



# DESIGN FOR LIVING

## DETAILS

**What** A sandstone villa, brought up to date with a modern open-plan extension

**Where** Jordanhill, west of Glasgow

**Architect** Guido MacLellan Architects, 0131 558 5444, [www.guidomaclellan.com](http://www.guidomaclellan.com)

**Landscaping** Botanical Landscapes, 0141 632 0713, [www.botanicallandscapes.com](http://www.botanicallandscapes.com)

A house designed for family life in the 1800s does not necessarily lend itself to 21st-century living, as the owners of this Glasgow villa discovered when they moved in. But adding an extension and cleverly remodelling the layout has created an impressively future-proof home

Words **Kat Costello**

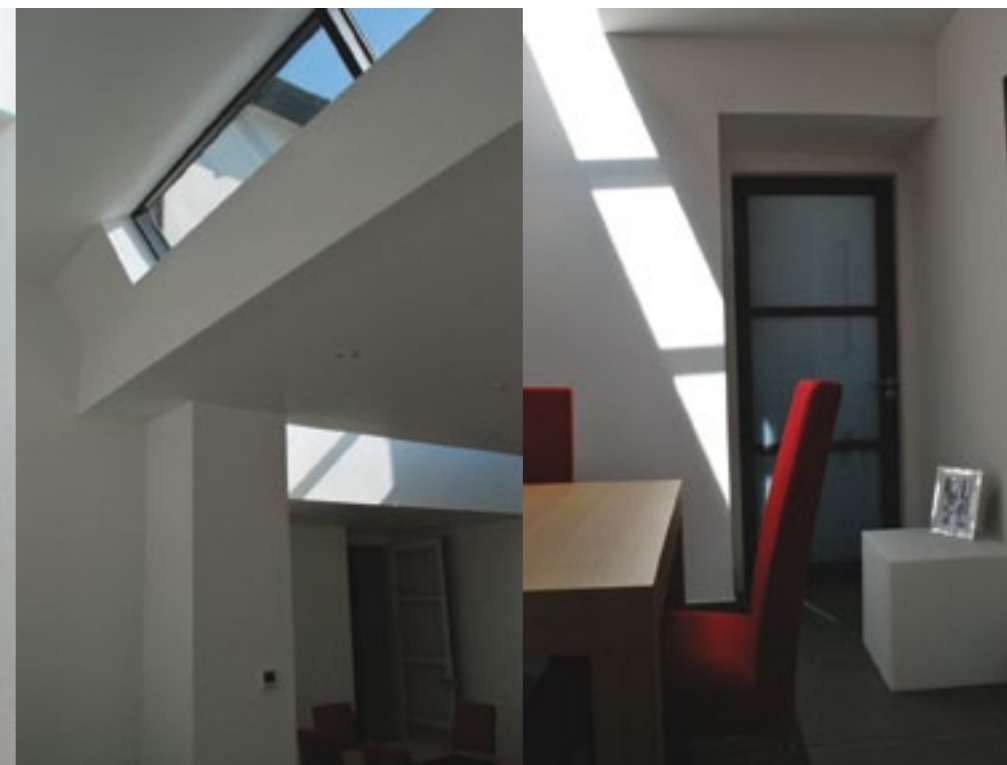


"THE CONTRACTOR WAS VERY UNDERSTANDING, AND TOGETHER WE REWORKED SEVERAL DETAILS ON-SITE UNTIL WE WERE HAPPY WITH EVERYTHING"



#### BEST BIT

"There are so many, but it's hard to beat the modern open-plan design – it means we can enjoy entertaining without feeling disconnected from our guests"



Extensive glazing brings natural light deep into the ground floor, while different ceiling heights delineate the kitchen, dining and living areas. A palette of red, white and grey keeps things simple

**Buying a property that needs** substantial renovations is something of a leap of faith. Will it be worth the hassle of living in a building site? Will it live up to your expectations? Will it bankrupt you?

All those questions and more crossed the minds of Robert and Emma Harvey when they bought a 19th-century sandstone villa in the heart of Glasgow's Jordanhill. It had a great location, lots of outside space and bags of potential, but it needed work – a lot of work.

"The house was traditional for the era," says Robert, "with cellular rooms that, while good in terms of space and proportion, did not lend themselves to entertaining lots of people, which is something we really enjoy."

It was clear that to get the most out of it, the house needed extending and remodelling. He and Emma approached various architects and asked them for their suggestions. When the Edinburgh firm of Guido MacLellan Architects took on the job, the brief from the Harveys was clear and concise. "They wanted a high-quality build with unrivalled attention to detail," recalls Guido. "It was to be bright, spacious, contemporary, functional and open-plan with a real connection to the garden."

"The property already had an extension, which had been built by the previous owners, but it didn't provide much additional space," he continues. "Worse, it caused considerable heat loss and blocked circulation and the visual connections to the garden. It needed replacing."

He developed several design options, sketching ideas and making scale models. After several planning meetings to discuss the build, taking into account the nature of the street, garden elevations and the choice of materials used, he and the Harveys decided to split the project into three sections, with Robert and Emma responsible for procuring fixtures and fittings, a main contractor in charge of construction and a landscape contractor to take care of all external works.

The couple had a budget in mind, and were realistic in allocating costs to the three areas. To meet building regulations, the new extension needed superb insulation. This was added, along with energy-efficient ▶



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### BEST BUY

"Our BauFormat kitchen with handle-less doors, zodiac quartz surfaces and Siemens appliances. It has the wow factor!"



The rear elevation shows the scale of the extension, sheltering the hot tub; [above] underfloor heating is a feature of the house

underfloor heating. "It's a great way to heat an open-plan space," says Guido, "and it helped with the design too – we didn't need to worry about wall space for radiators."

The couple wanted to keep internal and external detailing to a minimum, with clean lines and the simple but effective use of different materials. "Luckily, the contractor was very understanding with this approach, and together we reworked several details on-site until we were happy with the quality of the workmanship and the design aesthetic," says Guido.

The kitchen, dining and living area are defined by different ceiling heights and window solutions that affect how the light flows through the space, while a large glass sliding door acts as a transparent partition wall. This can be opened fully on to the terrace, creating an amazing barrier-free space.

So, after four and a half months of disruption, mess and general stress (the build coincided with the wettest summer on record), Robert and Emma agree that the finished product really has exceeded their expectations. "In the end we ran over a bit on costs and timings, but it was all worth while," laughs Robert.

"We feel the house is a truly amazing place to live and enjoy with family and friends. All the elements work perfectly, from the open-plan living to the connection between inside to outside and the amount of natural light we now have.

"We have been well and truly bitten by the building bug and might even consider starting from scratch next time!" ■