



Picture Perfect Cottage

This idyllic worker's cottage lies in the grounds of Derbyshire's Haddon Hall estate, but required considerable renovation. Externally the roof has been completely rebuilt in traditional stone slabs, with an old lean-to replaced with a new side extension (set back so as not to detract from the original building) faced in sandstone, which now houses the spacious kitchen and a bedroom above.



best OF both

Behind the traditional façade of Tim and Janet Brown's sensitively restored and extended cottage lies light-filled, contemporary-inspired interiors

**RENOVATION & EXTENSION | DERBYSHIRE | NOV 10 - DEC 11 | SIZE: 120m²
HOUSE COST: £350,000 | BUILD COST: £160,000 (£2,961/m²) | VALUE: £500,000**



Living Room

The interior has been given a contemporary makeover, with quality new and reclaimed materials used throughout. Solid oak flooring made from reclaimed oak beams has been laid throughout the living room, with a new fire surround made from local stone. Here, a woodburning stove from Robeys keeps the interiors warm on chilly nights



Kitchen

Italian light fittings highlight the Pre-Eminence kitchen units. Structural steelwork, concealed within the walls, was added to support the new opening, which allows uninterrupted views from the kitchen across the ground floor





The Extension

The kitchen resides within the extension and opens through oak patio doors to a sheltered suntrap terrace to the side of the property. Polished limestone flooring has been laid here for a durable finish



Feature Staircase

An alcove provides an excellent log store and an eye-catching backdrop to the oak tread staircase. Tim and Janet designed the self-supporting staircase themselves, adding heavy sections of oak to conceal structural steelwork by MQM Fabrications. Glass safety balustrades either side effectively divide the living area from the hall without blocking out light

It took Tim and Janet Brown a matter of hours to make an offer for Dovedale Cottage after falling in love with the run-down property when they viewed it in 2010. “We walked up the overgrown drive, which opened into a garden with fabulous views over hilly countryside,” says Janet, “and the whole scene was so relaxing that I knew it wasn’t just a property we were looking at but potentially a great lifestyle, too.”

Built in the late 1700s as part of the local Haddon Hall estate, the worker’s cottage was a typical old Derbyshire stone property with small, dark rooms and extremely low ceilings. “It actually felt quite claustrophobic inside, so we employed a local architect to help us open up the space and create a more practical layout,” explains Tim, who owns a construction business specialising in large commercial projects.

The cottage was not listed, but the style and specification of the renovation work needed to be approved by the Peak District National Park planning authority, who stipulated a traditional external appearance and the use of local materials. Consequently the renovation work was carried out using locally quarried Stanton stone, and the couple had to have the roof completely rebuilt in traditional stone slabs. Due to planning restrictions the roof height could not be raised to create additional headroom, so instead the Browns decided to lower the entire ground floor of the cottage by 700mm, excavating even deeper externally where the new extension was to be built.

The building was completely underpinned and a new concrete floor slab was cast. “Internally we tanked the whole cottage, which has a damp-proof course that runs nearly 5ft up the walls,” Tim explains. “The idea was to be able to stand at one end of the ground floor and

Bringing in the Light

Building the extension meant the couple were able to introduce more natural light into the once-dark cottage; the rooflights in particular are a discreet addition to the traditional exterior. In the dining room, a large rooflight in the sloped ceiling (RIGHT) provides sky views over the dining table, which was custom-made by Benchmark. A well-designed lighting scheme, by David Village Lighting, lends to the ambience in the evening

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Suppliers

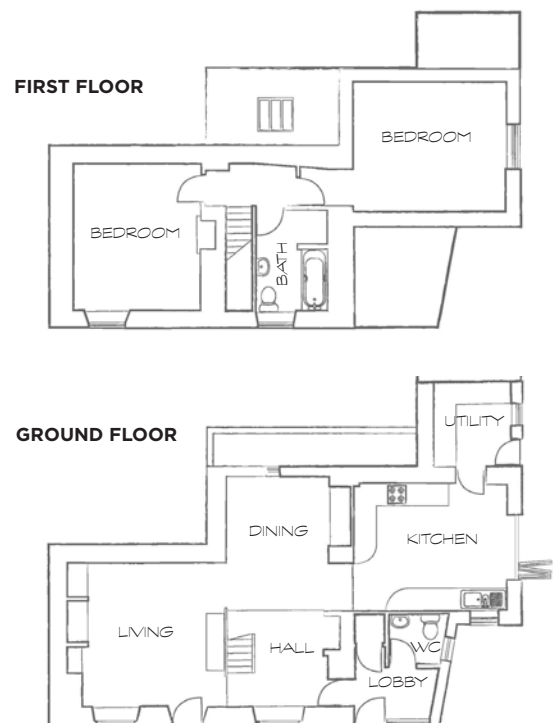
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Floorplans

The existing stone cottage has been remodelled and extended to almost double the size, with a new kitchen and dining area replacing the old kitchen lean-to. A bedroom has been converted into a bathroom upstairs, with a new second bedroom constructed above the kitchen.







The First Floor

Low windows bring cottage charm to the first floor rooms. The new oak frames were made by a local joiner and have been painted internally to match the interior scheme in one of the two bedrooms. The bed is the 'Aphrodite' from And So to Bed

look right the way through to the other, and we needed around 12 tons of structural steel to help support the new openings and remodel the whole layout.”

Only the living room and one of the bedrooms have remained in the same position — every other part of the house was completely reconfigured. The single storey lean-to kitchen and bathroom were demolished, replaced by a two storey extension housing a new kitchen with a bedroom above, together with a single storey dining area with a sloping roof which echoes the line of the old lean-to. The extension was constructed in load-bearing blockwork faced in sandstone and has almost doubled the size of the house, which now stands at 120m².

Replacement oak windows were made locally to match the original design, and externally the property is still a typical 18th century Derbyshire cottage, sitting in a newly landscaped English cottage garden. Internally, however, the Browns wanted a more contemporary feel, which they've achieved by designing a stunning 'floating' staircase, with a glass wall to separate the internal spaces. Particular attention was paid to the lighting design, too, with contemporary Italian fittings throughout.

“Oak doors, flooring and some of the furniture were all made by a local joinery business,” adds Janet, who is now retired and enjoyed project managing the 12-month renovation and extension. “In fact, we were really pleased that everybody involved in the project was based within a 15-mile radius of the cottage.” ■

What We've Learned

Were there any surprises during the project?

We found pieces of paper tucked away under the stairs dating from 1785.



They belonged to the Elliot family who lived here and included wage slips and letters, which we've framed.

What was your best buy?

We love the bespoke carpentry work and furniture, such as the dining table which was made especially to fit the space, and although the lighting was an extravagance for a small cottage it's made a real difference.

What challenges did you experience?

It was a much bigger project than we'd first imagined — almost like building a new house as we had to replace the roof and windows, extend on two storeys and dig out the floors.

What advice would you give to others?

Double the length of time you think it will take to renovate an older property because there are surprises around every corner. We needed to divert some electrical cables and it took the supplier 22 weeks to come out — but just 45 minutes to complete the job.