



# The Daily Telegraph Homebuilding & Renovating AWARDS 2020



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### THE CATEGORIES THE DAILY TELEGRAPH HOMEBUILDING & RENOVATING AWARDS 2020

**BEST TRADITIONAL-STYLE SELF-BUILD**  
A category for exemplary homes built in a period style, perhaps using natural materials and demonstrating fine craftsmanship

**BEST RENOVATION**  
We're looking for previously unloved homes that have been saved through restoration, imaginative remodels or ambitious renovation

**BEST VALUE HOME**  
A category for homes that represent exceptional value for money or projects that have been achieved on a tight budget

**BEST CONTEMPORARY-STYLE SELF-BUILD**  
The judges are looking for self-build projects with wow factor that showcase the best of modern design in the UK

Sponsored by Potton  
Over the past 50 years, self-build package company Potton has designed and built high-quality homes for thousands of self-builders. Our expert team of architects, designers and planning consultants are on hand to help you achieve your dream home. To make the whole process simple, we design bespoke homes to suit your lifestyle, budget and plot. ([www.potton.co.uk](http://www.potton.co.uk))



**BEST SUSTAINABLE HOME**  
Have you built or retrofitted a home to the very highest sustainable standards?

Sponsored by Icynene  
Icynene is a spray-applied insulation system with an open, cellular composition that provides outstanding insulation performance yet still allows the building to breathe naturally. Icynene expands 100-fold within seconds of application, sealing all gaps, service holes and hard-to-reach spaces, minimising air leakage and cold bridging, and helping to reduce energy bills. ([www.uksprayfoam.co.uk](http://www.uksprayfoam.co.uk))



**HOME OF THE FUTURE**  
From the very latest renewable technologies and cutting-edge smart home integration to futureproofed, innovative designs, this category is for forward-thinking homes



Sponsored by ecoHaus  
ecoHaus is one of the largest suppliers and installers of windows and doors into new build and extension projects throughout the UK. As the number-one Internorm partner, we specialise in timber composite high performance windows and doors. For 2020 we have launched our own new Visiline range of aluminium windows and doors. For more information visit [www.ecohausuk.com](http://www.ecohausuk.com).

**BEST EXTENSION**  
Have you extended an existing property to create a home that works perfectly for your lifestyle? Then enter this category

Sponsored by IDSystems  
For almost 20 years IDSystems has led the market for award-winning glazing products. From the EDGE2.0, our ultra-slim 20mm sliding doors, to German-made SUNFLEX bifold doors and innovative Swiss-designed slide and turn doors, our systems have been installed across the UK in thousands of renovation, self-build and extension projects. ([www.idsystems.co.uk](http://www.idsystems.co.uk))



**SPIRIT OF SELF-BUILD**  
Has your home delivered against all odds, or has it significantly improved the lives of its occupants? We want to hear from you

Sponsored by Sips Eco  
Sips Eco is the UK's premier award-winning structural insulated panel home manufacturer, designing and manufacturing highly energy efficient homes across the UK. As industry leaders, they create homes that are seven times stronger than timber frame and three times stronger than brick and block construction. Extremely quick to build, highly insulated and eco-friendly, the future of building is here! ([www.sipsecopanel.co.uk](http://www.sipsecopanel.co.uk))



**BEST CONVERSION**  
We want to see barns, schools, churches and other such non-domestic buildings that have been transformed into homes fit for 21st-century living

**BEST INTERIOR**  
Do you have an eye for detail and flair for finishing touches? The judges want to see your hard work



**HOME OF THE YEAR**  
Chosen from one of the shortlisted houses, the UK's Home of the Year celebrates the most outstanding project entered into the The Daily Telegraph Homebuilding & Renovating Awards 2020. The winner will also receive £1,000 of John Lewis vouchers.

# FORGED OUT OF RUIN

Philip and Elly Handley have converted and extended a derelict blacksmith's forge on a budget of £85k. The result is in a versatile home which confidently utilises every inch of space for their family



**WELL-CONSIDERED, INSIDE AND OUT**  
 Working with the tight plot meant Elly and Philip were limited in what they could build on site, so they ensured every room in the house would have a unique view out to the carefully curated courtyard gardens. In particular, the window seat in the kitchen was a view Philip had envisioned from the start, and handily hides away his cook books inside. "It's the perfect spot to just grab five minutes with a coffee or a book," says Elly.  
 The black corrugated metal cladding was inspired by the couple's travels around Japan, while working with the planner's desire to stay true to the industrial history of the building. Philip chose a brass link to connect the two structures.



**CONVERSION AND EXTENSION PROJECT**

**HOMEOWNERS** Philip and Elly Handley, with their son Finn and dog Winnie  
**LOCATION** Shropshire  
**PROJECT** Conversion and timber-frame extension to listed blacksmith's forge  
**BUILD TIME**  
 Three years (Oct 2017 - Aug 2019)  
**SIZE** 99m<sup>2</sup>  
**PLOT COST** £65,000  
**BUILD COST** £85,000  
**VALUE** £395,000 (Nov 2020)



After years of living in Singapore, Philip and Elly Handley were ready to return to the UK and to build a life closer to their families. As first-time buyers with a limited budget, they kept an eye out for unloved projects with opportunities to extend or renovate before landing on The Forge — a once a derelict blacksmith's barn in Shropshire with a Grade II-listing and plenty of potential to make their own.  
 "The barn dates from around 1890 and had been turned into a village supply shop for a little while, but had been empty for about 15 years and was going to ruin," says Philip.  
 Now beautifully restored and extended, in no doubt thanks to Philip and Elly's endless patience and vision, The Forge is a modern yet characterful home built for just £858/m<sup>2</sup> — and a very worthy winner of both 'Best Conversion' and 'Home of the Year' in The Daily Telegraph Homebuilding & Renovating Awards 2020.

**PLANNING POSSIBILITIES**  
 The couple bought the barn while still residing across the globe and quickly got to work designing and working with the planning department to achieve a plan everyone was happy with.  
 "We wanted something contemporary so did a pre-application first just to gauge the reaction from the planners on the materials for the extension," explains Philip. "Although the process took quite a few months, they were mostly receptive because we wanted to keep a lot of the materials, structure and character of the workshop so we were able to get to work as soon as we moved back."  
 "It was a bit of a shock seeing it for the first time and more than a little daunting," adds Elly. "There was no roof, ferns growing all through the floor and signs all over saying 'unsafe structure', but we could really see the potential."  
 "It had always been at the heart of the hamlet and everyone was really glad that we took it on because it has fallen into such a state."

WORDS AMY REEVES PHOTOGRAPHY JEREMY PHILLIPS





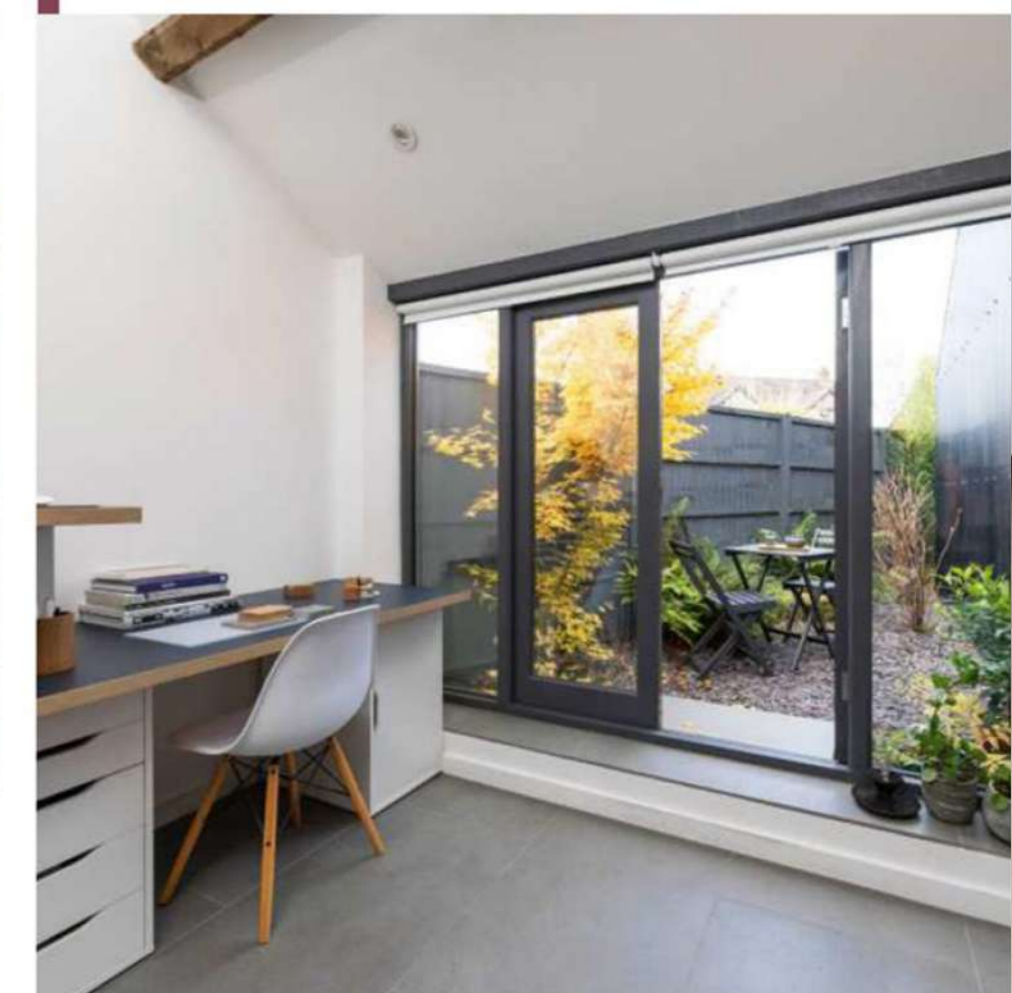
## BUILD COST BREAKDOWN

Structural (brickwork repair, slab and roof structure)	£16,937.38
Slate roof covering (The Old Forge)	£2,762.50
Extension foundations, brickwork to DPC and drains	£9,457.38
Timber frame	£9,165.08
Corrugated metal cladding (materials and labour)	£5,767.85
Brass strip for link	£2,040.00
Sewage treatment plant	£1,695.00
Woodburning stove	£705.00
Electrics	£4,659.00
Plumbing	£4,786.35
Plumbing sanitaryware	£845.94
Underfloor heating	£886.00
Insulation	£1,985.00
Heating	£2,070.00
Windows and external doors	£5,190.00
Roof windows	£1,072.70
Gutter and rainwater pipes	£1,105.00
Second fix joinery (skirting, internal doors, countertops)	£1,430.55
Plasterboard	£823.97
Plastering labour	£1,950.00
Kitchen	£3,464.00
Wood flooring	£1,070.00
Tiles	£2,121.60
Tiling labour	£1,142.00
Landscaping	£1,996.00
<b>Total</b>	<b>£85,128.30</b>



## BUILD TIMELINE

Plot purchased	Dec 2016
Planning application submitted	Feb 2017
Planning permission approved	May 2017
Start on site	Oct 2017
Foundations completed	Jan 2018
Watertight shell	Jun 2018
First fix	Nov 2018
Second fix	Apr 2019
Final decoration	Jul 2019
Date occupied	Aug 2019



### THE LIVING SPACES

Conscious of the limited space and need to reduce clutter, a built-in cupboard conceals the TV and creates a spot for their woodburning stove from Greymetal. The original forge has been given a new lease of life and gives effortless personality to the new spaces.

### BEHIND THE DESIGN

The resulting new home has a timeless quality, thanks to Philip's careful and confident design which sees the old blacksmith's forge meet two new timber-framed extensions. Clad with dark corrugated metal – both a nod to the building's history, and a signal of the modern additions – one extension replaces bolted-on lean-to workshops and, as Philip explains, "acts as a shadow to the brick building", while the other elongates the barn to house a generous master bedroom. Inside, clean and simple living spaces, including a bright kitchen-diner leading to a courtyard garden, make the most of every inch of space available on the compact plot.

Perhaps most importantly, the original structure has been sensitively restored by the couple. Boasting a new roof, concrete floor and plenty of insulation, the original fabric of the building – including repointed brickwork, the original timber trusses, still bearing the blacksmith's burns, and window openings – has been exposed throughout the living space.

### ALL HANDS ON DECK

Philip oversaw trades who restored the old structure and constructed the new extensions before taking on much of the work himself with Elly and a few family and friends to help along the way.

"Phil was the driving force behind it all so I kept the faith and got more involved in the later stages of the build – mostly as manual labour," smiles Elly. "It was all hands on deck because we did everything from the first fix onwards ourselves." The couple credit their decision to source materials themselves, a flexibility for delivery dates and a readiness to take advantage of second-hand goods as the key to staying on their tight budget. Doing much of the work themselves also let them make changes and adapt to new ideas without losing money as they went along.

"I really like that we've been able to make the old building come alive," says Philip. "It was a really tight, small barn so we were trying to make the most of it and it works really well to have the modern extension with the large windows to let light in."



## AN UNEXPECTED ADVENTURE

“The house was initially designed just for the two of us so while it is built to the original plan and it’s exactly how I imagined it, we tweaked the details to suit us,” explains Philip.

“It had to be quite an adaptable house,” continues Elly, of the most recent layout changes which saw the office move to the spare room and replaced with a nursery for their newborn son. “The Forge has changed along with our lives and this year it has been a made our lives so much easier and happier because I was on maternity as well as Phil working from home. We were very much secluded here and it has given us a little oasis of calm!” **H**

**LIGHT AND BRIGHT**  
The kitchen (from Ikea) was designed with a clever upstand, which means plates and kitchen clutter are hidden from view in the open-plan space. Moso Bamboo Surfaces supplied the worktop, while the pendant lights are from Habitat.



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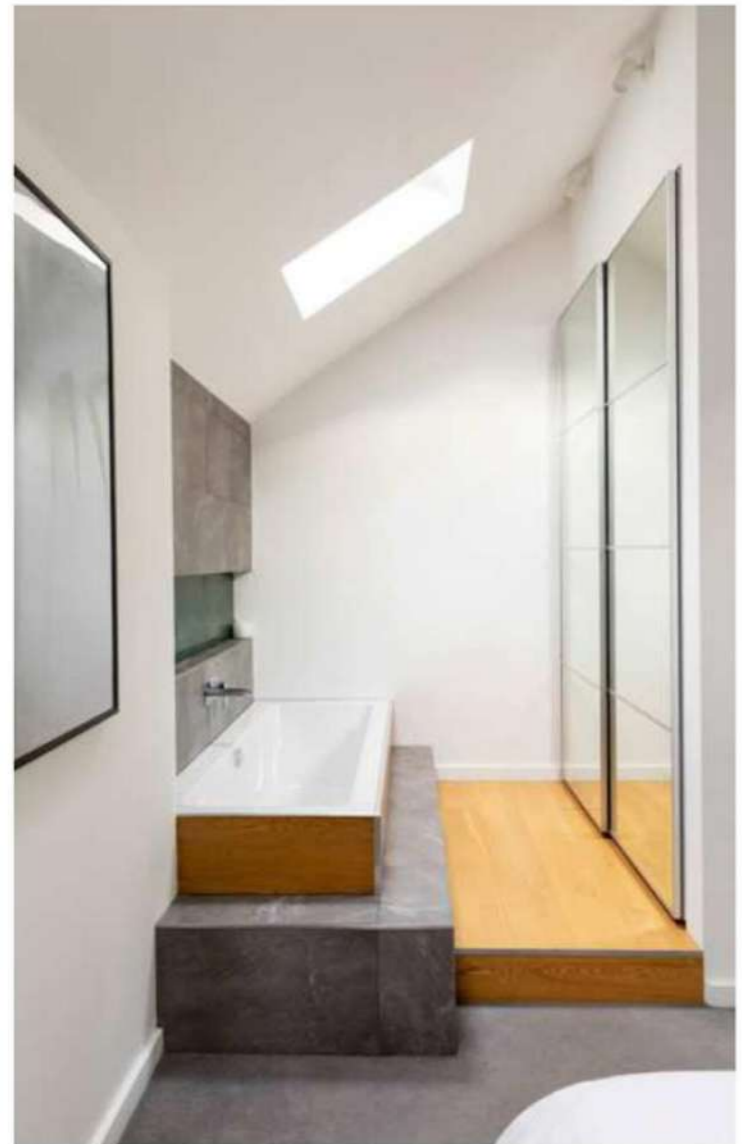
### ARCHITECT AND JUDGE DARREN BRAY SAYS

*This conversion and reimagining of a former blacksmith’s forge is an absolute triumph. There’s a wonderful forensic and sympathetic touch here, which sees layers of history unpacked while stitching in new contemporary elements with real skill and determination. Delivering this project for £85k is a masterclass in how to reinvent an ageing structure; it’s what we should all be doing in response to the climate change emergency. This type of project is not for the faint-hearted, and it has been handled with professionalism and nerves of steel! Most people would have demolished this building, but Philip and Elly have stayed true to the original and carefully added their contemporary take.*

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**A LIGHT TOUCH**  
Sat alongside the main road and next to the front entrance, the master bedroom had to be creatively designed. The exposed brickwork and built-in bath have a boutique hotel experience in mind while the skylights and vaulted ceiling ensure the room feels spacious without being overlooked.



- KEY SUPPLIERS**
- ARCHITECTURAL DESIGNER**  
Studio Bloc (Philip Handley): [www.studiobloc.co.uk](http://www.studiobloc.co.uk)
  - STRUCTURAL ENGINEER** John Greenhough
  - BUILDER** Fearnell Edwards
  - ELECTRICS** D.P.S. Electrical: [www.dps-electrical.co.uk](http://www.dps-electrical.co.uk)
  - METAL CLADDING INSTALLER** T.S. Pritchard
  - TILING** Beau Tiling: [www.beautiling.co.uk](http://www.beautiling.co.uk)
  - ALUMINIUM WINDOW SUPPLY AND FITTING** Eco friendly windows and doors: [www.ecofriendlywindowsanddoors.co.uk](http://www.ecofriendlywindowsanddoors.co.uk)
  - ROOF WINDOWS** Sterlingbuild: [www.sterlingbuild.co.uk](http://www.sterlingbuild.co.uk)
  - INSULATION** Seconds and co: [www.secondsandco.co.uk](http://www.secondsandco.co.uk)
  - CORRUGATED BLACK METAL** Excel clad: [www.excelclad.co.uk](http://www.excelclad.co.uk)
  - UNDERFLOOR HEATING PIPES**  
Wunda Group: [www.wundagroup.com](http://www.wundagroup.com)
  - ENGINEERED WOOD FLOORING**  
Flooring Supplies: [www.flooringsupplies.co.uk](http://www.flooringsupplies.co.uk)
  - CONCRETE FLOOR TILES** Concept tiles: [www.concepttiles.co.uk](http://www.concepttiles.co.uk)
  - BATHROOM SANITARYWEAR**  
Victorian Plumbing: [www.victorianplumbing.co.uk](http://www.victorianplumbing.co.uk);  
Victoria Plum: [www.victoriaplum.com](http://www.victoriaplum.com)
  - TIMBER FOR JOINERY** Richard Potter: [www.fortimber.co.uk](http://www.fortimber.co.uk)
  - ALUMINIUM GUTTERING**  
Gutters Online: [www.guttersonline.co.uk](http://www.guttersonline.co.uk)



**COURTYARD GARDEN**  
Fencing from Silva Timber lines the plot while bamboo has been planted to ensure the garden remains a private space that always offers some greenery.

# THE BUILD



BEFORE: ROTTING TIMBERS



BEFORE: A SPOT WITH POTENTIAL



BEFORE: A CRUMBLING FORGE



DURING: FOUNDATIONS FOR THE KITCHEN-DINER EXTENSION

## THE FLOORPLAN

The single-storey home spans just 99m<sup>2</sup> and makes the most of every nook and cranny. The extension to the front of the barn houses a master bedroom and en suite while the barn itself has been transformed into a living area. The external wall of the barn was retained to create a broken-plan layout, which leads to the kitchen-diner in one of the extensions. A nursery and family bathroom sit to the front and a guest bedroom (now an office) with en suite and private courtyard garden are positioned to the back of the house.

