

# PRESS CUTTING

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Rate card: £1,500.00



## Ground-level extensions

Up until quite recently the front of the house was the most social area of the home and the kitchen and rear were purely functional spaces. Now, with cooking the nation's favourite pastime, open-plan kitchen-diners are increasingly in demand. 'Buyers like spaces that suit their lifestyle and aspirations, and side extensions and large living/dining areas appeal to the way people live now,' says Michael O'Flynn. 'Having a large, well-lit family space that has access to the garden is a big selling point.'

The latest ground-level extensions are seamlessly integrated inside, but also blur the boundaries between inside and out. 'The flow of the structure, finishes and materials such as the flooring can work with the outside space to make them feel like the same entity,' says Mark Dyson. 'Full-height doors can help to connect the interior to the garden, and even in the winter when the doors are closed it can still give the impression it's one large space.'

- Providing your property hasn't been extended in the past, you can extend by up to 50 cubic metres, as long as it's not more than 4m above ground level, or 10 per cent of the >

### 9 Build it up

Out went the rear and side return walls of this Victorian semi, and in came insulated frameless glazing and skylights that flood the family area with natural light. Sliding glass panels lead straight onto the timber deck. This extension is by Point 2 Design and cost £164,500.

L regulations (see p136). These windows, by Apropos, cost around £20,000. The company also offers smart options such as self-cleaning glass.

### 11 Turning doors

Here, a dingy half-basement has been turned into an airy kitchen-diner and playroom. The garden is accessed from either a standard-sized metal-framed door or, in summer, through a bespoke pivoting door. A project like this by Enclosure Architects would cost around £100,000.

### 10 In the frame

Here, the shell of an existing extension has been updated with new aluminium-framed windows and doors. They use argon-filled glass that meets with part



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