

Bracebridge, Sutton Coldfield



Luxury extension to a Grade II home

This residence was built in 1902 and designed by architect Edward Hayward-Farmer as his home. The house had fallen into disrepair and had been empty for several years until our clients bought it and commissioned repairs to the main house, with a large basement forming part of a rear extension.

For the internal repairs RISE worked with the architects and the conservation officer to remove some load bearing walls, adding new loft conversions and enlarging several masonry arches to existing fireplaces in sympathy with the historic building.

For the extension at the rear we agreed with the client early on in the design stage that the structure will consist of a steel frame hidden within the external walls, allowing the internal layout to change after our design. Natural light will be provided with full height glazing retracting into the walls, opening the entire corner of the building by cantilevering.

Client: Private

Project cost: £2M

Architect: Etc Architects



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Below the extension and tunneling beneath part of the existing house, a new open plan basement will be built, with gym and cinema. Hidden from the outside world, this getaway is accessed via a secret staircase from the historic wine cellar.

Drainage to the site has been designed with the future addition of a swimming pool in mind.

