



STATEMENT: This 8,700 sq ft house replaced a dated dormer bungalow. Above, sitting room with Dru fireplace and lighting system designed by Triangle and supplied by DuLuce. Below, pool with pink aluminium wave sculpture.



Staying at home is priceless

SPACE AND TIME: This magnificent modern home cost a small fortune but forget about the price tag. It really isn't about the money. Sharon Dale reports. Pictures by Gary Longbottom.

BUILDING plots in Harrogate's best areas are rare so when a bungalow sat in a vast, overgrown garden became available word spread quickly. It wasn't officially on the market when one builder appeared in the dead of night to measure up for four houses and he didn't realise that he'd been beaten to it by a couple who were completely unmotivated by profit.

Graham and Tori Watson's only desire was to build a dream home for their family while staying close to good neighbours and friends in their cul-de-sac.

"The bungalow was a few doors from where we lived and when it became

available we got in touch with the owners and asked if we could buy it. We agreed a price and that was it. Our neighbours were pleased because they didn't want four houses on the site and we were thrilled because we could build our own home and stay in the area we really liked," says Graham.

So what could've been a clutch of bog standard new builds is now a striking piece of modern architecture. It's a big, bold and beautiful statement both outside and in, and, like all good homes, it works perfectly for the people who live in it.

The design was created by Sense of Space Architects in Ilkley, who are feted for their clever, contemporary work, though Tori was also heavily involved in the

specification. She had done her research on self-build and had a portfolio of ideas. She wanted a fast build using modern methods of construction, lots of natural light and some eco-friendly elements.

Architect Richard Addenbrook and his team came up with a house constructed from insulated concrete formwork for

the walls and SIPS (structural insulated panels) for the roof. The property is clad in a combination of cedar, a polymer-based render and coated metal panels with natural slate for the roof. This has resulted in a highly insulated building, which was fundamental to achieving the sustainability criteria required by Harrogate Council planning department. There are huge expanses of glass, but all the windows and glazed doors are either thermally efficient triple-glazed or double-glazed with an insulating transparent film.

The house also has underfloor heating, which is fuelled by air-source heat pumps, and there is a combined heat and power unit for the swimming pool, which also generates electricity as a by-product.

"We cleared everything, the plot was even bigger than we realised."



STAYING PUT: Graham and Tori Watson chose to stay in their neighbourhood and seized the chance to build a dream home.

Other environmentally sensitive solutions include solar shading to reduce overheating from the south-facing glazed wall to the dining area and a rainwater harvesting tank below the lawn which collects rainwater from the roof and recycles it back into the house.

After gaining planning approval, the next job was to clear the site and start digging down into bedrock to create the basement pool and entertainment area.

"There were 173 trees and lots of undergrowth and we were amazed when we cleared everything because the plot was even bigger than we'd realised," says Graham, who at this point had moved to a timber lodge on a nearby holiday park with Tori and their daughters Bryony, 12, and Alice, nine. It was to be their home for the next two years.

The whole process of planning permission, building and fitting out took longer than they anticipated after they bought the bungalow in June 2010.

"It did take longer than we thought but the build went really smoothly and we were lucky to have great team. The architects were fabulous, as were

the builders, quantity surveyors and construction engineers.

"The only issue was living in what I called 'the shed'. It was a lovely site but the lodge was small and we couldn't take many of our belongings with us," says Tori, who was determined to move into her new home for Christmas last year even though the kitchen hadn't been fitted.

The change from a 60ft by 20ft timber building to a huge, 8,700 sq ft house came as a pleasant surprise. The property is enormous with a largely open plan ground floor featuring fabulous double height spaces.

The entrance flows into a dining hall and down into the Poggenpohl kitchen and then to a sitting area with floor-to-ceiling windows overlooking the garden.

The ground floor also features a separate utility room, large sitting room with a Dru fireplace, snug and boot room.

The basement, with its swimming pool and cinema room, is one of the best-used areas of the house. The pool décor is stunning thanks to architect Richard's idea for an aluminium wave sculpture on one wall, though



ARLINGTON

INTERIORS

KITCHENS • APPLIANCES • BEDROOMS • LIVING ROOMS

Can you afford
not to...



designer



contemporary



traditional

...step into
a stunning
summer
kitchen!



www.arlington-interiors.com

2 Limewood Road | Leeds LS14 1LU

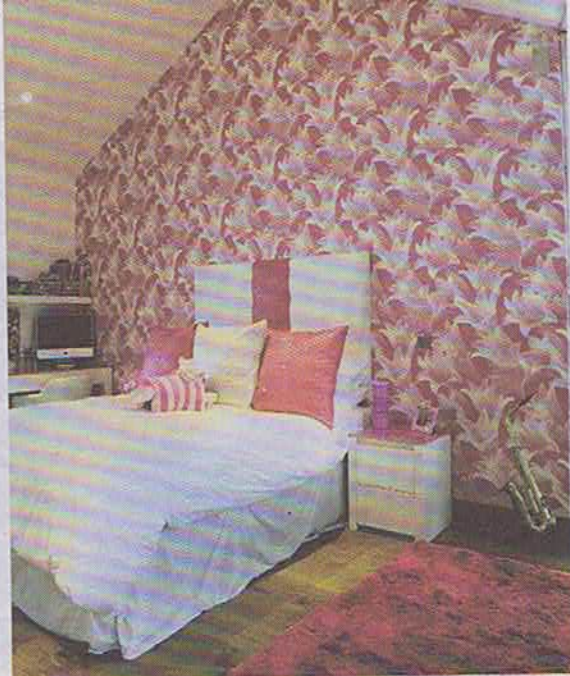
T: 0113 23 23 233 (Opt. 3)

Monday-Thursday 9am-5pm

Friday & Saturday

10am-4pm

Other times by appointment



➔ it was Tori's decision to have it bright pink, which gives wow factor.

Up on the first floor, there is a cleverly concealed office space on the landing for Graham, a master suite, three bedrooms with en-suite, a guest bedroom and house bathroom.

Furnishing the interior was a challenge and very little of their old furniture was right for the space so Tori and Graham started again.

Some of the furniture came from Barker and Stonehouse, though much of it is bespoke and made by Clarity Arts.

The lighting is another triumph. The system, which includes floor, stair and coloured mood lights, was designed by Kevin Woodhouse from Triangle

consulting engineers and the lights supplied by Leeds-based Du Luce.

The décor and soft furnishings were a joint effort between Tori and interior designer Laura Adam, of Laura Jane Interiors, near Wetherby. "She was brilliant. I really wanted some colour and warmth while keeping everything modern

and quite minimal," says Tori. Graham admits he left the professionals and Tori to it most of the time as he was busy working for the security business he built up and later sold. The money from that sale funded the house and no expense was spared anywhere. The land was £495,000 and the build cost was £1.6m, excluding fees and the interior furnishings.

A developer would never have built such a property as the numbers simply do not stack up but this project was never about the money. "It was about building a dream," says Graham. "To us it is worth every penny. We love it, especially at night when the lighting comes into its own. I just walk round with a big smile on my face."

It is worth every penny. I walk round with a big smile on my face.



the woolroom

May is Farmer's Month!

Buy one get one **half price** pillows for everyone!

20% off bedding sets for everyone!!

R.A.B.I.
Supporting Farming Families

The unusually cold weather this Spring has hit the nation's sheep farmers particularly hard. Many sheep & lambs have sadly been lost and the farmers will be feeling the impact of this cold snap for years to come.

In response to this **The Wool Room** will be donating 5% of all sales this May to the Royal Agricultural Benevolent Institution (R.A.B.I.) who are a charity supporting the farmers through this difficult time. www.rabi.org.uk

an extra 10% off for farmers! Register now!

**Farmers, please provide your business details*

• 100% British wool bedding • luxury alpaca wool bedding
• wool beds & mattresses • blankets, throws & cushions
• gifts & accessories • nursery range

12 Cambridge Street, Harrogate
www.thewoolroom.com

Handmade kitchens at their best.

Customers who have discovered our quality, sheer range and flexibility have never looked back. We have built up many long lasting relationships with customers and clients alike, over the past 30 years. If you can't find the exact piece on the floor we'll make a bespoke piece for you at no extra cost. If you are wanting to change colour, size or to completely redesign a piece there is no job too big or too small. Come and see us you won't be disappointed.

QUALITY BESPOKE FURNITURE & KITCHENS

THE MAIN FURNITURE AND KITCHEN COMPANY

The Green, Green Hammerton,
York YO26 8BQ
01423 330451
www.mainfurniturecompany.com

YORKSHIRE POST Reader Travel

For more offers visit:
www.yorkshirepost.co.uk/ReaderTravel

2 days, from £129.95pp

Buckingham Palace & Windsor

Saturday departures, 10 August and 14 September 2013

- Overnight stay at a 4 star outer London hotel with dinner & full English breakfast
- Admission to Buckingham Palace on the Sunday
- Free time in Windsor on Saturday
- Return coach travel from Leeds, Bradford, Harrogate, Woodall Services, Woolley Edge Services & York

For more information or to book, please call:
0113 36 500 51 quote YPN

OPENING TIMES: MON-FRI 8.30-19.30
SAT 8.45-15.30 SUN 10.00-15.00
or visit:
www.yorkshirepost.reader.travel

Organised by Omega Holidays, ABTA 14752
Single supplement applies. Subject to availability



FRESH START: From left, bathroom with tiles from Inter Ceramica. Alice's room, wallpaper by Harlequin and furniture by Clarity Arts. Kitchen is by Poggenpohl. Bed from And So to Bed, Harrogate.

TORI AND GRAHAM'S USEFUL CONTACTS

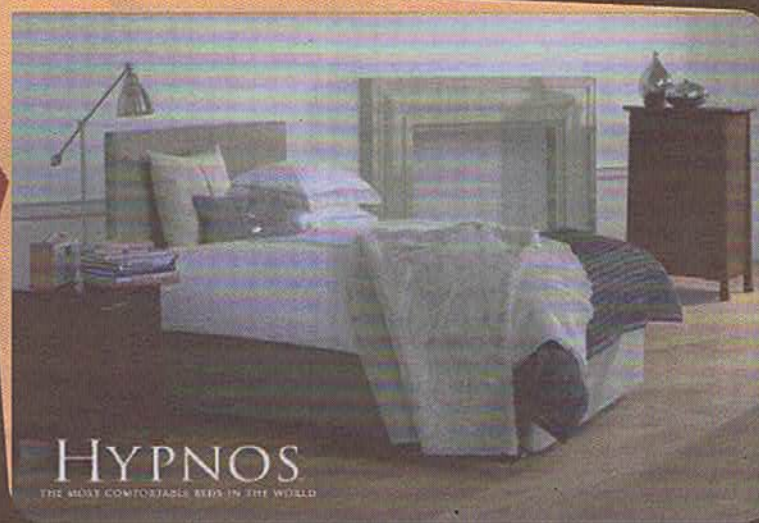
- Sense of Space Architects, Ilkley, tel: 01943 816489, www.senseofspace.net
- Triangle consulting engineers, Tadcaster, www.triangleltd.com
- Robinsons M&E, electrical, heating and plumbing engineers, Harrogate, www.robinsonsmea.com
- Dobson Builders, Ilkley, www.dobsonbuilders.co.uk
- Appleyard and Trew, quantity surveyors/project managers, Harrogate, www.appleyardandtrew.com
- Barker and Stonehouse, furniture and interiors, Kanresborough, Leeds, Hull, www.barkerandstonehouse.co.uk
- Clarity Arts, bespoke furniture, Summerbridge, www.clarityarts.com
- Du Luce lighting, Leeds, www.duluce.co.uk
- Silvelox external and internal doors, www.silvelox.co.uk
- Inter Ceramica, floor and wall tiles, Hornbeam Park, Harrogate, tel: 01423 81620



SPRING EVENT Unrepeatable Prices On



DON'T MISSTHIS ULTIMATE OPPORTUNITY TO PURCHASE THE BED OF YOUR DREAMS



HURRY NOW FOR VERY SIGNIFICANT PRICE SAVINGS!

SOMNUS

Tel 01943 864372
www.worldofbedsburley.co.uk

SHOWROOM OPEN
Wednesday - Saturday
10.30am - 4.00pm

World Of Beds
91 Main Street,
Burley In Wharfedale,
LS29 7BU

