

# PUTTING DOWN ROOTS

*The renovation of a property in Winchester proved more work than anticipated for one couple, who have managed to breathe new life into the former B&B – in just eight months – to create their family home*

Words **Ifeoluwa Adedeji** Photography **Simon Maxwell**

## A New Outlook

The glazed rear extension receives ample light, making the spacious kitchen/dining area seem even larger than it is. The addition also features a striking rooflight, which illuminates what would otherwise be the darkest zone within the room.

## PROJECT NOTES

**Homeowners**  
Nick and Ali Henderson  
**Project** Contemporary renovation  
**Location** Winchester  
**Size** 343m<sup>2</sup>  
**Build time** Eight months  
**Build cost** £280,000  
**Value** £2million

### Costs

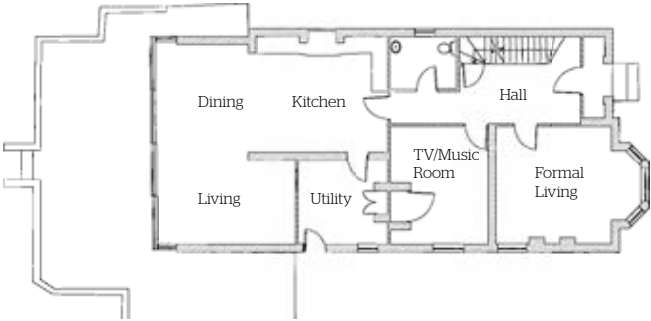
<b>General building/ carpentry</b>	£15,000
<b>Kitchen extension and units</b>	£72,000
<b>Plumbing and radiators</b>	£30,000
<b>Electrics</b>	£15,000
<b>Landscaping</b>	£15,000
<b>Zinc roof</b>	£7,000
<b>Re-roof and chimney stack rebuilt</b>	£15,000
<b>Rooflight</b>	£4,000
<b>Sash windows</b>	£25,000
<b>Sliding doors</b>	£24,000
<b>Decorating</b>	£29,000
<b>Design/architects</b>	£15,000
<b>Fixtures and fittings</b>	£14,000
<b>Total</b>	<b>£280,000</b>

### Suppliers

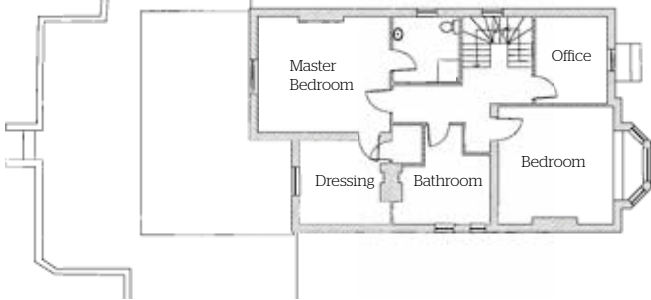
**Architect** Snug Architects: snugarchitects.co.uk  
**Sliding doors** Fineline: fineline-windows.co.uk  
**Windows** Sash Window Services Ascot: sashwindowsservices.co.uk  
**Rooflight** Glazing Vision: glazing-vision.co.uk  
**Kitchen** Neptune Kitchens: neptune.com  
**Stone**  
New Forest Stone: newforeststone.co.uk

**Bathroom**  
Aston Matthews: astonmatthews.co.uk  
**Radiators**  
Castrads: castrads.com  
**Builder/joinery and bespoke carpentry**  
Simon Binfield Carpentry: 01962 736358  
**Flooring**  
Eddolls Carpets: eddollscarpets.com;  
Floors of Stone: floorsofstone.com  
**Extension roof covering**  
GSL: gslsouthern.com  
**Plumber** Alex Jack: 07850 866418  
**Decorator** Brett Young: 07780 995464  
**Electrician**  
Stewart Elms: 01962 881371  
**Fireplaces**  
Vokes & Beck: vokesandbeck.co.uk;  
Natural Flames: naturalfiresltd.co.uk;  
Chesneys: chesneys.co.uk  
**Decoration**  
Tamsin de Lara  
Soft Furnishings: tamsindelara.co.uk  
**Garden design**  
Chris Prior: chrispriorgardendesign.com  
**Landscaping**  
Easigrass Hampshire: easigrass.com  
**Tiles** Fired Earth: firedearth.com;  
Topps Tiles: toppstiles.co.uk  
**Door handles**  
The Ceramic Store: theceramicstore.co.uk  
**Outside lights**  
Garden Trading: gardentrading.co.uk

### Ground Floor



### First Floor



### Second Floor



### The Floorplans

The house had been used as a bed and breakfast by the previous owners once their children had left home, so each room on the first floor had its own en suite bathroom. “We changed one of those rooms into an office, which is where I now work from,” explains Nick. “We added a family bathroom and another en suite bedroom was transformed into a master suite with a dressing room.” On the second floor, which is identical to the first in size, the family created a playroom for the children, and a shower room as well as the children’s bedrooms. Meanwhile the new extension has opened up the ground floor to include a new open plan kitchen/dining/living space overlooking the garden.



### The Architect’s View

**Ryan Bond of Snug Architects:**  
“The Henderson’s detached Victorian property is located within the heart of the Winchester Conservation Area. The original house had been previously extended, although these additions did not have the same attention to detail and quality that the Victorian property exemplified. This, combined with their functional limitations and poor relationship to the garden, led to the need for an alternative solution.  
“Working closely with our clients, the design proposed by Snug Architects aimed to contrast as well as complement the existing house. The extension provides an open plan, spacious, light and functional family space so desperately desired by our clients.  
“The connection to the garden is vastly improved with spectacular full-height glazing that draws the garden into the home and provides our clients with views up into the canopy of the surrounding mature trees.  
“As a practice we are very proud of this project, as we were able to deliver a high-quality extension that offered exceptional value for our clients.”



### Warmth and Light

A contemporary woodburning stove (above) adds interest (as well as warmth) to the highly glazed modern extension. The dark grey finish complements the glass framed doors, giving this room a seamless refined look.



Ali Henderson wasn't exactly bowled over when husband Nick first showed her photos of a dated property in the area where he'd grown up and his mother still lived. All that changed when the couple went to view it together. Nick had already fallen in love with the house after an initial visit, and Ali soon saw the potential.

The Hendersons put an offer in on the house immediately, with a plan to transform it into their family home. Their aim was to retain as many of the original Victorian features as possible, while replacing the ground floor conservatory with a modern zinc-roofed extension of the same size.

Gaining planning consent proved surprisingly straightforward even though the property is in a conservation area. The couple also consulted with the local authority on their plans to change the roof covering to slate, a material more in keeping with the area — the house had previously been covered in interlocking concrete tiles. This task also allowed them to pack in lots of insulation; the roof space previously had none, and at times the couple felt colder inside the property than outside.

#### Engaging Professionals

Nick and Ali were keen to enlist a team that knew the area and could help them through planning. "We met with a couple of professionals and picked Snug Architects because they were a young firm with an energy about them," says Nick. "They had completed a couple of interesting builds in the area — there's a house on the other side of the road from us where they'd managed to add a two-storey rear extension." Nick and Ali also wanted to keep things local when it came to the trades. "As this was going to be our long-term family home we wanted to be able to call on those trades when we needed them in the future," explains Nick.



Despite previous experience renovating period properties, Nick admits that they were not as prepared for this project as they should have been. "There was a dawning realisation at one point when we really understood just how big the property was compared to other renovations that we'd worked on," he admits. The 3.4m-high ceilings added 25 per cent to decorating costs and increased labour time. "We also had to replace 26 draughty windows, all at £1,000 each." The couple chose to keep the original sash boxes, upgrading all the windows with double-glazed units.

#### A New Layout

Although the project was an extensive renovation, the works only took eight months. "I think this is because we didn't live there during the build," says Nick. The family rented a house in Wimbledon Park where they had sold their previous home and Nick project managed from there. The property needed to be completely reconfigured and



#### Old Meets New

From the front, the Hendersons' home retains its period façade, complete with double-height bay windows — giving no hint of the contemporary addition to the rear.



*"There was a dawning realisation at one point when we understood just how big the property was compared to other renovations that we'd worked on"*





the old conservatory removed, the foundations of which have been reused for the new rear extension.

The ground floor was arranged over different levels and the builders had the complex task of levelling everything out. One of the most hair-raising moments during the project was the removal of the back wall to allow a box steel support to be installed — the builders needed to do this without damaging the cornicing. “Amazingly, they managed to take the entire wall out right up to the cornicing, along with the bricks behind it, and fitted the steels without chipping or cracking it,” says Nick. Upstairs, the layout has been reconfigured to create six bedrooms, including a large master suite complete with en suite and dressing room.

The property was re-plumbed and re-wired too, with the builders reusing as many of the original materials as they could. “We had a lovely Victorian WC, which we reused, and when we took up the carpet, we saw that we could use the existing floorboards, too. We also managed to find bits on ebay to complement what we already had.” Today, the Hendersons have a home that fully meets their needs, and they’ve also made long-lasting friendships with the locals who helped them create their dream home. **H**



### Restoring Period Features

The Hendersons were keen to retain as many of the original Victorian features as possible while pairing them with new contemporary elements to suit modern family life. The period cornicing has been retained throughout the existing spaces (ABOVE), and the beautiful original staircase (LEFT) in the hallway is a particular focal point.



### **Family Bathroom**

The updated bathroom features sanitaryware inherited from the previous owners. The Hendersons chose to retain the WC unit, as it is very much in line with the décor of the Victorian house and complements the striking roll-top bath. Timber flooring and panelled walls combine to reaffirm the period finish within the zone.



Zinc as a roofing material has transitioned from being the product of choice on industrial properties to being applied consistently on domestic constructions. Whether you're working on a new build that features a curved roof, or adding a flat roof extension to an existing house and need (or want) to make that addition stand out – as displayed in the Henderson's project – a zinc roof offers plenty of opportunities for a cover that's stylish as well as durable. The flexible material can be extended from the roof to the walls, with compact build-ups for the roof-saving space without loss of thermal efficiency. It's a non-toxic, durable and sustainable product, with over 90 per cent of used material being recycled – in fact, less energy is generally required to produce zinc than the other principal metals.

The material is offered in a multitude of pre-weathered colours. This can be quite subtle and restrained, unlike some other metals. "Colours can also be mixed when using interlocking panels to achieve a highly contemporary appearance," explains Jonathan Lowy, operational marketing manager at zinc specialist VMZINC. "The pre-weathered colours will patinate in the same way as natural zinc and we also offer the first engraved zinc finish (Azengar)." Shades range from a dark charcoal colour to mid-grey, with blue, red, green and brown also available.

"Natural zinc is still available and roof ornaments can be made to meet bespoke requirements or to replicate features such as finials," continues Jonathan. "You can also create rainwater hopper heads, outlets and gutters as well as larger elements such as bull's eye dormers and weather vanes."

### Installation

Zinc is highly malleable and can therefore accommodate detailing of considerable intricacy, perhaps more so than other metals. The material complements diverse building styles, but it is important to consider whether you want the zinc to be a feature in its own right.

You can opt for a traditional standing seam system, which is created by the specialist contractor on site, or have interlocking, overlapping or composite panels. The material can be shaped and curved to follow the form of the building, and it is this benefit that has encouraged designers to conceive such highly contemporary projects.

Zinc panels can be laid at pitches as low as 3° and the material is suitable for both warm and cold roof applications.

### Maintenance

Once installed, zinc requires very little maintenance; it doesn't have a coating or varnish that will degrade over time and need to be reapplied. "Zinc continues to develop a protective layer (patina) throughout its life and will self-repair imperfections or scratches," explains Jonathan. It also has a life span of between 60-100 years and often more.

While there are many benefits of applying zinc to your property, if the underside is exposed to condensation and moisture this can have a corrosive

## The Knowledge WORKING WITH ZINC



effect. Most specialist firms will advise you to add a layer of protection by coating the underside, or by making sure that the area is properly ventilated and can't trap moisture.

### Cost

As with most materials, prices will vary depending on your requirements. "The supply and fit of an 'average' standing seam VMZINC roof is around £150/m<sup>2</sup>," says Jonathan.

"This doesn't include the substrate, but would include basic flashings such as corners, base and head trim," he adds. The cost will also depend on the location, size and complexity of your project. **H**