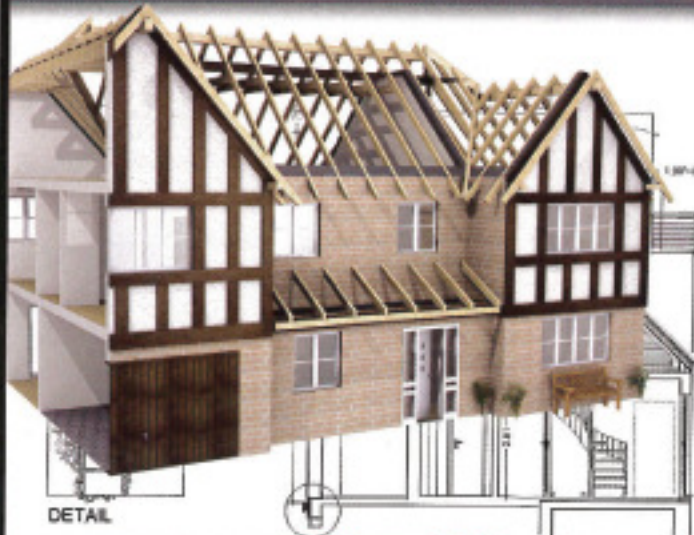
The original house was largely sound, but when excavating for the basement garage (the site slopes heavily and it made sense to use this space) it was found that the sandy nature of the soil was home to some rather worrying water runs (from the rear of the site to the front, where there's a pond) and as such the remaining gable structure needed significant extra underpinning at a cost of £8,000 or so. The new garage retaining walls helped to further secure the original structure.



ArCon Visual Architecture

3D HOME DESIGN SOFTWARE PRODUCTS

SELF-BUILDS • RENOVATIONS • EXTENSIONS • CONVERSIONS



Purchase 3D home design software products at a reduced price and potentially save thousands on your next home improvement project.

Whether you are planning a full self-build project, a house extension to improve your current living space, converting a loft or just wanting to see what individual rooms will look like with different furnishings and finishes, ArCon Visualisation Software will help you to accurately plan and communicate your design ideas.

ArCon Software lets you take full control of your initial designs before seeking professional advice or starting construction work, saving you time and money by avoiding expensive mistakes.

Special Offer

Use coupon code **HBR10** and save 10% on all our ArCon home design software titles. Offer only available at www.3darchitect.co.uk



www.3darchitect.co.uk

tel: 01252 267788 arconsales@eleco.com



Demolishing the single storey side wing



147 work packages, all designed in detail and pretty much fully specified. The packages would be things like masonry for the new work, roof structure and so on. We then got a main contractor to price them all up and come up with a very detailed fixed price for the job. In a way it's a risky approach because if you're not too experienced in construction there might be things you forget, and small creep across lots of packages doesn't seem a lot at the time but obviously quickly adds up. However, it did help us to manage costs — if one package went over, we could always reduce down another one. The main contractor worked on an agreed cost plus basis."

The result is quite something. The best of the original 1960s design has been brought out, with sloping internal ceilings, those funky clerestory windows, and pillars to boot. The double-height kitchen dining space is brilliantly architectural; the adjacent living room has benefitted by more simple changes (the heightening of a ceiling — the levels were very complex — and the widening of a window opening). In many ways this is

a modernist restoration project as much as a remodel — and all the better for it. Rooms are generous in size without becoming impersonal, and extra touches like the impressive lighting scheme and the architect's eye for detail (Neil reckons he drew around 120 details to make sure things worked, like the window frame lining up with the pillar) turn it into the perfect mix of high design and a warm, soulful family home.

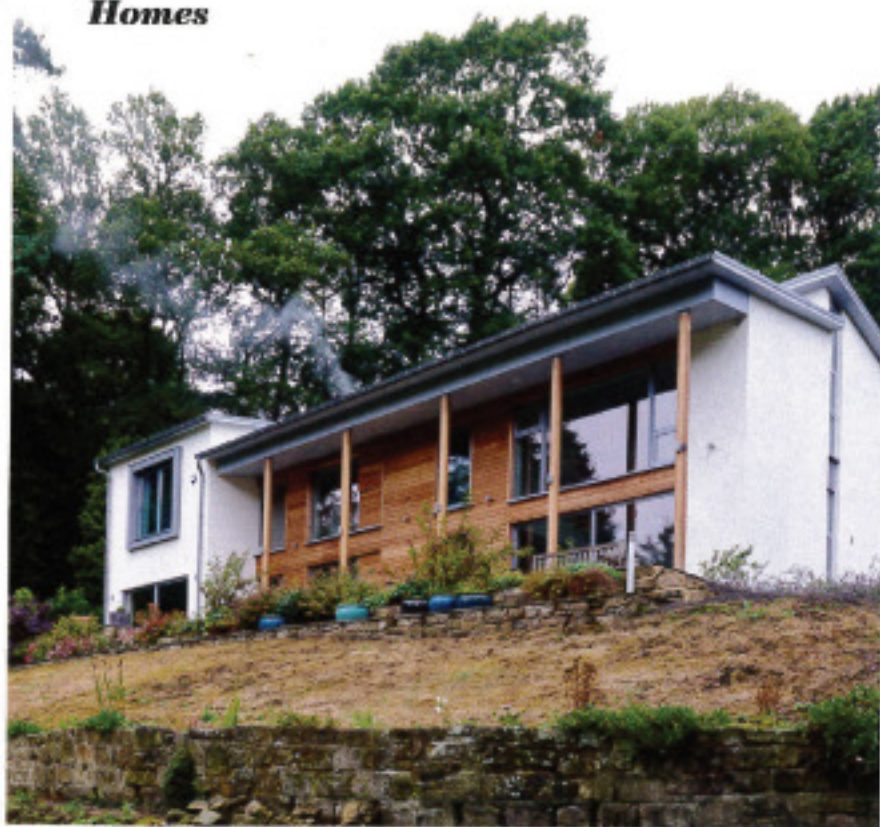
"We've really pushed it in terms of scale of project and cost," says Anita (the couple spent around £300,000, which has been more than worth it — not that they ever intend to leave). "The house had been on the market for months and it was its undesirability that got us to where we are now and we would never have got it otherwise. These unfashionable mid-century houses can be such amazing modern homes — all they need is a bit of vision. Even better, shortly after we had moved in, the son of the original architect knocked on the door and said how proud his father would have been of the work completed. You can't get a better compliment than that." ■



More Online

See video interviews with our Awards homeowners online at homebuilding.co.uk

Homes



Neil & Anita's Suppliers

Architect Neil Turner at Howarth Litchfield Partnership.....	0191 384 9470
Timber columns, specialist joinery and staircase steps	
Swandene.....	0191 419 7330
Mechanical work H Malone & Sons Ltd.....	0191 285 1176
Electrical work R Lightfoot.....	01388 663386
Render Seo.....	01418 928000
Roof VMZ Inc.....	01992 822288
Windows Hadrian Group.....	0191 414 8090
Timber panels to windows West End Cabinet & Joinery Ltd ..	
.....	0191 414 4469
Kitchen Mowlem and Co.....	0191 257 6112
Sanitaryware PT Ranson.....	0191 469 6999
Slate flooring The Natural Slate Company.....	020 8571 1485
Timber flooring Hawwoods.....	01524 737000
Staircase Architectural Metalworkers Ltd.....	0191 418 7222
External lighting Merl International.....	01229 583430
Internal lighting Flos.....	flos.com
Blinds Jeffrey Carr of Team Valley.....	0191 487 3249
Ground-source heat pump NIBE.....	0845 095 1200
Photovoltaic panels WeSolarUK.....	0800 211 8090

Reused

The 1960s home had been 'improved' over the years and Neil and Anita reused the 1990s kitchen units in the new utility, and, they claim, "made thousands" selling everything from sanitaryware, doors and

What We've Learned

What was the most

Seconds & Co



The only UK approved seller of Kingspan & Kooltherm

- ◆ Seconds are not 'second hand' boards, and are direct from manufacture
- ◆ The only UK approved seller of Kingspan & Kooltherm Seconds
- ◆ Savings possible of 10% - 50% when you buy seconds
- ◆ Seconds of Rectice/ Kingspan/ Kooltherm/ Ecotherm & Fiberglass
- ◆ Sizes from 20mm to 200mm

www.secondsandco.co.uk

01544 260 501

Kingspan Insulates Better

Comparison assumes same thickness of insulation material. Lambda values given at 10°C.

Heat loss comparison assumes same thickness of insulation material.

Kingspan Quire-it	Kingspan Kooltherm ¹	Kingspan FFW	Reference Polyst	EPS	Glass Fibre	Rock Mineral Fibre
0.022 W/mK	0.015 W/mK	0.020 W/mK	0.025 W/mK	0.030 W/mK	0.035 W/mK	0.038 W/mK
69% LESS HEAT LOSS ²	13% LESS HEAT LOSS ²	13% LESS HEAT LOSS ²		30% MORE HEAT LOSS ²	34% MORE HEAT LOSS ²	47% MORE HEAT LOSS ²

Notes:
1. Kingspan Quire-it and Kingspan Kooltherm are both made from recycled polyisocyanurate (PIR) foam.
2. Kingspan FFW is made from recycled polyisocyanurate (PIR) foam.
3. Reference Polyst is made from polystyrene.
4. Kingspan Quire-it and Kingspan Kooltherm are both made from recycled polyisocyanurate (PIR) foam.
5. Kingspan FFW is made from recycled polyisocyanurate (PIR) foam.
6. Reference Polyst is made from polystyrene.



LOGSDIRECT

Working hard to keep you warm



See you at the Homebuilding & Renovating Show in March!

Whether you are looking for kiln-dried crates, heaps of wood or simply a few bags of seasoned timber, Logs Direct are guaranteed to have a solution for you!

From their base in North Lancashire and through distributors across the country, Logs Direct Ltd offers free delivery throughout mainland UK.

We're already stocking up for the worst of winter - are you?

Give us a call to discuss your on-going requirements

✓ RHI FUEL SUPPLIER FOR LOGS/ PELLETS / BRIQUETTES

- » Brilliant Range of Kiln-dried Hard Wood Products
- » Complete Supply of Coal and Smokeless Fuels
- » Long Established Family-based Company
- » A company that prides itself on family based values, which have built the business to where we are today
- » Normal Delivery Terms: 5-7 Working Days or Next Day Nationwide, if needed



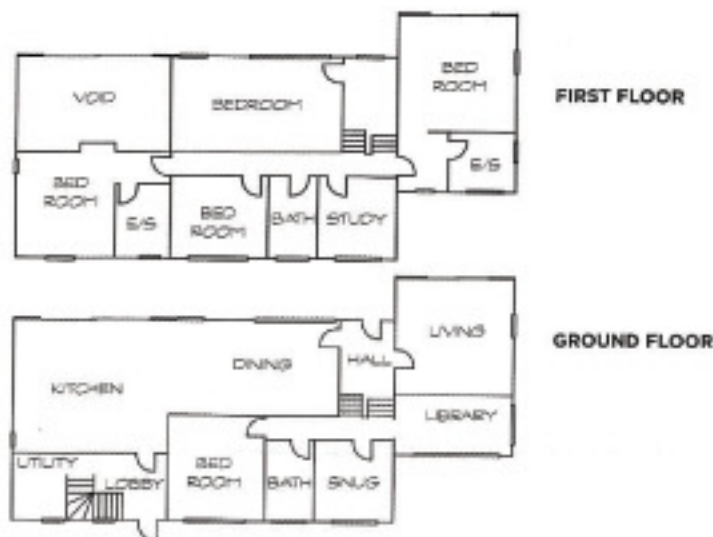
www.logsdirect.co.uk

Telephone 01524 812 476

removing everything from sanitaryware, doors and windows to the old, rather too elaborate, staircase on eBay. They uncovered brilliant narrow-width Texan oak floorboards that had long been carpeted over

Floorplans

The ground floor benefits from a large open plan kitchen diner with a separate living room, library and snug accessed off the main hall. A utility and lobby run off the kitchen with access to a staircase leading down to the basement garage (not shown here). While there is a bedroom and bathroom at ground level, further bedroom accommodation can be found on the first floor — two with en suites. Another bathroom and a study can also be found on the first floor.



challenging aspect of the project?

Neil says: Time — to make sure all the information, specifications and drawings were ready on such a fast programme. The slightest delay can cause friction and costs. In this case, the costs would be borne by me as both client and architect. We kept to our programme by putting in the time early on in the project.



What elements are you most pleased with?

There is so much to be pleased with, ranging from a happy family with their own unique spaces through to the sheer enjoyment of the views. I suppose I must admit to enjoying the kind comments that people in the village and beyond have made. The RIBA and RICS awards were very special (the house won the RIBA North East Small Project Award for 2014).

What one piece of advice would you pass on to someone taking on a similar project?

Employ the experts every time. I had the experience and technical knowledge to run the project and be backed up by consultants and a good knowledgeable supply chain of contractors and suppliers. I wouldn't recommend a novice trying.

HIGH QUALITY WINDOWS AND DOORS

SCANDINAVIAN DESIGN SINCE 1954

SECURE BY DESIGN

ENERGY EFFICIENT

SAVE UP TO 25% ON
YOUR HEATING BILL



Find out more by visiting our website and experiencing our wide range of products.
www.rational.co.uk

rational[®]
WINDOWS & DOORS