



FROM HALL TO HOME

With the completion of this semi-detached house, a 1930s building transforms from commercial premises to side-by-side homes

WORDS **CAROLINE EDNIE** PHOTOGRAPHY **DAVID BARBOUR**



IN BRIEF

LOCATION Kelso,
Scottish Borders

TYPE OF PROPERTY Semi-detached house

BEDROOMS 3

PROJECT STARTED June 2022

PROJECT FINISHED March 2024

SIZE 157sqm

PROPERTY COST £25,000
(in 1993)

BUILD COST £350,000

Having grown in confidence by completing her first project in 2019, Christine Stewart did it all again three years later. Back then, working with design director Thea and architect Ian McMillan, Christine converted the front of a family-owned former church hall into her three-bedroom home.

In 2021, she began thinking about working on the rest of the building. 'To start with, my idea was simply to make the entire structure practical and sustainable,' she explains. 'But after meeting my husband Robert in 2021, and having our son Corran in March 2024, the project became about creating a home for the three of us.'

Financing the project through the sale of her family's childcare business, Christine asked Thea and Ian to design the new scheme. They set to work on an area of storage and office space at the back of the building – an area measuring 112sqm. »

ABOVE A passage leads from the street down one side of the building to the house's main entrance beneath the dormer at the back of the premises

RIGHT There's wet underfloor heating beneath the polished concrete flooring on the ground floor. The kitchen cabinets are from Howdens





The walls in the living space are painted in Tailor Tack by Farrow & Ball, which changes as the lighting alters through the day

Investigating various possible configurations involved creating several different 3D models. The architects' final design, which met with the approval of the local planning authority, includes a new first floor, boosting the total area to 157sqm.

Christine and Robert's en-suite bedroom is on the ground floor, as is the open-plan kitchen, dining and living areas and a cloakroom. Upstairs there are two bedrooms, the family bathroom and a roof terrace, which shelters the front door.

After taking down the suspended ceiling, the construction of the new floor began with the installation of a steel frame, timber joists and wooden floorboards – followed by the timber frame and plasterboard walls.

Installing rooflights in the slate roof brightens the rooms below and a new dormer at the rear of the building, clad with zinc panels and scorched larch, provides headroom in the family bathroom.

'Throughout the house, there is polyisocyanurate (PIR) insulation on/in? the external walls, at a depth of between 100-150mm, and beneath the concrete floors and in the ceiling,' says Thea. 'It limits heat loss, enabling the main living space to be open plan.' All the partition walls have a glass mineral wool roll filling.

Despite it costing more than a fossil-fuel powered heating and hot water system, Christine chose to fit renewable energy generation for its sustainability. So, most of the family's energy needs are met by an »



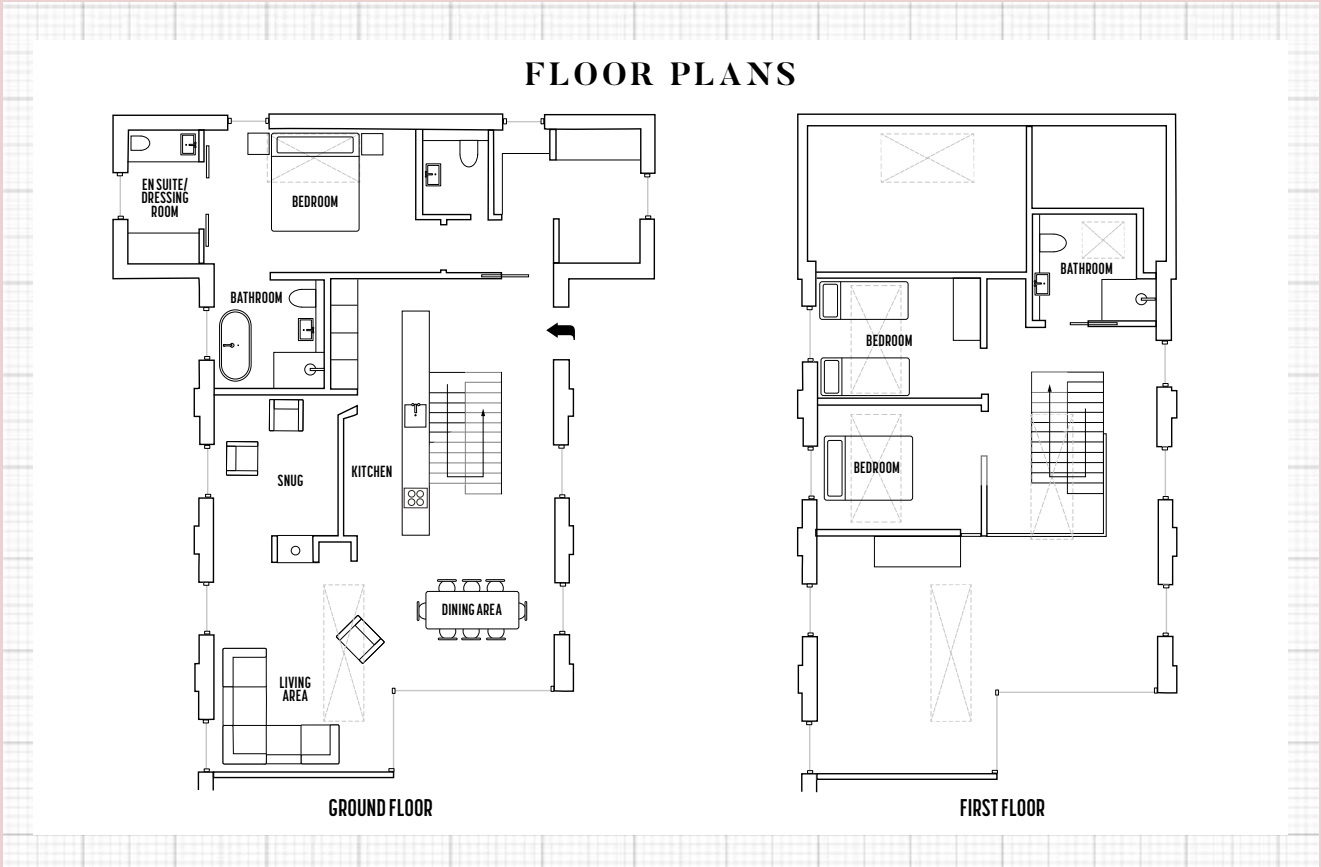
Tucked beneath and to one side of the staircase, the kitchen gains light through the glazing to the courtyard

air-source heat pump, 4.46kW solar photovoltaic panels (PV) on the dormer roof, and a solar battery. The installation cost £26,000, which was offset by a £10,000 grant from Home Energy Scotland.

Christine was able to make savings by running the build herself. ‘I knew it would cost a lot to hire a project manager and I didn’t want to use a main contractor,’ she says. ‘Instead, I went with the same local trades from the first conversion. Plus, I scorched the larch cladding myself and did much of the decorating.’

Because everything had been planned before the couple met, Robert’s input into the design of the conversion was minimal. But, as he is 6ft 3in tall, there were some late adjustments to allow for his height and he helped finalise some of the finishes and furnishings.

‘After starting our family business in the building more than 30 years ago, there are special memories embedded in its fabric,’ says Christine. ‘And with our project sign-off happening just three days before Corran’s birth, I’m looking forward to great memories being made in the house long into the future.’ GD



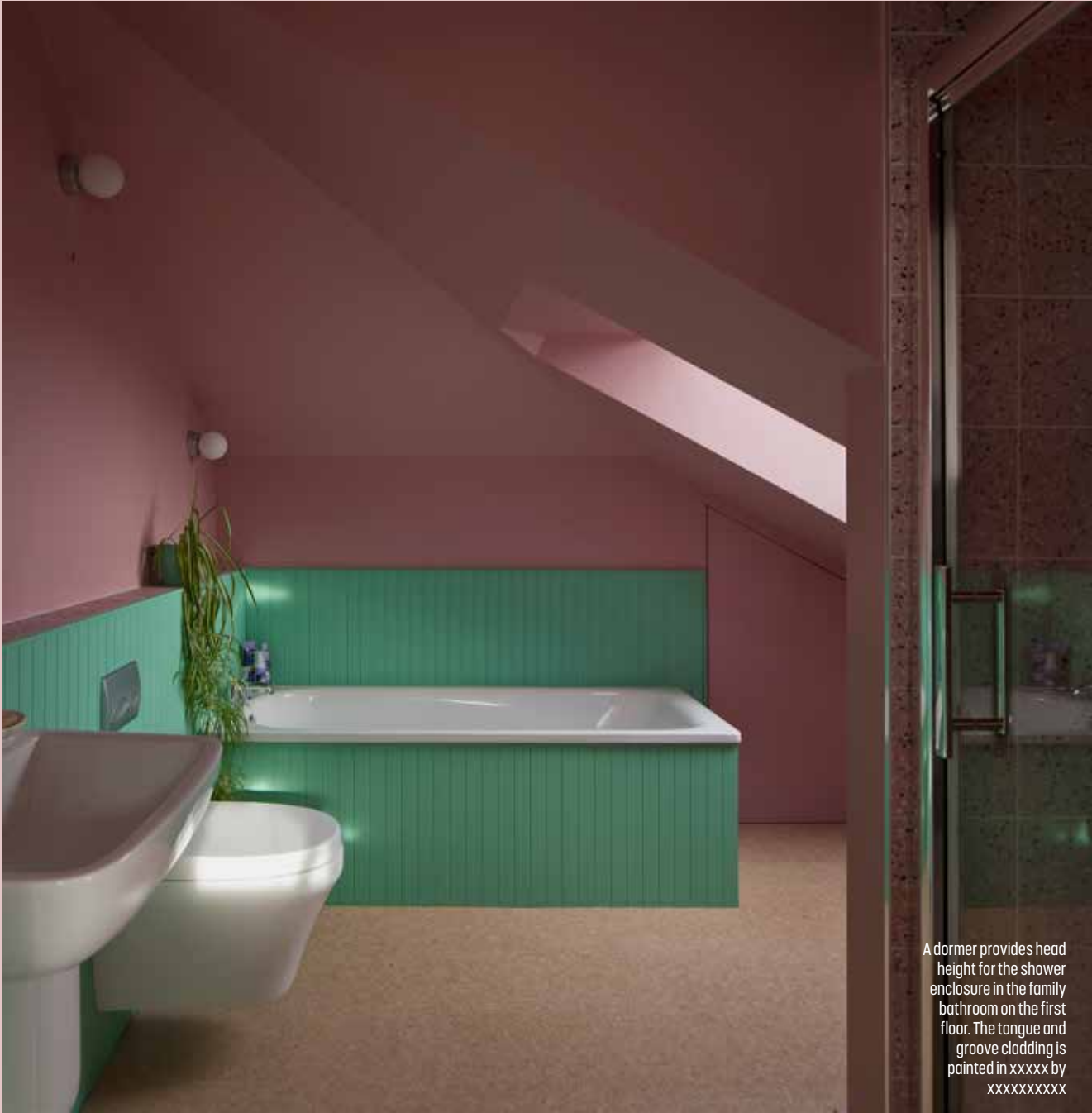
ABOVE AND ABOVE LEFT Designed by Christine, the American ash staircase was made in a workshop by a local fabricator and assembled on site by her joinery team

RIGHT A guest bedroom on the first floor has an internal window with toughened glass overlooking the living area below. When he’s old enough, this will be Corran’s room





On the ground floor at the back of the building, Christine and Robert's bedroom benefits from the height of the hipped roof. The rooflight is fitted with an automated smart blind they control with a remote



A dormer provides head height for the shower enclosure in the family bathroom on the first floor. The tongue and groove cladding is painted in xxxxx by xxxxxxxxx

‘After starting our family business in the building more than 30 years ago, there are special memories embedded in its fabric’

The exterior walls above the wood-frame glazing are clad in scorched larch boards. The charring process makes the timber more water resistant



SUPPLIERS

PROJECT TEAM

Architect Chambers McMillan Architects (cmcarchitects.com)

Joinery Logan Joinery (07920 092315)

Structural Engineer

Structural Design Consultants (structuraldesignconsultants.com)

Welder and Steel Engineer

Gordon Ferguson (01573 223159)

STRUCTURE

Cladding MH Southern (mhsouthern.co.uk)

Glazing Allan Brothers (allanbrothers.co.uk)

Insulation Kingspan (kingspan.com), Knauf (knauf.co.uk)

Roofing Murdoch Kerse Zinc & Copper Roofing (07514 273155), Slateright (slateright.co.uk)

Rooflights Glazing Vision (glazingvision.co.uk), Velux (velux.co.uk)

FIXTURES AND FITTINGS

Cork flooring Carpetright (carpetright.co.uk)

Kitchen Howdens (howdens.com)

Kitchen tap Quooker (quooker.co.uk)

Lighting Ikea (ikea.com),

John Lewis (johnlewis.com),

Lighting Direct (lighting-direct.co.uk)

Paint Farrow & Ball (farrow-ball.com), Lick (lick.com), Little Greene (littlegreene.com)

Renewable energy systems Energy Systems Scotland (energysystemsscotland.co.uk)

Sanitaryware Wholesale Domestic (wholesaledomestic.com)

Staircase Runciman & Redpath (01835 862964)

Tiling Topps Tiles (toppstiles.co.uk), White Rose Tiling (whiterosetiling.co.uk)

FURNITURE AND ACCESSORIES

Artwork Anna King (anna-king.com)

Bedding La Redoute (laredoute.co.uk)

Dining chairs and table John Lewis

Rooflight blind Sona (sonashades.com)

Throws Catherine & Company

(catherineandcompany.uk), Threads

(theadsofkelso.co.uk)

Upholstery Real Upholsterer (07570 003010)