

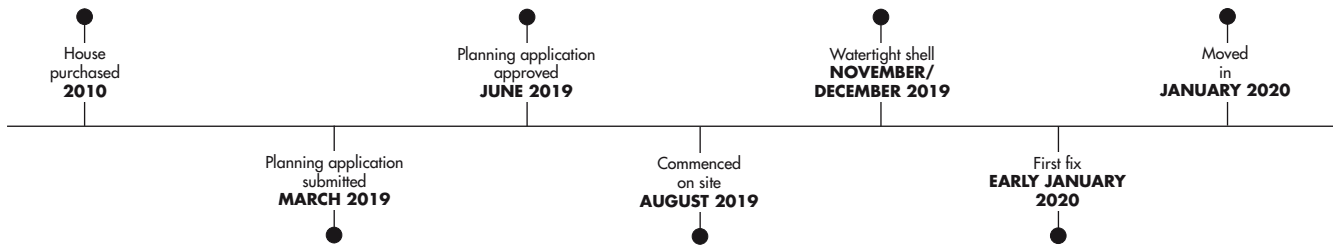
REAL PROJECT
RENOVATION AND EXTENSION

big Small space ideas

Hayley Gooding and family transformed their 19th-century bungalow in the Edinburgh suburb of Portobello into a spacious family home through innovative design and careful consideration of space



TIMELINE



LOCATION Portobello near Edinburgh

HOUSE TYPE Extension to Victorian terraced cottage

EXTENSION SIZE 12.5m²

BUILD ROUTE Main contractor with client project managing

CONSTRUCTION METHOD

Masonry outer leaf and timber kit

BUILD TIME Five months

PLOT/HOUSE COST £155,00
(April 2010)

BUILD/RENOVATION COST £61,000

CURRENT VALUE £420,000

WORDS Caroline Ednie

PHOTOGRAPHY David Barbour

S

ince 2010, Hayley Gooding and her husband Neil have been actively renovating their 19th-century terraced bungalow in the Edinburgh coastal suburb of Portobello. Prior to moving in, they added a new kitchen, bedroom, and a box room, but in 2017 they embarked on an attic conversion project to gain extra space. Two years later, they embarked on their most significant undertaking yet — the third and final project to expand and reconfigure their house into their ideal long-term family home.

SEEKING SPACE SOLUTIONS

For Hayley and Neil, the decision to proceed with their latest project stemmed from the challenges of the house's limited space, particularly with two young children in tow. Keen to remain in the area but constrained by the high prices of larger properties and the fact that mid-size family homes rarely come onto the market in this area, they turned to local Portobello-based architects, Chambers McMillan, to explore the potential of their modest bungalow.

"We wanted three spacious bedrooms, two bathrooms (one en-suite), and a more expansive kitchen and dining area for the family," Hayley explains. "Our primary goal was to create a space where the entire family could dine and spend quality time together." Architect Ian McMillan was tasked with optimising the house's footprint to accommodate these desires.

Chambers McMillan's plan included creating a new dining area to enhance the house's functionality in line with the family's needs, alongside the addition of a kitchen diner extending out into the rear garden. The double-height timber

"We established a fantastic rapport with the architects, who proposed some outstanding ideas"

The garden was redesigned by Amie Routledge to become a more usable courtyard space, which works seamlessly with the new extension.



frame extension improved connectivity with the newly landscaped garden. Inside the main house, an en suite was integrated into the main bedroom's former walk-in wardrobes, while the positions of the large bathroom and the small box room bedroom were swapped to enhance daylight and ventilation in the third bedroom.

MAXIMISING LIGHT

The project architect Ian McMillan says: "The extension's width extends to the boundary wall with low eaves on the north-east side. A shadow study was conducted and included in the planning submission and this had a bearing on the design of the extension. The apex of the roof form is strategically positioned in the middle of the plan to preserve daylight and minimise overshadowing of neighbouring properties." The resulting double-height extension harnesses natural sunlight, lending the space an airy and bright ambience.


"Small spaces need not be confined or uniform in height," Ian continues. "Creating a high volume in the garden room introduced hierarchy and grandeur. This design also allowed us to introduce sunlight into the room from a high-level triangular rooflight, capturing the evening sun and infusing the space with a feeling of warmth."

The extension's garden-facing facade boasts scorched larch vertical timber complemented by a slate grey single-ply membrane with upstand ridges, evoking the appearance of a zinc metal roof. Hayley's resourcefulness shines through as she repurposed red brick from the original boundary wall, now a standout feature in the newly designed courtyard garden, and crafted by Amie Routledge of Line & Bloom garden design studio. This red brick choice carries over to the new dining area walls, creating a harmonious design element.

Hayley played an active role in the interior design, collaborating with the architects and drawing inspiration from their self-designed home. "We established a fantastic rapport with the architects, who proposed some outstanding ideas," Hayley shares. "The process was highly collaborative, and after seeing the micro cement flooring in their home, I decided to use it for our floors."

LIVING ON SITE

During the renovation, the family continued to inhabit the house. Hayley recalls, "The builders were really accommodating, efficiently screening off their work areas. About a month into the project, the house was weatherproof, but for a brief period, we squeezed our kitchen into the living area and had dust sheets everywhere. We relocated for three weeks while plumbing work was underway. Living on a construction site with young children was challenging but manageable. Fortunately, we moved in just before the onset of the Covid-19 pandemic, allowing us to complete most of the finishing touches in January 2020 and our garden the following month, right before the lockdown."

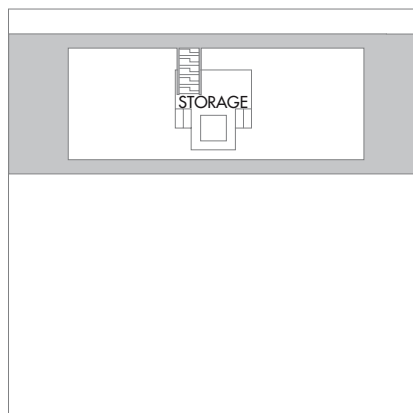
With the family comfortably settled into their transformed home, Hayley says: "There's nothing I'd change except having to live in the property with a two- and four-year-old through most of the build!" She extols the family-friendly, one-level design of their home. "It's precisely what we envisaged and has made family life much more convenient and enjoyable." 



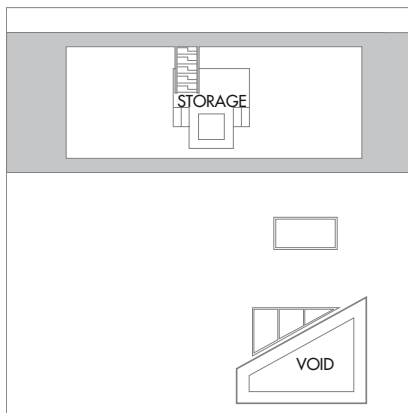
There is light in abundance in the double-height extension thanks to a generous-size rooflight and glass bifold doors leading out to the newly created courtyard garden.



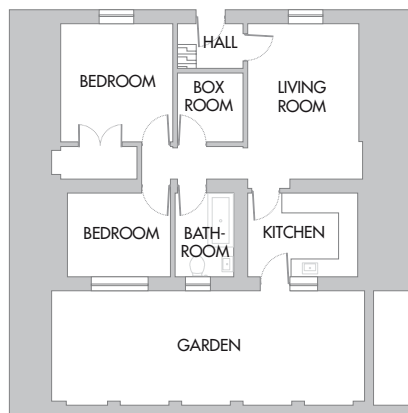
THE PLANS



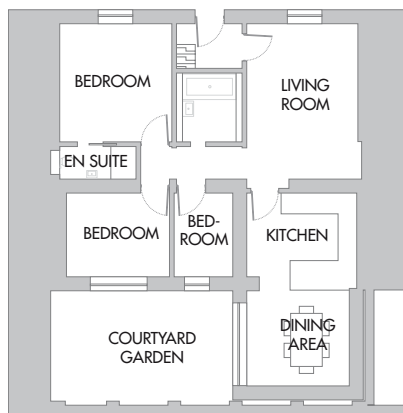
FIRST FLOOR BEFORE



FIRST FLOOR AFTER



GROUND FLOOR BEFORE



GROUND FLOOR AFTER



SUPPLIERS

ARCHITECT Chambers McMillan:
www.cmcarchitects.com

ENGINEER SDC Structural
Design Consultants
www.structuraldesignconsultants.com

LANDSCAPE ARCHITECT
Amie Routledge: www.lineandbloom.com

LANDSCAPE CONTRACTOR
The Promised Landscapes:
thepromisedlandscapes.co.uk;
Concretion: www.concretion.co.uk

CONTRACTORS Orocco:
www.orocco.co.uk

GLAZING Express Bi-Folding Doors
www.expressbifolds.co.uk

BESPOKE ROOFLIGHT Mark Smith
Glazing: www.marksmithglazing.com

CONCRETE FLOORING
Dynamic Surface Design:
www.dynamicsurfacedesign.co.uk

KITCHEN UNITS DIY Kitchens:
www.diy-kitchens.com

WORKTOPS Stonecraft:
www.stonecraft.co.uk

SELECTED COSTS

PRELIMS £4,360

**DOWNTAKINGS AND
ALTERATIONS** £3,300

**BUILDERS WORKS/BELOW
GROUND DRAINAGE** £8,100

JOINERY WORKS £18,380

PLUMBING/DRAINAGE £7,300

ELECTRICAL £1,200

TILING/FLOOR FINISHES £4,450

DECORATION £2,900

ROOFING £2,900

FITTINGS AND FIXTURES £5,000

LANDSCAPING AND DESIGN
£17,000

MAKING THE MOST
For Hayley, calling in Chambers
McMillan Architects proved the
answer to maximising all the
available space in her Edinburgh
terraced bungalow.