



**IN BRIEF**

**LOCATION** Feock, Cornwall

**TYPE OF PROPERTY**

Extended 1970s bungalow

**BEDROOMS** 4

**PROJECT STARTED**

March 2019

**PROJECT FINISHED**

March 2020

**SIZE** 254sqm

**PROPERTY COST** £825,000

**BUILD COST** £453,000

# Cosy on the coast

Taking time to reimagine a 1970s bungalow was the key to this retrofit project's success

WORDS SOPHIE VENING PHOTOGRAPHY RICHARD DOWNER



The extension is clad in larch boards, some of which are stained black



**K**irstie and Steve Worrall have renovated several homes and wanted to do the same again. In 2017 the couple relocated from Hertfordshire to Cornwall with their children Archie, 18, and Libby, 15, for Steve's work. 'We looked at houses via an online estate agent, drawing a circle around the school we wanted the children to go to and searching within that area,' explains Kirstie. 'There were two for sale. One had been renovated and was expensive, the other was this bungalow, which needed a lot of work.'

Just a two-minute walk to the beach, the chalet bungalow had three bedrooms on the first floor and was in fairly good condition, so the family moved in, giving Kirstie, 53, and Steve, 52, time to think about the changes that they wanted to make. 'We looked at where the light comes into the house, which areas were warm or cold, and which rooms had the best views,' Kirstie explains. 'We were then in a better position to brief an architect on what we wanted.'

Having admired a new-build home nearby, the couple hired the practice that designed it. The outline

of their brief to Kast Architects was to remodel the ground floor, build a two-storey extension, and ensure both parts of the house would be energy-efficient.

The bungalow's internal walls were rejigged to create a better layout. The exterior was finished with new render, a new slate roof was added, and the dormers were insulated and clad in zinc. The exterior cavity walls had already been filled with insulation and didn't require extra work. The practice made sure the timber-frame extension was well insulated, along with the roofs on both parts of the house. All the glazing, including the replacements for the original windows, is double glazed.

Working closely with the architects, Kirstie, who is a food specialist technical manager, and Steve, the chief operating officer of a restaurant group, followed a make-do-and-mend approach. Slate from a demolished chimney stack was used in a retaining wall and stone from the chimney became a planter. Other materials that could be salvaged were sold. 'It's a good feeling to know that parts of the house have been made use of, rather than being dumped in landfill,' says Kirstie. »

A timber-clad wall in the hallway conceals cupboards and the door to the utility room. It's painted in Railings by Farrow & Ball

LEFT The sheltered front door is clad to match the walls

**'We looked at where the light comes into the house, which areas were warm or cold, and which rooms had the best views'**

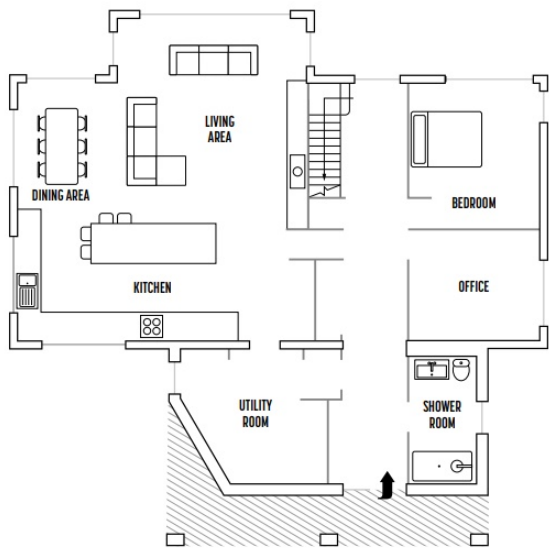
The kitchen was designed and made by Duchy Designs, with cabinets painted in Carbon Blue by Fired Earth



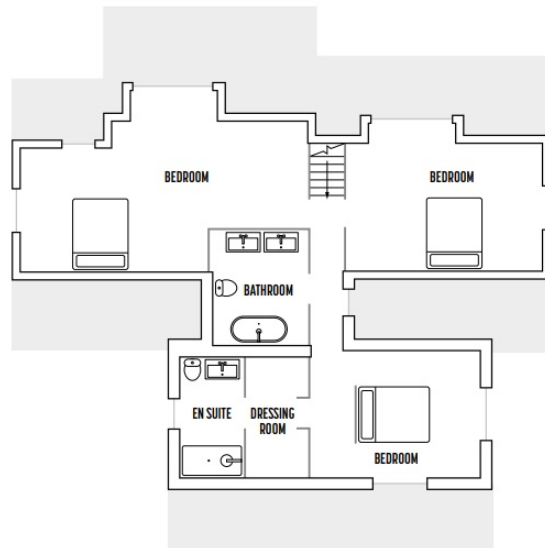


The island is on legs so it looks like freestanding furniture. The work surface is white quartz and the breakfast bar is made from oak

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



## GD HOMES CORNWALL

Hardwearing engineered French oak flooring runs throughout the open-plan living space. The woodburning stove rests on a slate plinth made by Davey Construction





Archie's bedroom has built-in wardrobes, cupboards and drawers designed and made by Roussel & Moore Joinery

**RIGHT** A deeply recessed rooflight above the bath in Archie and Libby's shared bathroom keeps the space bright



The extension is deliberately simple in design so that it's in harmony with the bungalow. Its wide roof ridge provides as much space as possible on the first floor, and makes room for the skylights. To help this street-facing side of the house blend with its surroundings, the exterior is clad in timber boards, some of which are stained black and others left in a natural tone.

There was one hitch in the planning application process. 'The parish council raised concerns over the proposed zinc cladding on the dormers, but we identified nearby homes that had set a precedent,' says architect Adam Collier.

Before the work started, Kirstie, Steve and the children moved into a rented home a short distance

away. 'I was on site every day, managing the build,' says Kirstie. This was a good call because a few problems became apparent. 'The builders found asbestos,' she says. 'They stopped work while the building was assessed, and everything was safely removed by specialist contractors.'

She also found a workaround when it came to getting materials to the tricky site, which is on a road that's too narrow for big vehicles. 'A dumper truck brought things in from a boat yard at the end of the lane,' says Kirstie. Then permission had to be obtained from the residents' association before a crane could be hired and, at the end of the project, Building Control decreed extra rainwater soakaways were needed.

## Going green

### The eco-friendly elements in detail

- Materials were recycled and unwanted fittings, such as the windows, gates, front door, garage door, radiators, lead roof and copper wiring, were sold.

- The new roof and extension walls are insulated with Rockwool mineral wool. A multi-foil system from Superfoil insulates the bungalow roof. The flat roof areas are of a warm roof construction, with rigid PIR insulation boards above. The extension walls have a U-value of 0.19W/m<sup>2</sup>K, the roof 0.18W/m<sup>2</sup>K, and the floors 0.18W/m<sup>2</sup>K.

- The timber frame and new windows have been taped with high-performance acrylic tape. All the windows and glazed doors are double glazed. The window U-values average 1.4W/m<sup>2</sup>K.

- An ASHP already fitted in the bungalow was decommissioned for the duration of the work, then relocated and recommissioned to feed a combination of radiators and underfloor heating.

See P6 for glossary



## The wide roof ridge provides as much space as possible in the first-floor rooms

But progress was steady and all the work was completed just before the March 2020 lockdown. The house is now less draughty and much warmer than it was. 'When the coastal winds blows, the house gets buffeted,' says Kirstie. 'But we don't need to put the heating on in some rooms, even in the winter.'

Kirstie and Steve feel they made the right choice in waiting and learning more about the bungalow before briefing their architect. 'It enabled us to get planning permission, agree on the design, talk to the parish council and wait for the builder to finish his other jobs before starting ours,' says Kirstie. 'It also gave us time to get our finances in order and save up some money.' GD



## GD HOMES CORNWALL

All the windows have been replaced with composite timber aluminium framed windows with double glazing from Velfac



## SUPPLIERS

### PROJECT TEAM

**Architect** Kast Architects (kastarchitects.com)  
**Builder, decorator, electrics and plumbing**  
Davey Construction (daveyconstruction.co.uk)  
**Structural engineer** Entos Consulting (entosconsulting.co.uk)  
**Building Control** Stroma Building Control (stroma.com)  
**Quantity surveyor** Ed Crossley at ECA (eca-qs.com)

### STRUCTURE

**Timber frame** Davey Construction  
**Windows** Velfac (velfac.co.uk)  
**Flat rooflights** Eos Rooflights (eosrooflights.co.uk)  
**Rooflights** Velux (velux.co.uk)  
**Sliding door** Camel Glass (camelglass.co.uk)  
**Pitched roof insulation**  
Rockwool (rockwool.com/uk),  
Superfoil (superfoil.co.uk)  
**Floor and flat roof insulation** Kingspan Thermafloor  
TF70 and Thermaroof TR27 (kingspan.com)  
**Exterior timber cladding**  
Russwood (russwood.co.uk)

**Roof tiles and zinc roof** Marnick Roofing  
(marnickroofing.co.uk)  
**Interior marine ply boards**  
Apply Works (applyworks.co)

### FIXTURES AND FITTINGS

**Hallway joinery paint** Fired Earth (fireearth.com)  
**Paint** Dulux (dulux.co.uk)  
**Exterior cladding oil** Osma (osmouk.com)  
**Exterior slate tiles** Contec (contecsw.com)  
**Interior slate paving slabs** Tilewise (tilewiseshowroom.co.uk)  
**Ground-floor bathroom tiles** Topps Tiles (toppstiles.co.uk)  
**Interior engineered French oak flooring**  
Hertford Flooring (hertfordflooring.com)  
**Woodburner** Cornwall Woodburners  
(cornwallwoodburners.co.uk)  
**Kitchen** Duchy Designs (duchydesigns.com)  
**Kitchen splashback** Claybrook Studio  
(claybrookstudio.co.uk)  
**Kitchen shutters** Cotton Mills Interior Designs  
(cotton-mills.co.uk)

**Aga refurbishment** Nathaniel at  
Reconditioned Ranges (07445 914131)  
**Bathroom sanitaryware** The Bathroom Studio  
(bathroomstudio.net)  
**Bathroom tiles** Fired Earth (fireearth.com)  
**Ground-floor bathroom shower screen** Sealskin (sealskin.uk)  
**Joinery** Roussel & Moore Joinery  
(rousselandmoorejainery.co.uk)  
**Bespoke wardrobes and drawers in Archie's bedroom**  
Roussel & Moore Joinery  
**Lighting** Ocean Lighting (oceanlighting.co.uk)

### FURNITURE AND ACCESSORIES

**Bedside lights in Archie's bedroom** John Lewis (johnlewis.com)  
**Bathroom mirrors** The White Company  
(thewhitecompany.com)  
**Beds** Bensons for Bed (bensonsforbeds.co.uk)  
**Sofas and footstool** Iroka (iroka.com)  
**Living area rug** Scion (scionliving.com)  
**Kitchen stools** Loaf (loaf.com)  
**Kitchen pendant lights** The White Company