



**PROJECT NOTES**

For a glass extension, considering its location in relation to the rest of house is not only important for your privacy but also to prevent the space from overheating

**CLEAR WINNER**  
Extending in glass ensures that the period cottage remains visible and unspoilt



# ‘We modernised our home with a big glass box’

With a stunning kitchen extension, David and Ally Capper brought 21st-century style to their listed thatched cottage

FEATURE DEBBIE JEFFERY PHOTOGRAPHER DARREN CHUNG

**W**hen extending their chocolate box thatched cottage in order to replace their cramped kitchen,

Ally and David Capper took an ambitious approach that was also sympathetic to their home’s period charm. ‘Rather than going for a traditional design to replace it, we drew up plans for a modern glass addition for the back of the house,’ Ally explains.

The couple worked with an architect who looked after planning application and also discussed everything with their kitchen designer, Alex Saint of Kitchen Architecture (kitchenarchitecture.co.uk). As preserving the existing timber-framed building was of major importance, the only real structural alteration involved creating an opening in the outside wall of the old kitchen to connect to the new extension.

What was previously a compact cooking space has been converted into a practical study, with the contemporary single-storey

glass box jutting out at right angles to the cottage on the north-east side.

David’s interior fit-out company Manchester Interior Contractors (mic.uk.com) tackled the build, which he also project managed. It only took the team four months to complete and the Cappers remained on site throughout, using a temporary kitchen. So that the glass could stand on a concrete slab, foundations were excavated on what had previously been a patio. Slots were then carefully carved in the brickwork wall of the cottage, into which the new extension has been fixed using stainless steel channels, with six large glass panels supported on a steel frame reminiscent of goal posts. ‘Unfortunately, one pane on the roof cracked, which was a nightmare as it delayed everything else,’ David recalls.

With this hurdle cleared, a low-level wall was constructed around two sides of the extension to which white base units are attached. A storage unit with a pull-out shelf contains kitchen appliances including ▶



BEFORE

**EXTENSION DETAILS**

**Homeowners** David Capper, owner of an interior fit-out company, and his wife Ally, who works in an interiors shop  
**Location** Macclesfield, Cheshire  
**Property** Detached two-bedroom, Grade II-listed thatched cottage dating from the 18th century, with two extra bedrooms in a garage block

**BUDGET BREAKDOWN**

**Glazing & sliding doors** £35,000  
**Kitchen & appliances** £50,000  
**Extension flooring** £900

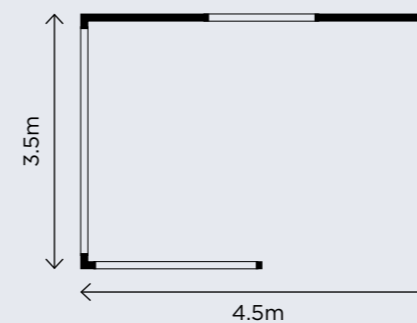
**TOTAL SPEND**

**£85,900**

**THE BRIEF**

To build a contemporary glazed kitchen extension opening onto the rear garden, and convert the old kitchen into a study space in the older part of the house

**THE FLOORPLAN**



### UNIFIED SCHEME

Cabinets and worktops are all the same off-white colour and material



a toaster and kettle which are concealed when not in use, with a microwave, fan oven and warming drawer to the left of the sink. Being surrounded by so much glass meant that the breakfast bar's oak needed to be treated with a protective finish to avoid fading in the sun. 'As the extension is sunk down slightly to form a sheltered courtyard, the space also feels completely secluded,' says David. 'In addition to the two large sliding doors, there's a pivoting window behind the sink, which opens for ventilation to create a through-draught.'

Lighting is minimal and fitted to an track system, allowing the spotlights to be repositioned easily. Small uplighters are integrated into the reclaimed stone floor, which continues into the study in the old cottage and outside to form a terrace for a seamless feel. 'We have incorporated underfloor heating and thanks to thermally insulated anti-reflective glass, the room doesn't overheat in summer,' David adds. The roof is also pitched to prevent water from pooling and it has a self-cleaning coating so that rain washes away any dirt. This ingenious couple have thought of everything. 'It's such a great space to spend time in all the year round,' he beams. **GH**

### CLEAN LINES

The central island unit incorporates storage and a breakfast bar



**TURN FOR SHOPPING INFORMATION ►**



**GOOD IDEA**  
Using the same stone flooring inside and out to help to create a seamless flow between spaces

**ONE SIMPLE CHANGE**  
The only main structural alteration to the cottage was to create this opening

## KEEP YOUR PROJECT ON BUDGET



*Advice from property expert, TV presenter and social entrepreneur Kunle Barker*

### What are the main reasons why projects go over budget?

'There are many pitfalls that can cause costs to rocket. For example, if a project takes longer than expected, it may effect on rental fees, loans and an increase in build costs. Don't underestimate costs and be aware that additions you make to the original spec will add to your budget.'

### How do I choose my builder?

'This is perhaps the biggest decision you'll need to make. Ask your architect to produce a tender pack, which is a document that lists all of the materials needed for the build, which you can then give to prospective builders and you can compare their prices accurately.'

### Should I employ a project manager?

'An experienced project manager - either part or full-time - is key to any build's success and will also help to save you money in the long term.'

### Should I expect to pay my hired contractors before work starts?

'Most builders and suppliers will ask for payments in advance. A project architect or manager will administer contracts and procurement processes at the beginning, so this can be negotiated before you take on any builders or suppliers. It's not unusual to be asked for deposits, but in terms of suppliers, be wary of paying more than 50 per cent in advance or before goods have been delivered to site.'

**Kunle will be appearing throughout Grand Designs Live London. Your free ticket is on the opposite page!**

## SHOPPING BASKET

WHERE TO BUY  
TURN TO  
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**GLAZING** Glass structure, £35,000, PCW Glazing Specialists **KITCHEN** Kitchen Architecture Bulthaupt B3 cabinets in Kaolin laminate, 10mm laminate worktops and natural oak bar, from £50,000 for a complete kitchen including appliances, all Kitchen Architecture **APPLIANCES** Gaggenau Series 200 built-in pyrolytic oven, £2,338; steam combination oven, £3,213; warming drawer, £1,078; Gaggenau 200 Series 80cm frameless induction hob, £2,187; Gaggenau Series 200 built-in bottom freezer, £2,848; Quooker boiling-water tap, from £1,000, all Kitchen Architecture **FLOORING** For similar stone flooring, try Traditional Fossil Buff honed flagstones, from £42 per sqm, Mandarin Stone **LIGHTING** For similar track spotlights, try 2m track lighting with Harlem GU10 fixture and halogen bulbs, £149, Litecraft. For similar recessed floor lights, try IP65 white LED Driveover/Walkover light, £23.40 each, TLC Electrical Supplies **FURNITURE** CH24 Wishbone dining chairs, from £670 each; Wegner bar stools, £685 each, all Chaplins. For a similar dining table, try Modena solid wood & metal dining table, from £2,440, Amode. Carl Hansen CH25 lounge chair, £2,655, Nest.co.uk