



DON'T MOVE, IMPROVE!

London's best new
home extensions
and interiors

2016



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SCHÜCO

In a city of some 3 million households, the piecemeal adaptation of London's existing housing stock is necessary to ensure their longevity as homes of the future. While house prices in the capital continue to spiral, expanding and adapting existing living spaces offers homeowners a real alternative to upsizing or moving on.

——— To achieve this, London's architects must seek to respond with innovative, high-quality and contextual design – an endeavour supported by NLA's annual Don't Move, Improve! awards. Now in their sixth year, the competition aims to discover and celebrate London's best new home extensions, and, in doing so, raise the profile of smaller architectural practices.

——— The projects detailed in the following pages have been selected by a panel of experts from across the fields of design, architecture and development. Their selection highlights a range of solutions at a variety of budgets, providing inspiration for anyone about to embark on their own home improvement.

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JURY



Peter Murray
chairman, New London
Architecture (Chair)



Russ Edwards
design director,
Pocket Living



Kay Hughes
principle, Khaa



Dickon Robinson
housing consultant



Philippa Stockley
journalist, editor and
critic specialising in
architecture and design



Pia Benham
head of collections,
Heal's



Tamsie Thompson
director, RIBA London



Amy Frearson
editor, Dezeen

Winner & Special Prize: Most Innovative

HOUSE OF TRACE

Incorporating the outline of a previous extension to create a unique façade, this project celebrates the passing of time to create a calming, changing home

— An original structurally unsound extension is incorporated into the exterior renovation of this family home in a way that retains the story of the original house, supported with the aesthetic preservation of original faults, such as cracks from previous displacement. Structural aspects of construction are revealed internally and materials such as brass and copper are chosen based on aesthetic patination. A new two-storey lightwell acts as a focal point, connecting the family between floors (open kitchen dining level and bedrooms). 3D modeling of the building significantly reduced time between design and delivery.

PROJECT COST: **£292,000** BOROUGH: **LEWISHAM** COMPLETED: **JANUARY 2015**

ARCHITECT: **TSURUTA ARCHITECTS** ENGINEER: **TALL STRUCTURAL ENGINEERS**
BRICK: **WIENERBERGER** ROOF: **LIQUID WATER PROOFING KEMPER SYSTEM**
WINDOW: **VELFAC** CNC SUPPLIER: **CUT AND CONSTRUCT** COLOURED MDF: **JAMES LATHAM** PHOTOGRAPHER: **TIM CROCKER**







Second Prize

SANDERSON HOUSE

Extension to a Victorian semi-detached villa that creates a 'Janus' house, with a fox-shaped rear façade and a new floor plan designed to give a generous space for the family

— Responding to conservation area constraints, this extension was designed to embody the concept of a 'Janus' building with the front red-brick façade reflected in the new rear structure. These bricks change orientation and bond as a decorative response depending on which elevation they belong to, mirroring also the scale and informality of neighbouring houses. A paved terrace exploits the available light in the north-facing garden whilst a winter garden occupies the site of a 1980s garage. The open plan indoor layout is given a comfortable, domestic quality through a rich colour palette and interior materials.

BOROUGH: **ISLINGTON** COMPLETED: **APRIL 2014**

ARCHITECT: **DAVID KOHN ARCHITECTS** CLIENT: **RUPERT SANDERSON & ROWAN ROUTH** MAIN CONTRACTOR: **REM PROJECTS** STRUCTURAL ENGINEER: **HARDMAN ENGINEERS** SLIDING DOORS: **FINELINE** ROOFING MATERIAL: **KEMPEROL - LIQUID APPLIED MEMBRANE** FLOOR: **NATURALLY WOOD - INCEPTION END GRAIN BLOCKS** CIRCULAR WINDOW: **CANTIFIX** ROOFLIGHT: **GLAZING VISION** LIGHT FITTINGS: **ARTEMIDE - DIOSCURI** EXTERNAL WALL: **WIENERBERGER - WARNHAM TERRACOTTA BRICK SLIPS** SPLASHBACK TILES: **STRATA, DOLCHE D0002 BLACK** SOCKETS/SWITCHES: **SCOLMORE/ WANSWORTH** PHOTOGRAPHER: **WILL PRYCE**



Third Prize

SHEPHERD'S BUSH EXTENSION

A loft conversion and ground-floor extension to a Victorian terraced house to bring in light and frame views of the neighbouring park

— Extending onto a previously under-utilised side return and converting the loft into a master bedroom suite has increased light levels and improved connection to the surrounding landscape for this Victorian home. The open plan kitchen and dining area, covered by a glass roof, enables generous access to the garden through a pivoting door. Upstairs, a neutral interior palette and floor-to-ceiling glazing seamlessly brings the openness of the adjacent park into the top floor bedroom. Pine boards, reclaimed from the now merged living area, are relaid to preserve the original period features.

PROJECT COST: **£170,000** BOROUGH: **HAMMERSMITH AND FULHAM**
COMPLETED: **DECEMBER 2013**

ARCHITECT: **STUDIO 30 ARCHITECTS** STRUCTURAL ENGINEER: **HEYNE TILLET STEEL** MAIN CONTRACTOR: **CORNERSTONE CONTRACTORS LTD**
PIVOT-SIDE GLAZING: **SUNSEEKER** ROOFING: **ITHACA ROOFING LTD** CONCRETE WORKTOPS: **CONCREATIONS** PHOTOGRAPHER: **SALT PRODUCTIONS LTD.**





2POINT88

The remodelling, renovation, and extension of a house in Primrose Hill, originally designed by the Modernist architect John Winter

——— A reconfiguration of spaces and the addition of an external staircase has maximized floor space whilst allowing natural light to flood through this three-storey home. An existing car parking space and kitchen on the ground floor has been re-designed as private space, enabling the top floor to provide an additional living area, including a terrace overlooking Regent's Park. The interior comprises white plaster walls and ceilings, offset with a selective palette of materials of dark timber floors, painted steel and window frames, and – where opportunity presented itself – the existing concrete structure of the original building was left exposed.

PROJECT COST: **£248,500** BOROUGH: **CAMDEN** COMPLETED: **JUNE 2015**

ARCHITECT: **STUDIO GIL** STRUCTURAL ENGINEER: **BPDM** PARTY WALL SURVEYOR: **SW PARTY WALLS** APPROVED INSPECTOR: **BUILDING CONTROL APPROVAL** MAIN CONTRACTOR: **POLDEK BUILDING CONTRACTORS** PHOTOGRAPHER: **SIMON KENNEDY**



ANNIS ROAD

Asymmetrical black timber-clad rear extension with a green roof and remodelling of ground floor for an open plan layout

——— By analyzing living patterns, previously dark, segregated and dysfunctional living areas have been redesigned into a more suitable layout for the clients' lifestyle. Walls have been partially taken down to allow for an open plan ground floor, with a two-sided 'window' fireplace connecting the reception area and the kitchen. The new kitchen and Japanese-style seating/work area replaces a poorly-made conservatory that restricted access to the garden. A single wall division provides privacy for the shower room area and acts as a catwalk, on the top, for the couple's two cats to access the main staircase.

BOROUGH: **HACKNEY** COMPLETED: **MAY 2015**

ARCHITECT AND INTERIOR DESIGNER: **SCENARIO ARCHITECTURE**
 CLIENT: **HIROMI KANEKO & MAREK KRAWCZYK**
 CONTRACTOR: **SPINEL CONTRACTORS** ENGINEER: **MORPH STRUCTURES**
 PHOTOGRAPHER: **MATT CLAYTON PHOTOGRAPHY**



1 BARNSBURY SQUARE

Refurbishment of living spaces and addition of a loft bedroom to provide uncluttered, clean spaces within a first-floor flat

—— Located on the upper floor of a 19th century building, the living areas of this apartment have been reconfigured, alongside the addition of a master bedroom suite within the attic – conservation area planning constraints prohibited building outside the existing roofline. Strategically placed rooflights and a full height glass door leading to small terrace create a generous bedroom, with views of the sky and surrounding rooftops. Uniform materials, including birch-faced plywood, act as subtle signifiers between existing and new areas.

BOROUGH: **ISLINGTON** COMPLETED: **OCTOBER 2014**

ARCHITECT: **AZMAN ARCHITECTS** CLIENT: **FIONA & PAUL PAYNE** STRUCTURAL ENGINEER: **ECKERSLEY O'CALLAGHAN** BUILDING INSPECTOR: **CLARKE BANKS LIMITED** PARTY WALL SURVEYOR: **GREGORY LEACH AND CO.** CONTRACTOR: **RAFAL CONTRACTORS** PHOTOGRAPHER: **BEN BLOSSOM** EXTERNAL CLADDING: **VM ZINC** ROOFLIGHTS: **GLAZING VISION & VELUX** EXTERNAL METAL DOORS: **MONK METAL** SANITARYWARE: **NO CODE** BRASS FITTINGS: **CROSSWATER** BIRCH FACED PLYWOOD FLOOR AND WALL CLADDING: **DHH TIMBER** CERAMIC TILES: **DOMUS LIMITED** RADIATORS: **ZEHNDER**



BATTERSEA HOUSE

Light-filled interior spaces connect visually and physically with each other and the exterior of this Edwardian home

—— Replacing previous badly constructed additions, including several arbitrary changes in floor level produced by numerous bathroom additions by previous owners, this house's potential as a comfortable home has been maximised with a new side-infill extension and an update to the interior. The rear of the house has been opened up into the glazed extension with a timber-clad canopy and sliding doors, contributing to a united elevation and a connection of space. Increased headroom in the loft area has been achieved by a zinc-clad mansard-type roof which links visually to alterations above the rear closet wing.

PROJECT COST: **£336,000** BOROUGH: **WANDSWORTH** COMPLETED: **JUNE 2014**

ARCHITECT: **BRIAN O'TUAMA ARCHITECTS** STRUCTURAL ENGINEER: **ALAN BAXTER PARTNERSHIP** CONTRACTOR: **KILBY DEVELOPMENTS LTD.** PHOTOGRAPHER: **ED PARK** GLASS DOORS & WINDOWS: **BLYWEERT, VBH** CEDAR CLADDING: **SILVA** ZINC CLADDING: **VM ZINC** TIMBER FLOORING: **CHEVILLE** QUARTZ WORKTOP: **SILESTONE** SOLID SURFACE WORKTOP: **HIMACS** APPLIANCES: **JOHN LEWIS** KITCHEN TAP: **VOLA** SANITARYWARE: **BETTE, DURAVIT, FRANKE, KALDEWEI, SANEUX** BRASSWARE: **CROSSWATER, GEBERIT, GROHE** FLOOR & WALL TILE: **DOMUS, FIRED EARTH, OLDE ENGLISH, PORCELANOSA, REED HARRIS**



Shortlisted

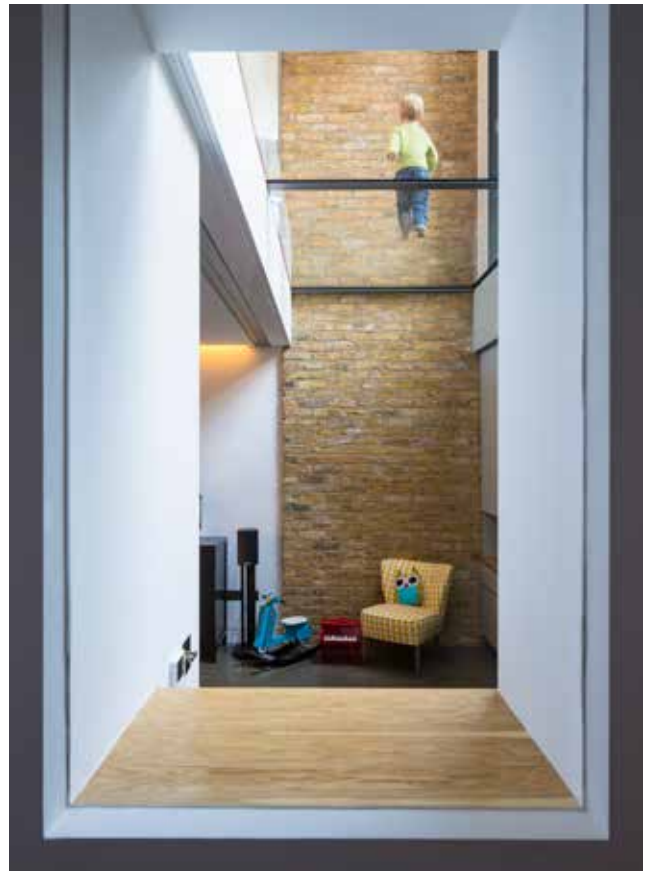
BHALERAO HOUSE

Reversing the layout of an early Arts and Crafts detached house to create a space for modern living for a growing family, gaining much needed extra space for family guests

—— The original layout separated all the living spaces from the generous south-facing garden. The new layout of the ground floor has been reversed: the family living spaces all have now been moved to the back of the house, and what was originally the main front room has become a downstairs bedroom space for guests. The new layout is one very large U-shaped space, with a flexible main connecting space that can alter between a TV area and family dining space, to a large dining space capable of seating up to 30 people.

PROJECT COST: **£275,000** BOROUGH: **BRENT** COMPLETED: **JULY 2015**

ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **BUILDDECOR** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** GLAZING (DOORS): **FINELINE** ROOFLIGHT: **GLAZING VISION** KITCHEN: **JAMES MAYOR** STAIRS: **VERTICAL** TIMBER BEAMS BESPOKE JOINERY BY CONTRACTOR STAIRS (WOODEN STEPS): **SUPPLIED BY KLYNSTONE. MANUFACTURED BY FURLONG** DOUGLAS FIR ROOF/CEILING: **W.L.WEST & SONS LTD INC PRO FENCING** TIMBER BEAMS (GF) PHOTOGRAPHER: **WILL PRYCE**



Shortlisted

BRACKENBURY HOUSE

Remodeling a house in a conservation area to create a light-filled basement with pop-up cinema, sky-lit bathrooms and a curved brick wall tying old to new

—— The design adds a new basement and a rear extension, which provides expanded living and kitchen space, sky-lit sun-filled bathrooms, a home cinema, playroom and guest bedroom. The project sought to create a calm interior, using carved out spaces that allow the pared down use of materials to have a monolithic feel. The new basement area is lit by large skylights cut into the floors above. All levels are opened out to allow the existing rooms of the Victorian house to give way to an open plan interior on the ground floor and tall loft-like spaces upstairs.

PROJECT COST: **£715,000** BOROUGH: **HAMMERSMITH AND FULHAM** COMPLETED: **JULY 2015**

ARCHITECT: **NEIL DUSHEIKO ARCHITECTS** CLIENT: **NIELS AND ERICA SWINKELS** ENGINEER: **FOTHERGILLS** CONTRACTOR: **HOKTIFF** BASEMENT WORKS: **STRUCTURAL LONDON** PARTY WALL: **MARC NEWTON** QUANTITY SURVEYOR: **VINCENT AND PARTNERS** PHOTOGRAPHER: **TIM CROCKER**



BRIARWOOD ROAD

Creating a double-height void, flooded with natural light, in this Edwardian terraced house

—— The clients' passion for music motivated the remodeling of this home. The loft space already accommodates a master bedroom addition, so extending into the side return and under the house has freed up space on the ground floor for a new music room. A complete transformation of the house has added a substantial, well-lit basement storey and allowed the creation of high quality living spaces, including a new utility room and home cinema customized with bespoke joinery. The new basement has created a practical, comfortable and uplifting space to cook, eat and relax in.

PROJECT COST: **£960,000** BOROUGH: **LAMBETH** COMPLETED: **MAY 2014**

ARCHITECT: **GRANIT ARCHITECTS** CONTRACTOR: **CHALKHILL CONSTRUCTION LTD** STRUCTURAL ENGINEER: **LYONS O'NEILL** PARTY WALL SURVEYOR: **IVAN COFFEY ASSOCIATES LTD** KITCHEN SUPPLIER: **GEPETTO JOINERY** HOME AUDIO SUPPLIER: **THE HI-END UK LTD** POLISHED CONCRETE FLOOR: **LAZENBY** LIGHTING SYSTEM: **LUTRON** GLAZING: **SUNPARADISE LTD / CLEMENT WINDOWS** PHOTOGRAPHER: **ANDREW BEASLEY PHOTOGRAPHY** CLIENT: **HYWEL JONES AND AIDAN O'ROURKE**



BROOKSBY

White glazed brickwork and the creation of a new rear court are used in this modest extension project to transform a Grade II listed apartment

—— By extending a narrow kitchen at ground floor level to accommodate a dining space, the clients freed up room in the former dining room for a grand piano. The previously underused lightwell at the rear has been transformed into a new court which links to the new lower ground study and bedroom. Inspired by the clients' childhoods in the Staffordshire potteries region, white glazed brickwork personalizes the project and bounces daylight into the lower ground spaces. Internally, new linings and built-in furniture, fabricated from cost-effective 'off-the shelf' veneers, provide a contrast to the existing listed fabric.

PROJECT COST: **£208,400** BOROUGH: **ISLINGTON** COMPLETED: **MARCH 2015**

ARCHITECT: **LLOWARCH LLOWARCH ARCHITECTS** STRUCTURAL ENGINEER: **MICHAEL BARCLAY PARTNERSHIP** BUILDING CONTROL: **HEAD PROJECTS** CONTRACTOR: **TZB LTD.** PHOTOGRAPHER: **JACK HOBHOUSE** BRICK SUPPLIER: **WIENERBERGER** OAK FLOORING & VENEERS: **WHITTEN TIMBER** STONE: **STOCKSCAPE** SLATE WORKTOPS: **BERWYN** PRE-CAST LINTELS: **DIMENSION PRECAST**



BURNED LARCH/ WARM LARCH

Rear and side extensions have opened up and maximised spaces in this family house, utilising one material in two opposite treatments to respond to external and internal contexts

———— Reconnecting the rear garden to living areas, this project has created three new points of connection between the interior and exterior. A new double-height space between the front entrance and the lower level, sliding windows to the extended living room, and the new set back master bedroom create strong visual links to the garden. The façade is clad in charred larch to suit the exterior, while the same material is finished naturally inside to provide a warm background to domestic life.

BOROUGH: **HACKNEY** COMPLETED: **AUGUST 2014**

ARCHITECT: **BINOM ARCHITECTS** STRUCTURAL ENGINEER: **DAN WILKINSON**
PHOTOGRAPHER: **IOANA MARINESCU** FAÇADE CLADDING: **MARTIN CHILDS LTD** FAÇADE GLAZING: **FINELINE ALUMINIUM LTD** EXTERNAL PAVING: **WIENERBERGER AG** INTERNAL FLOORING: **ADMONT**



Shortlisted

CALABRIA ROAD

Refurbishing original spaces within a Victorian house, with rear extension addition to create a large double-height social space with a dramatic, bespoke polished stainless steel chandelier

———— This project explores the possibilities for creating vertical space within the constraints of a typical London terrace, whilst refurbishing the original reception rooms, first floor bedrooms, family bathroom and utility cellar. A conservatory and the original rooms in the rear outrigger (both ground and half-landing level above) were demolished, allowing a double-height space to be created in a new extended kitchen, creating a dramatic space for cooking and entertaining. An innovative polished stainless steel chandelier designed for the space adds drama, allowing reflected views of the room and occupants below whilst emphasising the extended height.

PROJECT COST: **£220,000** BOROUGH: **ISLINGTON**
COMPLETED: **FEBRUARY 2014**

ARCHITECT: **ARCHITECTURE FOR LONDON** ENGINEER: **PACKMAN LUCAS**
CONTRACTOR: **EU DEVELOPMENTS** CONCRETE: **LAZENBY** SLIDING DOORS: **FINELINE ALUMINIUM** ROOFLIGHT: **GLAZING VISION** TIMBER FLOOR: **REEVE** PHOTOGRAPHER: **JIM STEPHENSON**



Shortlisted

CAMDEN TOWNHOUSE

Reimagining a terraced house in Camden for a growing family looking to introduce light, space and exciting materials into their home

—— The kitchen is the centre of any family home, and its previous home – in a damp, confused basement – made for a miserable existence for the client. The new scheme creates light-filled, open space at the lowest level of the house and opens onto an exotic terraced garden. Warm coloured concrete, reclaimed brickwork and dramatic planting creates a warm family space. Bespoke furniture makes use of leftover space to add a micro study to this multifunctional space. The project didn't add any additional space to the building by extension, but creates a much greater sense of family space through carefully considered design.

PROJECT COST: **£430,000** BOROUGH: **CAMDEN** COMPLETED: **JULY 2015**

ARCHITECT: **BEN ADAMS ARCHITECTS** QUANTITY SURVEYOR: **JACKSON COLES**

STRUCTURAL ENGINEER: **HEYNE TILLET STEEL** LANDSCAPE ARCHITECT: **FFLO**
PHOTOGRAPHER: **EDMUND SUMNER**



CAMPDEN GROVE

A double-height infill extension to transform a dark terraced house into a spacious, light-filled, open plan family home

—— Transforming this tired house into a family orientated space, an infill extension and creative void have created interconnecting spaces on, and between, floors. As well as adding a sense of volume to the existing floor plates, the opening at the ground and lower levels also maximise visual connection with the revitalised garden and encourages natural daylight into the house. Slender doorframes accentuate the height and opening of the relatively narrow infill. Upstairs, the master ensuite bathroom incorporates a hidden staircase that accesses a dressing room/nursery in the rear closet wing.

PROJECT COST: **£1,300,000** BOROUGH: **KENSINGTON AND CHELSEA**
COMPLETED: **DECEMBER 2014**

ARCHITECT AND INTERIOR DESIGNER: **TIGG COLL ARCHITECTS** CONTRACTOR: **ACUMEN BUILDING CONTRACTS** STRUCTURAL ENGINEER: **HASKINS ROBINSON WATERS** SUSTAINABILITY CONSULTANT: **8 ASSOCIATES** APPROVED INSPECTOR: **JHAI** PHOTOGRAPHER: **ANDY MATTHEWS PHOTOGRAPHY**
REAR DOORS: **PANORAMAHI** STEEL FRAME GLASS SCREENS: **MONK METAL**
KITCHEN: **PLAIN ENGLISH** TIMBER FLOORING: **DINESEN**



CASCADE HOUSE

Forming a generous two-bedroom apartment by extending laterally over the first floor roof of the flat below

——— This landlocked maisonette, spread over a number of floors, benefitted from the opportunity for a first floor extension, providing an extra bedroom and increased living space. The external appearance seeks to blend harmoniously with its historic setting whereas internal spaces are bright and contemporary, enhanced by bespoke joinery and panelling. A key intervention was the relocation of the staircase into a new triple height space which drives light deep inside the home. The continuous fall of the black stained staircase within this dramatically tall space has given the dwelling its new name, Cascade House.



BOROUGH: **CAMDEN** COMPLETED: **FEBRUARY 2014**

ARCHITECT: **PATALAB ARCHITECTURE** STRUCTURAL ENGINEER:
MICHAEL HADI ASSOCIATES MAIN CONTRACTOR: **R S PARRY**
PHOTOGRAPHER: **LYNDON DOUGLAS**



CHRISTOPHER MEWS

Remodification of a four-storey 1970s house to provided double-height, canyon-like internal spaces

——— Despite previous modifications, this family home had an inefficient and uninspiring layout, no longer suitable to the client's needs which included four children over 6ft tall. Reconfiguring the second and third floors and adding a new rear upper level glazed extension has brought light and connection into previously hemmed-in, dark spaces. Reorienting the staircase has reinforced its importance within such a vertical house, strengthened by the addition of a new roof light. Internal windows increase natural light to the rear rooms.



PROJECT COST: **£398,000** BOROUGH: **KENSINGTON AND CHELSEA**
COMPLETED: **SEPTEMBER 2014**

ARCHITECT AND INTERIOR: **STUDIO MCLEOD** CLIENT: **MR AND MRS EVANS-LOMBE** STRUCTURAL ENGINEER: **BDL** MAIN CONTRACTOR: **CIORBA CONSTRUCTION** PHOTOGRAPHER: **STUDIO MCLEOD** AV: **TWISTED PEAR** LIGHTING: **TWISTED LIGHT** GLAZING FIRST FLOOR: **FINELINE** GLAZING OTHERS: **DG GLASS** HARDWOOD FLOORS: **DYFED RICHARDS** METAL BALUSTRADES: **MOLESEY METAL** STONE (WORKTOPS): **MASTERS IN STONE** STONE (BATHROOMS): **MANDARIN STONE** TILES: **TOWER CERAMICS**



CHURCH CRESCENT

Altering floor heights and creating an expansive relationship with the garden have transformed this semi-detached Edwardian house into a welcoming family home

—— The lower ground level of this split-level house, previously dark and with a poor relationship with the garden, has been extended to the rear, while the upper floors have been reconfigured to allow for spacious living. Extending and excavating the cramped lower ground floor has enabled a higher ceiling height, allowing for a more spacious kitchen and dining area. A new floating feature staircase connects this area to the rest of the house. Improvements are also made to energy efficiency, with internal thermal insulation added to all walls and double-glazed sash window replacement.

PROJECT COST: **£413,000** BOROUGH: **HARINGEY** COMPLETED: **JULY 2015**

ARCHITECT: **ANDREW MULROY ARCHITECTS LTD** CLIENT: **SANDRA VON PARIS AND DAVID KHABIE-ZEITOUNE** STRUCTURAL ENGINEER: **SYMMETRYS** MAIN CONTRACTOR: **EASTERN CORPORATION** PARTY WALL: **ROBIN HOWORTH & CO** APPROVED INSPECTOR: **PWC** PHOTOGRAPHER: **WILL PRYCE** EXTERNAL DOORS: **SCHUCO ASS 70.HI** CONCRETE FLOORING: **CONCREATE FLOORING** TIMBER FLOOR: **JORDAN ANDREWS LTD** GYM FLOORING: **GERFLOR** BATHROOM TILES: **DOMUS TILES** SANITARYWARE: **CP HARTS** KITCHEN: **POGGENPOHL** SAUNA: **ZOKI UK INDOOR HEATWAVE INFARED SAUNA** INTERNAL LIGHTING: **AURORA, DELTALIGHT** TRAINSPOTTERS: **INDOOR PENDANTS** EXTERNAL LIGHTING: **STEINEL** KITCHEN: **POGGENPOHL**



CLAPHAM HOUSE

Dramatic transformation of a small, semi-detached Victorian house to a large and bright family home

—— A two-storey extension and internal reorganisation has opened up space in this formerly cottage-like home. Constructed predominantly in glass, the new extension creates a double-height void, containing a new steel staircase that connects the ground floor rooms to the lower open living space. The use of London stock brick provides a traditional contrast to the contemporary expansion while simultaneously respecting planning requirements of the conservation area. Behind this new façade, generously proportioned rooms have been created where privacy is maintained without a loss of grandeur.

PROJECT COST: **£525,000** BOROUGH: **LAMBETH** COMPLETED: **JULY 2015**

ARCHITECT: **MW ARCHITECT LTD** CONTRACTOR: **KJV CONSTRUCTION LTD** STRUCTURAL ENGINEER: **RICHARD TANT ASSOCIATES** GLAZING: **SOUTHERN GLAZING** PHOTOGRAPHER: **FRENCH AND TYE**



Shortlisted

CLOCK HOUSE

Revitalising a 1960s mid-terrace building in Finsbury Park with a brick and timber extension, remodelled interior, and glazed façade tiles for a professional couple and their baby

——— Updating an outmoded floorplan, this design recalibrated the constrained spaces of the integrated garage and upper-floor kitchen to unlock the ground floor into the main living space, adding an extension – with sedum roof providing natural insulation – and a roof terrace. The project makes innovative use of wide palette of materials, including glass bricks, concrete, plywood, and glazed exterior tiles inspired by London's traditional pubs and Underground stations. The cost effective roof terrace stair was made of over 100 pieces of CNC-cut birch ply, birch dowel, and steel rods, which fit as an intricate puzzle and give changing views on approach.

PROJECT COST: **£120,000** BOROUGH: **ISLINGTON**
COMPLETED: **FEBRUARY 2015**

ARCHITECT: **ARCHMONGERS LLP.** ENGINEER: **MILK STRUCTURES**
FAÇADE TILES: **TILES OF STOW** KITCHEN: **SVANE KITCHENS**
PHOTOGRAPHER: **FRENCH + TYE**



Shortlisted / Special prize: Most cost effective

COLLEGE ROAD

Creating a light and modern family home within a run-down, two-storey Victorian terraced house

——— Replacing an existing damaged rear extension which had been causing damp, this side extension opens up the ground floor and increases the upstairs bedroom area. The new internal layout allows light to reach previously dark living areas which now benefit from a strong connection to the increased garden space. The downstairs centerpiece is a bespoke yet affordable kitchen using both 'off the shelf' and specially painted doors. The extensive improvement and upgrading works meant that to stay within budget, the design had to utilise inexpensive materials, such as commercial brick paving to line the patio, and re-using the pre-existing internal pine floorboards.

BOROUGH: **BRENT** COMPLETED: **JUNE 2014**

ARCHITECT: **RUSSIAN FOR FISH** CONTRACTOR: **MARCIN CONSTRUCT**
ENGINEER: **MDA STRUCTURES** PHOTOGRAPHER: **PETER LANDERS**



Shortlisted

CRAIG AND SIOBHAN'S PLACE

A modest single storey rear extension and kitchen refurbishment to mid-terrace Victorian home in South London

—— Seeking to create more space whilst retaining outdoor storage for bikes in the side return, this extension project has formed a light-filled kitchen/dining space within a small footprint via additional side and roof windows. Along with inbuilt furniture, concealed storage also became a key aspect of the design. A key principle of the design intent was to clearly define the kitchen area from the dining space, achieved through materiality. Exposed timber was used in the dining area roof in a net formation and proportioned a rooflight and interior lighting to the grid. In the kitchen, brick-slips were used as a backdrop to dark timber kitchen units.

PROJECT COST: **£70,000** BOROUGH: **WANDSWORTH**
COMPLETED: **OCTOBER 2015**

ARCHITECT: **ALEXANDER OWEN ARCHITECTURE** CLIENT: **SIOBHAN JORDAN & CRAIG MAWDSLEY** CONTRACTOR: **BUILT BY BLUEPRINT (BBB PROJECTS)** STRUCTURAL ENGINEER: **ELITE DESIGNERS** INTERIOR DESIGNER: **SARAH HOLLAND** COPPER ROOF: **ECO ROOFING** PHOTOGRAPHER: **TOM ST. AUBYN PHOTOGRAPHY**



CROFT HOUSE

Reworking of a 1970s mews house in Notting Hill around a new glass-walled courtyard, reminiscent of 1950s Californian Case Study homes

—— This mews house has been radically enlarged to better sit within the site boundary and improve the connection to the garden. The project required considerable re-engineering and rebuilding of the whole house, including simplifying the formerly cellular room layout. New rear glazing and sliding doors wrap around a rear courtyard, replacing previously low and small windows, and drastically improving the relationship between living spaces and the outdoors. The new open plan layout features unified floor finishes as well as a new lighting scheme, helping to create a light and happy family home.

PROJECT COST: **£350,000** BOROUGH: **CITY OF WESTMINSTER**
COMPLETED: **DECEMBER 2013**

ARCHITECTS: **THOMAS CROFT ARCHITECTS LTD** QUANTITY SURVEYOR: **TERRY COMBER QS** STRUCTURAL ENGINEERS: **SYMMETRYS LTD** LIGHTING DESIGNER: **LIGHTING DESIGN INTERNATIONAL** PHOTOGRAPHER: **LUKE WHITE** MAIN CONTRACTOR: **J&Z CONSTRUCTION LTD** GLAZING CONTRACTOR: **AUMAXUM LTD** KITCHEN CONTRACTOR: **KITCHEN ARCHITECTURE LTD** TIMBER FLOORING: **ARDERN & HODGES LTD** LIGHTING SUPPLIERS: **JOHN CULLEN LTD** BESPOKE FURNITURE: **HIRST & MATHERS** METAL SHELVING: **VITSOE** KITCHEN: **BULTHAUP** ALUMINIUM GLAZING: **SCHUCO** FIRE: **FOCUS FIRES** PRECAST CONCRETE: **LOW INFO**



CROSBY ROW

Converting a rundown period terraced house into a spacious contemporary home by extending upwards and inverting living arrangements

———— Reconfiguring layouts has transformed the upper floors of this historic townhouse in need of repair, with the updated fabric achieving current thermal standards. An additional floor is added by utilising underused roof space, enabling an inversion of living spaces: private space has been relocated downstairs, whilst kitchen and dining are now placed upstairs. An innovative arrangement of saw-tooth designed glazing ensures natural lighting within the living room, with transparent, translucent and opaque glass panels ensuring privacy, whilst complying with planning requirements to avoid overlooking. A new lateral stair has ensured new spaces enjoy the full width of the property.

BOROUGH: **SOUTHWARK** COMPLETED: **NOVEMBER 2014**

ARCHITECT: **ARCHER ARCHITECTS** STRUCTURAL ENGINEER: **HYNE TILLET**
STEEL SPECIALIST INSTALLATIONS: **JACK TRENCH LTD** CONTRACTOR:
ANSTEY DEVELOPMENTS PHOTOGRAPHER: **NATHAN DAINTY - VERY CREATIVE**
& RICHARD BRINE PHOTOGRAPHY



CRYSTAL PALACE COACH HOUSE

A bold but sensitive extension and new roof terrace to a two-storey converted coach house situated with a compact cluster of locally listed dwellings

———— Located within a conservation area, the ambition for this compact house was to enlarge the living and sleeping areas. External space has been relocated to a new sun terrace on the roof, with the extension now occupying more of the plot. In respect of adjacent dwellings, a carefully located vertical window and walk-on roof light bring light into the sitting area without adversely impacting on privacy. Modest, durable, environmentally sound and distinctive slatted larch finishes the project externally, and forms a screened balustrade to the roof terrace.

PROJECT COST: **£165,000** BOROUGH: **BROMLEY** COMPLETED: **OCTOBER 2015**

ARCHITECT: **DAVID NOSSITER ARCHITECTS** STRUCTURAL ENGINEER:
HP SERVICES LTD MAIN CONTRACTOR: **AK ASSISTANCE** PHOTOGRAPHER:
STEVE LANCEFIELD STRUCTURAL GLASS: **URBAN GLASS SOLUTIONS**
 KITCHEN: **LONDON KITCHEN SHOP**



CULFORD ROAD

Two stacked boxes added to the rear of this Georgian terraced house turn dark and dingy spaces into light and contemporary living areas

——— Black stacked boxes extend the rear of this house and provide a strong visual contrast to the rich mix of London stock brick walls of the original property. Large openings ensure generous daylighting and views to the garden, whilst spaces are well defined within the open plan layout by changes in light and material. The family spaces open to the garden, while the kitchen aligns to the roof light above. Joinery enhances the visual separation of living areas while concealing the staircase, storage and utility areas.

PROJECT COST: **£248,000** BOROUGH: **HACKNEY** COMPLETED: **JUNE 2015**

ARCHITECT AND INTERIOR DESIGN: **ALEXANDER MARTIN ARCHITECTS**
 CONTRACTOR: **GJS BUILDERS LTD** ENGINEER: **ENGINEERSHRW** PARTY WALL
 SURVEYOR: **ROGER OAKLEY** SLIDING DOORS: **IQ GLASS** TIMBER FLOORING:
THE SOLID WOOD FLOORING COMPANY TILES: **CAPITOL DESIGNER STUDIO**
 STONE (KITCHEN): **G MICCOLI & SONS LIMITED** KITCHEN: **IKEA**



Shortlisted

CUT AND FRAME HOUSE

Complete refurbishment of a semi-detached home, reorganising the ground floor layout, altering the rear elevation and side elevation, and creating a writing space in the garden

——— Driven by the requirement for both clients to work from home, with separate spaces for each, the connection between house and garden writing hut was key to the success of the project. The existing house was completely internally remodeled, with a series of historical, somewhat adhoc, compartmentalized additions and alterations removed to provide improved, interconnected living spaces – resulting in a dramatic change in the spatial arrangement with no increase in floor area. The connection between hut and house is reinforced by framing elements. The main house is adorned by a floating seat of anodised aluminium, with a corresponding elevated aluminium seat in the hut.

PROJECT COST: **£245,000** BOROUGH: **ENFIELD** COMPLETED: **SEPTEMBER 2014**

ARCHITECT: **ASHTON PORTER ARCHITECTS** CONTRACTOR: **ALAN WILSON**
SHOPFITTERS AND BUILDERS ENGINEER: **ECKERSLEY O'CALLAGHAN**
 PHOTOGRAPHER: **ANDY STAGG**



ELLINGTON STREET

Extension, alteration and full refurbishment of a Georgian terraced house that maintains the architectural character while introducing modern elements and concealed storage

———— Reconfiguring and extending the lower ground floor, this project provided an open kitchen and dining area with a large sliding door connecting the space to the garden. Externally, traditional materials, including reclaimed brick and timber, have been incorporated with modern detailing. Seeking to maximise space, the home now includes a hidden utility zone off the dining area, partition wall shoe storage and a bike store under the entrance steps. The extended floor area has enabled space for a new double bedroom and shower room on the ground floor adding flexibility.



PROJECT COST: **£190,000** BOROUGH: **ISLINGTON** COMPLETED: **JUNE 2014**

ARCHITECT: **ABN7 ARCHITECTS** MAIN CONTRACTOR: **NEIGHBOUR CONSTRUCTION** STRUCTURAL ENGINEER: **MARTIN REDSTON ASSOCIATES** CONCRETE FLOOR SUB CONTRACTOR: **LAZENBY** SASH WINDOW REFURBISHMENT SUB CONTRACTOR: **RETROGLAZE** PHOTOGRAPHER: **GRAHAM PARTON**



EXTENSION IN BEDFORD PARK

Internal alterations, a full basement addition and rear extension refurbish this house into a light home designed for family living

———— Responding to conservation area requirements, this extension avoided alterations to original elevations by adding a new basement level and largely refurbishing the home within the existing footprint. An extensively glazed, full-width extension replaces the non-original add-on and creates a feeling of spaciousness. The old cellar with limited headroom has been turned into a full basement with a glass floor, clerestory windows and rooflight, allowing the sky to be seen from below. Floor plans have been replanned and ceiling heights increased to give greater cohesion to the layout.



PROJECT COST: **£1,200,000** BOROUGH: **EALING** COMPLETED: **APRIL 2014**

ARCHITECT AND INTERIOR DESIGN: **ALICE POOLE ARCHITECTS** STRUCTURAL ENGINEER: **JAMPEL, DAVISON AND BELL** PARTY WALL SURVEYOR: **MARTIN O'SHEA** MAIN CONTRACTOR: **MA27 LLP** ELECTRICAL CONTRACTOR: **OMS ELECTRICAL** HEATING & PLUMBING: **H E DALEY HEATING AND PLUMBING** PHOTOGRAPHER: **FRESH PHOTO HOUSE**



Shortlisted / Special Prize: Most Cost Effective

EXTENSION ONE

A transformative small-scale intervention of a small terraced house in a conservation area

——— Maximising the living space, this design has opened up a small, dark bachelor pad into a spacious and functional family home, full of light, with a strong connection to the courtyard garden. The design opened up the middle of the house, moving and rebuilding the staircase to add much needed ceiling height. The courtyard garden and kitchen are connected with a beautiful grey limestone from just outside Barcelona, with warmth added via the oak beams, kitchen work surface and huge sliding door.

PROJECT COST: **£145,000** BOROUGH: **ISLINGTON** COMPLETED: **JUNE 2015**

ARCHITECT: **DENIZEN WORKS** ENGINEER: **PRICE AND MYERS** CONTRACTOR: **AB CONSTRUCTION** STONE FLOOR: **URBAN GREY LIMESTONE (HONED) BY GARETH DAVIES STONE** BATHROOM: **CP HART** KITCHEN: **MARK PLANT KITCHENS** PHOTOGRAPHER: **DAVID BARBOUR**



Shortlisted / Special Prize: Best Interior Design

FACET HOUSE

Informed by the cranked plan of the tight corner site, this project creates a light-filled, dynamic living space that connects the interior with the garden

——— The single-storey rear extension to this Victorian terrace creates a generous and sociable volume which rectifies previously tapered views to the garden. A large glazed panel, including pivot door, opens up to a rear terrace further linking internal and external spaces. The faceted geometry is continued into the floor finishes, mixing white porcelain tiles with oak parquet flooring to define wet and dry areas. The extension is linked to the entrance hall with a spine wall clad in tongue and grooved timber that reveals a number of ancillary spaces, such as coat and shoe storage, utility and WC.

PROJECT COST: **£285,600** BOROUGH: **HACKNEY** COMPLETED: **OCTOBER 2015**

ARCHITECT: **PLATFORM 5 ARCHITECTS LLP** STRUCTURAL ENGINEER: **LYONS O'NEILL** CONTRACTOR: **FISKE INTERIORS** SPECIALIST GLAZING: **CULMAX** IRONMONGERY: **ALLGOOD** LIGHTING: **MODULAR, DELTA LIGHT, AKTIVA, JOHN CULLEN** PHOTOGRAPHER: **ALAN WILLIAMS PHOTOGRAPHY**



Shortlisted / Special Prize: Best Historic Intervention

FITZROVIA HOUSE

Re-use and connection of a former workshop into new living spaces, inserted in the shell of a bomb-damaged Georgian house

———— An entirely new structure is inserted into the perimeter walls of this neglected house, garden and former rear workshop, creating a new enclosed courtyard. The courtyard provides light and ventilation to living spaces on three levels whilst offering framed views and communication between the individual rooms. A third-floor roof terrace continues the line of the adjacent mansard roofs to enhance the well-preserved character of the surrounding court. Previously hidden period features, such as wood paneling uncovered on the staircase, are retained and preserved with new materials respectfully treated to reflect the former workshop use.

BOROUGH: **CAMDEN** COMPLETED: **DECEMBER 2014**

ARCHITECT: **WEST ARCHITECTURE** STRUCTURAL ENGINEER: **LYONS O'NEILL**
 APPROVED INSPECTOR: **RBC LTD** CONTRACTOR: **FAMELLA** POWER-FLOATED
 CONCRETE FLOORING: **STEYSONS GRANOLITHIC** ZINC CLADDING: **VM ZINC**
 SANITARYWARE: **DORNBRACHT** PHOTOGRAPHER: **PETER COOK**



Shortlisted

FOLDS

Opening up views to nearby woodland by the introduction of a striking pleated roof at the ground floor of a three-storey period terrace house

———— A pleated roof at the rear of the property now forms a focal point, appearing to be formed from a flat surface forced to crinkle into a faceted structure as it is pushed against the exterior wall. From the garden, the pleats are purposefully sunk from view, creating the impression of a simple flat roof, allowing the character of the original building to stand out. The poise of the folded ceiling offers natural points for the placement of generous skylights, bringing light into the living area and fulfilling the owners' desire to see the adjoining Parkland Walk conservation area as they relax.

PROJECT COST: **£250,000** BOROUGH: **HARINGEY** COMPLETED: **MARCH 2015**

ARCHITECT: **BUREAU DE CHANGE ARCHITECTS** ENGINEER: **MICHAEL CHESTER AND PARTNERS** CONTRACTOR: **TZB LTD.** TERRAZZO: **IN OPERA** FLOORING: **ECORA** BAMBOO FLOORING: **MOSO** ENCAUSTIC TILES: **TERRAZZO TILES**
 PHOTOGRAPHER: **BUREAU DE CHANGE ARCHITECTS**

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GARDEN STUDIO

A garden studio for a new house frames the garden and provides a space to entertain guests

——— Following the construction of the main house, the client desired a garden studio to provide a separate space to discuss work without disturbing the rest of the family. Clad in Douglas Fir with a Protek Royal Exterior Wood Treatment, the exterior blends into the shade of the trees when seen from the house. Internally, the same material is used but treated with a limewash to allow the timber to set the tone of the new studio.

PROJECT COST: **£45,000** BOROUGH: **ENFIELD** COMPLETED: **JANUARY 2015**

ARCHITECT: **INDEPENDENT ARCHITECTS** CONTRACTOR: **D. F. KEANE BUILDERS & CONTRACTORS** PHOTOGRAPHER: **PAUL BRADY**



GLASS BOX PROJECT

A frameless glass box extension provides a light-filled yet shaded space with views over the adjacent park

——— Replacing a previous extension on this Victorian end of terrace, this project introduced a frameless glazed element and a basement excavation to create an acoustically isolated music room. Shaded from the sun by the orientation of the existing house, this new frameless glazed element takes advantage of the unique view from this end of terrace property, with joinery specifically tailored to the volume of light brought into the living spaces. A restrained palette of ceramic tiles create a practical space with clean lines, but also areas with depth and warmth.

PROJECT COST: **£200,000** BOROUGH: **HACKNEY** COMPLETED: **AUGUST 2015**

ARCHITECT AND INTERIOR DESIGN: **STUDIO 304** STRUCTURAL ENGINEER: **PCDS BUILDING & STRUCTURAL DESIGN CONSULTANTS** CONTRACTOR: **BUILDING STYLE LTD.** ACOUSTIC CONSULTANT: **KP ACOUSTICS** STRUCTURAL GLAZING: **CULMAX** JOINERY: **PK JOINERY** CERAMIC TILES: **MOSA** PHOTOGRAPHER: **STUDIO 304**



Shortlisted

GRANGE YARD

Extending a small brick bakery to create a flexible live/work space for a family where workspace can be hidden and skyline views of London maximised

——— This small 30 sqm cantilevering extension – added above an existing building – uses innovative design to create a multifunctional live/work dwelling that allows for office use during the day, and residential at weekends. Foldaway desks and cupboards enable the office element to be neatly and simply hidden away when not in use. Clever use of large glazed panels and new structural glass floods the space with natural light and opens up views of the London skyline. Above the extension, a roof terrace has been added, accessed by a lightweight steel truss stair with oak treads.

PROJECT COST: **£75,000** BOROUGH: **SOUTHWARK** COMPLETED: **JUNE 2014**

ARCHITECT: **MTA (MICHAEL TRENTAM ARCHITECTS)** CLIENT: **ANNA HENRIKSSON/MICHAEL TRENTAM** CONTRACTOR: **SHAW INTERIORS**
ENGINEER: **HRWENGINEERS** PHOTOGRAPHER: **MICHAEL TRENTAM ARCHITECTS**



GROVE PARK

Full-width extension to a semi-detached Edwardian home finished in Limestone, Zinc and glass, retaining rear views from a music room while creating a contemporary family space

——— This project is situated in a conservation area which meant delicate planning negotiations led to the development of a part transparent, part solid ground floor extension. The existing addition contained rooms which blocked views, and prevented light entering the kitchen. The new transparent extension is framed with galvanised steel channels which unify the rear elevations and cleverly conceal the gutters and rainwater down pipes. Limestone tiling has been continued from inside to out, extending the views and feeling of space into the garden. The refurbished music room and kitchen allow the garden to be enjoyed in all weather.

PROJECT COST: **£170,000** BOROUGH: **SOUTHWARK** COMPLETED: **APRIL 2015**

ARCHITECT: **MTA (MICHAEL TRENTAM ARCHITECTS)** CONTRACTOR: **INSIDEOUT** ENGINEER: **HRWENGINEERS** CLIENT: **ROBERT AND JAN PEARCE**
PHOTOGRAPHER: **MICHAEL TRENTAM ARCHITECTS & A SHAWKY**



Shortlisted

HARCOMBE

A new rear 'butterfly roof' extension, inspired by traditional London roof parapet lines, enables a reconfiguration of living space

——— Keen to avoid the mundane 'lean to' extension, this new rear extension, expressed internally as exposed untreated timber joists, is a modern interpretation of the traditional London Roof. The ground floor is reconfigured with living space replacing the kitchen at the rear, and dining moved to the bay fronted room overlooking the street. The new large galley kitchen now provides an open plan connection between the lounge room and the dining room, whilst a large hexagonal glass window frames views of the small garden and the setting sun in the evening.

PROJECT COST: **£92,200** BOROUGH: **HACKNEY** COMPLETED: **JANUARY 2015**

ARCHITECT: **FORRESTERARCHITECTS LTD** ENGINEER: **DBS STRUCTURAL ENGINEERS LTD** CONTRACTOR: **P & P CONSTRUCTION LTD** APPROVED INSPECTOR: **LONDON BUILDING CONTROL LTD** ROOF: **ALWITRA EVALON SINGLE PLY MEMBRANE**. INSULATION: **CELOTEX LTD**. FLOORING: **THE COLOUR FLOORING COMPANY LTD**. GLAZING: **VELFAC LTD** RENDER: **THERMOCROMEX**. PHOTOGRAPHER: **FORRESTERARCHITECTS**

GROVE PARK ROAD

A double-height, metal-clad rear extension with glazed roof creates a new heart of the house

——— Replacing a dated kitchen and dining area on the lower ground floor, this project introduces a double-height metal-clad rear extension, with a specialist large guillotine window, to create open plan contemporary living spaces, separated by large concealed sliding doors. A secondary brick-faced side extension allows the main living spaces to be clutter-free and generously proportioned whilst creating balance to the rear and side elevations. The scheme required extensive new structural alterations, along with the intricate detailing of the guillotine windows and the glazed roof and side panel, transforming the way the clients occupy the rooms.

PROJECT COST: **PROJECT COST: £330,000** BOROUGH: **HOUNSLOW** COMPLETED: **JUNE 2014**

ARCHITECT: **CROSS HARRIS ARCHITECTS** STRUCTURAL ENGINEER: **FLUID STRUCTURES** M&E CONSULTANT: **STINTON JONES CONSULTING ENGINEERS LLP** APPROVED BUILDING INSPECTOR: **THAMES BUILDING CONTROL** CONTRACTOR: **MARTIN KELLY BUILDERS** SPECIALIST GLAZING SUPPLIER: **VITROCSA UK LTD** PHOTOGRAPHER: **JAMES BALSTON**



HARTLAND ROAD

A low-cost, design led, timber-framed side return extension added to a ground floor flat, with exposed timber frame structure and glazed roof enclosing a contemporary dining space

——— With space at a premium, an inside-out and lightweight construction has maximised usability whilst providing a warm yet utilitarian aesthetic. A key feature of the design is a 'working wall' that incorporates essential services, shelving and recesses between the exposed timber structure. Maximising light has been achieved by a large glazed pivot door and glazed roof. Internally, the existing brickwork and sash windows have been retained to showcase the existing and new elements of the scheme.

PROJECT COST: **£55,125** BOROUGH: **CAMDEN** COMPLETED: **OCTOBER 2014**

ARCHITECT: **YARD ARCHITECTS** CLIENT: **MARCUS AND AMANDA GODDARD**
ENGINEER: **TALL** BUILDER: **DAVID MAHER** PHOTOGRAPHER: **TROY HODGSON**



Shortlisted

HEALEY STREET ROOFTOP

A cleverly designed rooftop extension to this family home creates an extra ensuite bedroom that is all but invisible from the street

——— The design brief sought to create a house that could accommodate the clients' young sons whilst creating a relaxing space away from the family hubbub. Planning permission required the client to make the mansard all but invisible from the street – achieved by chamfering the roof and setting back the new façade from the parapet. The new east-facing strip window provides a vista over the roofs below, while internally, the careful detailing of the sun screening, window seat and concealed heating element transform the ways the family views the city.

PROJECT COST: **£106,000** BOROUGH: **CAMDEN** COMPLETED: **JANUARY 2015**

ARCHITECT: **ALAN MORRIS ARCHITECT (AMA)** CLIENT: **JENNY AND JASON GEE** CONTRACTOR: **DEK INTERIORS LTD** GLAZING: **SKY GLASS** METALWORK: **FERRUM - VINCENT SIMMONDS** HEATING RADIATOR: **TURNBULL AND SCOTT** BLINDS: **SILENT GLISS** POURED RESIN FLOORING: **CHASING SPACE** PHOTOGRAPHER: **PATRICK SPEARS**



HOLTON STREET

An industrial aesthetic with steel windows and polished concrete define this simple yet detailed project

——— This two-storey end-of-terrace period property has been extended and refurbished to increase light and ceilings heights, and improve connection to the rear garden. The client's preference for industrial design along with unique fixtures and fittings acquired over many years were integral to the design. Floor to ceiling glazing combined with large skylights help define areas for cooking, eating and reading whilst maintaining a flexible open plan space. A reduced palette of materials were carefully selected in response to the existing building and its context, reflecting the industrial heritage of east London.

PROJECT COST: **£85,000** BOROUGH: **TOWER HAMLETS**
COMPLETED: **MARCH 2015**

ARCHITECT: **PAPER HOUSE PROJECT** STRUCTURAL ENGINEER: **DESIGN
NOTE CONSULTANTS** CONTRACTOR: **FUTURE BUILDING SOLUTIONS**
PHOTOGRAPHER: **SIMON MAXWELL**



Shortlisted

HOUSE FOR AGNES

Expanding and reworking a rundown Victorian terrace house to suit a young family lifestyle

——— The addition of a full width rear extension, new storey and extensive basement level reworking has thoroughly expanded this period house, with original features enhanced and combined with contemporary additions to bring a sense of playfulness to the interior. The house's location within a conservation area meant the form of new additions was largely defined by the existing materiality. The rear extension's lowered floor level increases the sense of volume and allows light to penetrate deeper into the house. Reclaimed stock bricks contrast with the simple slim-line pivoting doors, shadow gaps run into traditional mouldings, and a subtle colour scheme negotiates the transition of spaces.

PROJECT COST: **£350,000** BOROUGH: **HAMMERSMITH AND FULHAM**
COMPLETED: **SEPTEMBER 2015**

ARCHITECT AND INTERIOR DESIGN: **TIGG COLL ARCHITECTS** CONTRACTOR:
BUSINESS PRESTIGE STRUCTURAL ENGINEER: **AMA CONSULTING ENGINEERS**
APPROVED INSPECTOR: **JHAI** REAR GLAZED PIVOT DOORS: **IQ GLASS**
PHOTOGRAPHER: **ANDY MATTHEWS PHOTOGRAPHY**



INFINITY HOUSE

A theatrical family dwelling carved out from a constrained site, featuring integrated smart technology

——— This rejuvenation project substantially extends an 18th century Georgian townhouse following the demolition of a 20th century industrial workshop that covered the original garden. Long views within the property have been opened up and the classic section of the building seamlessly links vertically and horizontally to the new spaces. Reflections are used as a design tool to widen the elongated site, forming an illusion of infinite space. Smart technology plays a critical role throughout, whilst privacy is maintained with carefully selected planting, traditional shutters as well as interactive glass interlayers.

PROJECT COST: **£1,500,000** BOROUGH: **ISLINGTON** COMPLETED: **AUGUST 2015**

ARCHITECT: **SPACED OUT LIMITED** GARDEN DESIGNER: **ANDIE SCOTT**
STRUCTURAL ENGINEER: **MICHAEL HADI ASSOCIATES** MAIN CONTRACTOR:
T&M BUILDING SERVICES LTD. PHOTOGRAPHER: **JOSH PULMAN**



INGELOW ROAD

A mansard loft conversion utilizes space and combines functions in a Victorian upper floor apartment, providing a second floor roof terrace and extra height

——— With planning regulation dictating the form of a mansard roof in this conversion, this project sought design opportunities in the openings in the roof – not within the roof itself. The existing dormer and rear roof pitch were removed and a new ridge beam, rear roof pitch and openings were introduced. Fixings were hidden, joints concealed, and terrace glazing designed for privacy but also to blend into the sky. A 'landing library' sits in what would otherwise be solely circulation space – with functions combined so that the landing is also a snug, and a window doubling as a desk.

PROJECT COST: **£65,000** BOROUGH: **WANDSWORTH** COMPLETED: **MAY 2014**

ARCHITECT: **VINE ARCHITECTURE STUDIO WITH SCOTT WHITBY STUDIO**
CLIENT: **MR AND MRS HOARE** STRUCTURAL ENGINEER: **WEBB YATES ENGINEERS** CONTRACTOR: **BTL PROPERTY LTD** APPROVED INSPECTOR:
BBS BUILDING CONTROL PHOTOGRAPHER: **RORY PENNANT-REA (VINE ARCHITECTURE STUDIO)**



Shortlisted

JAM FACTORY

Combining two apartments within a 20th century jam factory to create a new larger home that embodies the essence of warehouse living

—— The brief sought to re-establish the feel of warehouse living that had been overlooked in the previous conversion, originally constructed in 1902 as a factory for Sir William Hartley's famous jam making company. The newly arranged upper level is now conceived as a single living space, connected by a new staircase to the lower floors, containing the more private spaces of bedrooms and bathrooms. The building's existing fabric is exposed, revealing original brickwork, concrete soffits and structural steelwork. The new joinery elements contrast with the original fabric, making the contemporary elements distinct and legible.

PROJECT COST: **£150,000** BOROUGH: **SOUTHWARK**
COMPLETED: **SEPTEMBER 2013**

ARCHITECT: **GIBSON THORNLEY** STRUCTURAL ENGINEERS: **ENGINEERS HASKINS ROBINSON WATERS** PARTY WALL SURVEYOR: **HBSV** APPROVED INSPECTOR: **MLM BUILDING CONTROL** MAIN CONTRACTOR: **M&N BUILDERS** PHOTOGRAPHER: **SIMON KENNEDY**

ISLINGTON GARDEN SQUARE

An 'invisible' rear extension to a listed Georgian townhouse within a sensitive urban context, creating a spacious, modern kitchen/dining room with additional basement accommodation

—— The clients' desired a larger kitchen to fit proportionately within their home. Reconstructing a pre-existing badly built extension in London stock brickwork, over a concrete basement structure, the project adds a taller, minimal, glazed enclosure to infill between the extension and the neighbouring property's party wall. The glazed structure is virtually 'invisible', with the architectural detail of the original rear elevation clearly visible through the glass. Laminated 'walk-on' glazing at garden level allows daylight to enter the basement room.

PROJECT COST: **£386,325** BOROUGH: **ISLINGTON** COMPLETED: **OCTOBER 2013**

ARCHITECT: **TROMBE** CONTRACTOR: **NEW WAVE LONDON LTD** ENGINEER: **SMITH CAIRNS** STEELWORK: **ACE METALWORK'S, LEAP PRODUCTS AND PARKER STEEL** DOORS: **TROMBE** GLASS: **SHARDA GLASS** ALUMINIUM PRESSINGS: **NEWBREL** PHOTOGRAPHER: **JAKE FITZJONES**



Shortlisted

KELROSS HOUSE

Complete refurbishment of a Victorian house, with a new refined side return infill extension and bespoke joinery to create a contemporary flow throughout

—— The original layout of three separate ground floor rooms have been transformed with the addition of a carefully considered side return infill extension as one large open plan space, separated by a level change from the front to rear of the house. All frames on the glass panels have been carefully hidden to allow a seamless connection to the garden. The internal space has been maximised through the creation of a basement playroom and a new stepped floor between the master bedroom suite and children's bedroom on the upper floors. The bespoke joinery gives a contemporary unification to the whole house.

PROJECT COST: **£350,000** BOROUGH: **ISLINGTON** COMPLETED: **APRIL 2014**

ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **CHARLES ALEXANDER B&C SERVICES LTD** STRUCTURAL ENGINEER: **MARTIN REDSTON ASSOCIATES** VALCHROMAT: **AVON PLYWOOD** RICHLITE: **SURFACE MATTER** GLAZING: **GLASS UK (SIDE RETURN INFILL)** KITCHEN ISLAND: **KITCHENS & WORKTOPS LTD** PHOTOGRAPHER: **WILL PRYCE**



Shortlisted

KENWORTHY ROAD

Expanding a cramped three-bedroom Victorian end of terrace house for a growing family, adding two bedrooms, a bathroom and a light, bright and spacious family kitchen and dining room.

—— The addition of a lightweight, highly insulated timber frame extension enabled the creation of a large, bright family home, characterised by striking architecture. A double-height glazed screen indicates a new entrance and gives a clear visual separation between the old and new parts of the home, whilst packing insulation into the timber frame has achieved excellent thermal performance. Charred cedar boards, used to clad the extension and the loft conversion, utilise a Japanese technique known as Shou Sugi Ban, to extend the life of the cladding and give additional resistance to insect attack, decay and fire.

PROJECT COST: **£170,000** BOROUGH: **HACKNEY** COMPLETED: **JULY 2015**

ARCHITECT: **CHRIS DYSON ARCHITECTS** ENGINEER: **WARD COLE** CONTRACTOR: **BESPOKE HOMES** RESIN FLOORING: **PUUR FLOORING** WINDOWS AND BIFOLD DOORS: **ID SYSTEMS** CLADDING: **EXTERIOR SOLUTIONS LIMITED** ROOFING: **ANDY MEAD LEADWORKING** PHOTOGRAPHER: **PETER LANDERS**



LANDELLS ROAD

A three-metre-high pivot door creates a theatrical, dynamic form within a suburban home, with polished concrete finishes and high/low mix fittings

———— This project combines big and small measures to create a more practical and distinct home. An exaggerated door and sloped roof define a newly formed dining space, which defies its modest footprint (10 sqm) through the abundant light and sense of volume that has been achieved as a result of the projecting glazed 'lantern'. Space-saving designs such as sliding pocket doors enable tight spaces to feel more spacious. Whilst some elements of extravagance are present, ingenuity was needed elsewhere to create a project that defied its modest budget – such as in the kitchen, where off-the shelf elements were enhanced with a bespoke concrete worktop.

PROJECT COST: **£165,000** BOROUGH: **SOUTHWARK** COMPLETED: **AUGUST 2014**
 ARCHITECT: **ALMA-NAC COLLABORATIVE ARCHITECTURE** CONTRACTOR: **AKC EUROPE LTD.** STRUCTURAL ENGINEER: **HEYNE TILLET STEEL**
 PARTY WALL SURVEYOR: **CARTER FIELDING** BUILDING CONTROL: **NHBC**
 PHOTOGRAPHER: **JACK HOBHOUSE**



141 LARKHALL LANE

A slate-clad extension that creates a series of spacious areas within a tight existing footprint, culminating in a light-filled, timber-lined sleeping space and bay window

———— Transforming a shabby rear extension on a Victorian terrace, this project sought to make the space appear larger and filled with as much daylight as possible. The existing layout has been rearranged by moving the bedroom to the rear, which includes a new bay window to relieve the tightness of the space and to provide a nook for relaxation. The layout of the various subsidiary elements – bathroom/dressing area – fragment the space to make the spaces in between feel less like a corridor. The sequence of spaces can be opened up completely to reveal a long, diagonal vista from the stairs.

PROJECT COST: **£70,000** BOROUGH: **LAMBETH** COMPLETED: **APRIL 2015**
 ARCHITECT AND INTERIOR DESIGN: **DESIGN-NA ARCHITECTS** CLIENT: **AINSLEY SEERS** CONTRACTOR: **Q-SERVICE** ENGINEERS: **ANDERSON CONSULTING ENGINEERS** CLIENT: **AINSLEY SEERS** PHOTOGRAPHY: **LIAM LESLIE FROM MASS-OBSERVATION**



LOFT FOR A LITERARY AGENT

A contemporary roof extension creating a light-filled book-lined retreat with expansive views over London

——— This extension was achieved under permitted development, with the master bedroom above the main body of the house and an en-suite over the outrigger. An intimate stair wraps around a bookcase sculpture – with extra book storage added at every opportunity – to create a top-lit book-lined route to the loft space. A large west-facing corner window gives expansive views over the rooftops to the wooded hill beyond and fills the room with light. Externally, the loft is conceived as a contemporary black slate faced cuboid addition to the Victorian house.

PROJECT COST: **£112,600** BOROUGH: **SOUTHWARK** COMPLETED: **MARCH 2014**

ARCHITECT: **IBLA** STRUCTURAL ENGINEER: **BCS CONSULTING** CONTRACTOR: **ACORN CONSTRUCTION** PHOTOGRAPHER: **DAVID GRANDORGE** CLADDING: **MARLEY ETERNIT** WINDOWS: **VELFAC** ROOFLIGHTS: **VELUX** BATHROOM TILES: **STONE TILES DIRECT** SANITARYWARE: **BROMLEY AND ELLIS**



Shortlisted

LONDON FIELDS

Extending and refurbishing a mixed-use building using a central core to divide uses, and adding a sunken roof terrace for privacy and connection with the exterior

——— This challenging terrace site, opening out onto an internal, hard landscaped community space and car park, required a new layout to suit a young family's needs. The daily habits of the clients were analysed to inform the structural expansion and reorganisation of the existing property, resulting in a new open plan floor. A roof terrace with sunken garden is visible from the kitchen and living area enables a constant connection to the green space above, whilst the central staircase allows continuous flow between floors as well as the utilisation of natural light through the core.

BOROUGH: **HACKNEY** COMPLETED: **JULY 2014**

ARCHITECT AND INTERIOR DESIGNER: **SCENARIO ARCHITECTURE**
CONTRACTOR: **SPINEL CONTRACTORS** ENGINEER: **MORPH STRUCTURES**
PHOTOGRAPHER: **MATT CLAYTON PHOTOGRAPHY**



MARGARET AND JAMIE'S HOME

Creating a retreat from city life with a rear extension that transforms the garden and spaces within the home simultaneously

—— The clients loved the location and character of their property but the ground floor had wasted circulation space and poor temperature regulation. The extension creates a strong relationship externally, with walls extending to form low planters in front of the study and around the patio to define it as another room in the garden. A tall, slim, aluminium-framed, sliding glazed door and window relate to the proportions of the original timber-framed sash windows above. The project continues above ground floor, with walls on the first floor moved to create a second double bedroom and bathroom, and bespoke joinery fittings throughout.

PROJECT COST: **£288,000** BOROUGH: **ISLINGTON**
COMPLETED: **NOVEMBER 2014**

ARCHITECT: **ZMINKOWSKA DE BOISE ARCHITECTS** PARTY WALL SURVEYOR: **PAUL SHAVERIN** STRUCTURAL ENGINEER: **CONISBEE** GARDEN DESIGNER: **JENNY BLOOM GARDEN DESIGN** CONTRACTOR: **CAMS BUILDING** KITCHEN/ JOINERY: **TIM MOSS** LANDSCAPE CONTRACTOR: **FOLIUM ASSOCIATES** PHOTOGRAPHER: **TOM CRONIN** BRICKS: **LONDON RECLAIMED BRICK** **MERCHANTS** EPDM ROOFING MEMBRANE: **CLASSICBOND** GLAZING: **HIGH STANDARD WINDOWS** FLOORBOARDS: **HAVWOODS** CERAMIC TILES: **ORIGINAL STYLE & JOHNSONS TILES**



Shortlisted

MAX HOUSE

Completely remodeling the groundfloor of this five-storey townhouse to provide contemporary living spaces that still retains the character and integrity of the original property

—— Seeking to rationalise and declutter ground floor spaces, this scheme has opened up the home to create clear sightlines throughout, allowing separate activities to play out simultaneously in a series of connected spaces. The ground floor reconfiguration has created a clear continuum out into the garden, with the kitchen taking a central focus as a space arranged for parenting. Characterised by clean lines, a restrained palette of materials and colours, and ample in-built storage, the project has maintained a minimalist aesthetic whilst accommodating family life.

BOROUGH: **ISLINGTON** COMPLETED: **APRIL 2015**

ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **ECORE CONSTRUCTION** STRUCTURAL ENGINEER: **FLUID STRUCTURES** GARDEN DESIGN: **WRIGHT & DOYLE GARDEN OUTFITTERS** OAK FLOORING: **DINESEN** SLIDING DOOR SYSTEM AND ROOFLIGHTS: **SKY - FRAME** ZODIAQ STONE WORKTOP: **WESTWOOD FABRICATION UK LTD** MARBLE COLUMN: **NERO MARQUINA BY MEGA MARBLE** PHOTOGRAPHER: **NICK GUTTRIDGE**



MILE END TERRACE

A traditional Grade II listed façade in Mile End hides a sensitively restored interior with jewel-like glass box extension

——— A previously dark and compartmentalised listed building required extensive yet respectful attention to transform into a unique home for a modern family. Underpinned by the sensitive re-crafting of interiors to restore missing period cornicing, ceiling roses, fireplaces and a beautiful, historic fanlight above the front door, the project preserves the historical narrative of the building, with careful addition of a rear two-storey traditional closet wing juxtaposed against a crisply detailed glass box. The extension provides a series of efficient spaces, organised around the celebrated original staircase, updating this historic property for the enjoyment of future generations.

PROJECT COST: **£400,000** BOROUGH: **TOWER HAMLETS**
COMPLETED: **AUGUST 2015**

ARCHITECT: **HÜT** STRUCTURAL ENGINEER: **MORPH STRUCTURES**
CONTRACTOR: **ASAP CONSTRUCTION LTD** PHOTOGRAPHY: **HEATHER HOBHOUSE**



NESTLE STUDIO

Light-filled artist's studio nestled around a Silver Birch tree

——— With an expanding family, the client required a functional painting studio within their garden that retained, formed part of, and enhanced the existing landscape. Nestled into the corner of a once overgrown suburban garden, the new build nurtures a prominent Silver Birch tree into its form, resulting in summer sunshade and diffused light. Clad in vertical Western Red Cedar with an interior material palette of birch-faced plywood and concrete floors, the studio offers natural warmth with industrial robustness creating a peaceful and inspiring artist space.

PROJECT COST: **£75,500** BOROUGH: **BARNET** COMPLETED: **JULY 2015**

ARCHITECT AND INTERIOR DESIGN: **MUSTARD ARCHITECTS** CONTRACTOR: **NECON LTD** ENGINEER: **CONISBEE** PHOTOGRAPHY: **TIM CROCKER**



Shortlisted / Special Prize: Most Cost Effective

NOOK HOUSE

A tired, dark property is transformed into a light-filled family home, full of nooks and crannies

——— Structural alterations extend and transform this Victorian home to create elegant spaces which showcase the client's eclectic cookware collection. Long views create a connection to the garden and bring in natural light to a previously enclosed and disconnected layout. The project experiments with combining stainless steel, birch-faced plywood, and grey colour through MDF, cement tiles and a cast in-situ concrete kitchen bench. To limit costs, the design retained much of the existing building and added high levels of insulation to the floor and walls with a triple-glazed roof light helping to maintain a thermally stable home.

PROJECT COST: **£150,000** BOROUGH: **HACKNEY** COMPLETED: **MARCH 2015**

ARCHITECT, INTERIOR, LIGHTING, AND JOINERY DESIGN: **MUSTARD ARCHITECTS** CONTRACTOR: **CARDONWOOD LTD** ENGINEER: **IAIN WRIGHT ASSOCIATES** PHOTOGRAPHER: **TIM CROCKER**

OLLIE AND ANNIE'S PLACE

Extending and renovating a house sited within a conservation and archaeological priority area house to accommodate the needs of a growing young family

——— Negotiations through complex conservation area and archaeological priority area requirements formed a substantial yet respectful series of interventions to an existing three-story home. Careful design and sensitive extensions create a family space that provides a nod to the period of the host dwelling yet supports and acknowledges a modern family. The result is a timeless addition which responds to the site and includes contemporary design and engineering detailing.

PROJECT COST: **£200,000** BOROUGH: **WANDSWORTH** COMPLETED: **MARCH 2015**

ARCHITECT: **ALEXANDER OWEN ARCHITECTURE** CLIENT: **MR AND MRS DOHERTY** CONTRACTOR: **EU DEVELOPMENTS** INTERIOR DESIGNER: **LISETTE VOUTE DESIGNS** PHOTOGRAPHY: **TOM ST. AUBYN PHOTOGRAPHY**



PATTISON ROAD

Refurbishing a classical musicians' home, this project has provided an inspiring rehearsal space with minimal sound disturbance

Two run-down flats required sensitive refurbishment to form a single family dwelling with an acoustically separated practice room for the clients. Using acoustic testing to define the separation required to create a music room, the design incorporates acoustic doors and acoustic wall linings, resulting in a perfect space for rehearsal and performance with a small family audience. A new extension, with minimal framed aluminium doors and cedar clad support frame offers the client a large light family room, with a dining table looking onto the garden and a spacious kitchen all in the same space.

PROJECT COST: **£500,000** BOROUGH: **BARNET** COMPLETED: **AUGUST 2015**

ARCHITECT: **PEDDER & SCAMPTON ARCHITECTS LTD** STRUCTURAL ENGINEER: **STRUCTUREMODE** CONTRACTOR: **AMIRILAN MANAGEMENT LTD** PLANNING CONSULTANTS: **ICENI** PARTY WALL SURVEYOR: **BARRETT FIRRELL** PHOTOGRAPHY: **ADELINA ILIEV PHOTOGRAPHY**



PRIVATE HOUSE IN SURBITON

Timber volumes wrap around a Victorian house to extend this detached suburban home

An unusual Victorian two-storey detached house in Surbiton required renovation and extension to accommodate a contemporary family room. The design is organised into two distinctive structures, connected by a shallow volume that doubles as a bench to create an architectural continuum. A careful palette of red cedar cladding boards – left untreated to allow a natural silvering process – compliment the Victorian brickwork to bind house and extension together, with a slim timber frame structure selected to meet budget constraints, sustainability requirements, and to increase the net internal floor area of the design.

PROJECT COST: **£87,900** BOROUGH: **KINGSTON UPON THAMES** COMPLETED: **MARCH 2014**

ARCHITECT: **FRANCESCO PIERAZZI ARCHITECTS** STRUCTURAL ENGINEER: **MBOK (MICHAEL BAIGENT ORLA KELLY)** MAIN CONTRACTOR: **GRAND DESIGN LONDON FKA RYAN'S DECORATORS** PARTY WALL: **BEHAN PARTNERSHIP LTD** PHOTOGRAPHY: **GIANLUCA MAVER**



Shortlisted

REIGHTON ROAD

A copper-clad roof extension and internal refurbishment to a top floor flat in Clapton

—— Perched on top of this three-storey Victorian terrace, the copper addition created an extra bedroom and bathroom whilst providing a natural and changing backdrop to the external roof top terrace. The clients wanted to bring light through on all levels, unify the spaces, and implement a consistent aesthetic throughout. Large windows, glass balustrades and roof lights give the space an airy and lofty feel providing numerous new vistas and views to the surrounding trees and sky. A new stair acts as a spine that knits together the new and old aspects of the property to create a single, coherent set of spaces.

PROJECT COST: **£110,000** BOROUGH: **HACKNEY**
COMPLETED: **NOVEMBER 2014**

ARCHITECT: **POULSOM / MIDDLEHURST LTD** ENGINEER: **BERMINGHAM CONSULTING LTD.** PHOTOGRAPHER: **ANDY SPAIN**



Shortlisted

SEWDLEY STREET

Stripping back and restoring a dilapidated Victorian workshop building to its structure to enhance design and practicality as a 21st century dwelling

—— Instead of demolishing and rebuilding this building, a successful design was developed which works with the uniqueness and unconventional character of the existing structure's fabric. An angled, three-storey cast in-situ concrete wall reconnects the front and rear sections of the building both vertically and horizontally. Previously dark rooms and a steep staircase are replaced by this new structural and visual element allowing practically arranged, dynamically designed spaces. Above, a new bedroom storey is added, while below, most aspects of the original façade are retained. The result is a high quality contemporary home with a strong sense of the past.

PROJECT COST: **£708,000** BOROUGH: **HACKNEY** COMPLETED: **JUNE 2014**

ARCHITECT: **GILES PIKE ARCHITECTS** STRUCTURAL ENGINEER: **TIMOTHY GEORGE** MAIN CONTRACTOR: **MILES BUILDERS LTD** SPECIALIST GLAZING: **CULMAX** CONCRETE FLOOR: **LAZENBY'S** STEEL FRAMED GLAZING: **FABCO** PHOTOGRAPHER: **LOGAN MCDUGALL POPE**



SHADOW SHED

Multipurpose garden pavilion designed to blend quietly into a Victorian house back garden

———— Re-energising an underused back garden, this small outdoor building to the rear of an existing home creates a multifunctional space. Formed of a quiet garden pavilion, it enables use as a consultation space during the day and as a yoga studio at night. Clad in heavily textured cedar – blackened using a traditional Japanese technique called Shou Sugi Ban – the pavilion is conceived as an inhabited garden wall, the dark textured timber blending into the shadows of the trees and having a common language with shed architecture. The palette of materials, reflective glass and pinhole fiber optic points create varying atmospheres.

PROJECT COST: **£35,000** BOROUGH: **CAMDEN** COMPLETED: **JULY 2015**

CLIENT: **SALLY DAVIES AND KARACA MESTCI** ARCHITECT: **NEIL DUSHEIKO ARCHITECTS** ENGINEER: **MOMENTUM** CONTRACTOR: **HOKTIFF** ABORICULTURIST: **TREE REPORTS** PLANNING CONSULTANT: **HOWARD SHARP AND PARTNERS** PHOTOGRAPHY: **AGNESE SANVITO**



SHERRINGTON VILLA

Damp and gloomy Victorian flats combined to create single bright family home; modern yet historically sympathetic

———— Two previously separated flats within what was originally a dark and compartmentalised Victorian property were sympathetically combined and extended, whilst ensuring the building's original structure remained legible. A stepped double-storey glazed extension, constructed from reclaimed yellow stock brick, forms an homage to the lean-to closet wings typical of the area, aiding the subtle segregation of spaces to form distinct dining and living areas. Pre-existing beams were left exposed to reference the building's original layout, whilst reclaimed-timber kitchen fronts and concrete worktops provide the home with a high-end aesthetic at low cost.

PROJECT COST: **£235,000** BOROUGH: **HAMMERSMITH AND FULHAM** COMPLETED: **APRIL 2015**

CLIENT: **MR AND MRS BARNARD (FORMERLY MS BRYONY WALKER)** ARCHITECT: **MAXWELL & COMPANY** CONTRACTOR: **MARYLEBONE INTERIORS** ENGINEER: **MORPH STRUCTURES** PHOTOGRAPHY: **PETER LANDERS**



Shortlisted

SHOREDITCH LOFT

A contemporary loft extension and flat renovation in the centre of Shoreditch that both camouflages itself into the urban scene and opens up to the sky

— Situated on an enclosed, gritty, inner city site, this flat required a transformation which encouraged airiness and lightness while also camouflaging into the existing urban environment. The extension has transformed an insular and isolated space into an open light spacious interior. The new space has all the characteristics of a loft, but delivered in an efficient way using the latest construction techniques and material technology. A series of cantilevering timber frames, with concealed glued joint between the column and beam, were delivered quickly and accurately by being fabricated off-site before being lifted into position.

PROJECT COST: **£200,000** BOROUGH: **HACKNEY** COMPLETED: **JUNE 2015**

ARCHITECT: **LEVITATE** ENGINEER: **PRICE AND MYERS** CLIENT: **VERCO SANCHEZ** GLUED JOINT ENGINEER: **IAN JONES** TIMBER SUPPLIER: **KERTO BY METSA WOOD** TIMBER MANUFACTURER AND INSTALLER: **CONSTRUCTIONAL TIMBER** CONTRACTOR: **TIM HURLEY** PHOTOGRAPHER: **CHARLES HOSEA PHOTOGRAPHY**



STOKE NEWINGTON HOUSE

Small light-filled extension creates valuable additional living space while resolving interior level differences

— With aims to enlarge the kitchen, incorporate a dining space and improve the home's relationship with the rear patio garden, the result is a light-filled sleek design with seamless resin flooring, concrete, stainless steel and lacquered joinery. Adding a side-infill extension to the ground floor allows the kitchen to connect directly to the reception rooms in the main portion of the house, with an oriel window, glass roof lantern and glazed lean-to roof maximizing daylight and enhancing views. Adjusting the existing interior level differences creates a strong sense of place and transition, with inventive incorporation of an L-shaped banquette anchoring the dining area within the main space.

PROJECT COST: **£149,950** BOROUGH: **HACKNEY** COMPLETED: **MAY 2015**

ARCHITECT: **BRIAN O'TUAMA ARCHITECTS** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** CONTRACTOR: **AT BUILDING SERVICES** PHOTOGRAPHY: **ED PARK**



STYLE COUNCIL

1920's former Council house transformed into a cool, sustainable home for 21st century multi-generational family living

——— Aiming to heal the damage of a previous two-storey extension, the project brings light and life to an aging property, resulting in flexible open spaces and optimised function and flow. New contemporary extensions in every direction are distinguished and unified with Siberian larch cladding, large sliding doors, and frameless glazing, while dramatic interventions within the original home such as the suspended steel and oak staircase help integrate the contemporary style into the existing house. Cantilevered bay windows, pivoting bamboo screens and sustainably sourced timber all result in a beautifully successful scheme with flexibility and a variety of spaces for a family's changing needs.

PROJECT COST: **£278,000** BOROUGH: **RICHMOND UPON THAMES**
COMPLETED: **SEPTEMBER 2014**

ARCHITECT AND INTERIOR DESIGN: **KSKA ARCHITECTS** CLIENT: **MR & MRS LAU**
STRUCTURAL ENGINEER: **ROBERT WYNTER & PARTNERS** MAIN CONTRACTOR:
METROPOLITAN CONSTRUCTION PHOTOGRAPHY: **KSKA ARCHITECTS, JACQUI HURST PHOTOGRAPHY AND ALEX LAU**



SULINA ROAD

Bespoke staircase and lofty double-height spaces convert a Victorian maisonette into a creative interconnected apartment

——— The unusual plan of this Brixton maisonette, over-sailing an access road to a mechanic's garage, offered opportunity for a unique design. Transforming the interior spaces through a process of removing walls and floors allowed for a lofty double-height that is rarely seen in Victorian terraces. A limited palette of materials and simple design results in a seamless flow between spaces, while the staircase – cleverly engineered using simple boxed plywood – frames the central double-height core and provides focus, character and additional storage to the home.

PROJECT COST: **£55,000** BOROUGH: **LAMBETH** COMPLETED: **FEBRUARY 2014**

ARCHITECT: **VINE ARCHITECTURAL STUDIO WITH SCOTT WHITBY STUDIO**
STRUCTURAL ENGINEER: **WEBB YATES ENGINEERS** CONTRACTOR: **DAN BENNETT** CLIENT: **MR CHRIS COCO & MRS HAYLEY SHOESMITH** PHOTOGRAPHY:
RORY PENNANT-REA (VINE ARCHITECTURAL STUDIO)



Shortlisted

TALBOT ROAD

Transforming an awkward and tired Highgate house into a light-filled family home, with a dramatic timber and glass extension providing flexible open-plan living at ground floor and five bedrooms above

———— A previously untidy maze of small rooms with poor circulation has been transformed into a beautiful family home, with a reconfiguration of the internal floorplan, relocation of the stair, and the addition of a black timber and glass single-storey side- and rear- extension to enable an open plan layout. The children's space, on the top floor, is decorated with fun coloured carpets, radiators and bathroom, with richer materials furnishing the master bedroom, to create a sophisticated, grown-up retreat.

PROJECT COST: **£800,000** BOROUGH: **HARINGEY** COMPLETED: **APRIL 2014**

ARCHITECT: **LIPTON PLANT ARCHITECTS** STRUCTURAL ENGINEERS: **CONISBEE**
QUANTITY SURVEYOR: **TROGAL GRIFFIN** CONTRACTOR: **GOLDEN HOUSES**
PARTY WALL: **ALEXANDER ELLIOT** DOORS: **CULMAX** LIGHTING: **ARTEMIDE**
KITCHEN: **PEDINI** PHOTOGRAPHER: **CHARLES HOSEA PHOTOGRAPHY**

THE CLOISTERS

Weathered reclaimed timber clads the central core of this maisonette, which has been completely transformed into a triplex with tectonic spaces to accommodate a busy young couple's lifestyle

———— A home in dire need of attention, this aging three-bedroom maisonette required a versatile redesign to reorganise the existing layout to a meet the changing needs of the owners' lifestyles over time. Rich in materials, colours and art works, the maisonette has been completely transformed into a triplex with an open-plan kitchen, split-level lounge and floating bookshelves. Drama, height and tectonic space have been achieved through the creation of a feature central core, raised ceiling heights and a new hovering mezzanine floor, with a consistent backdrop of tactile timber cladding and soulful tones.

PROJECT COST: **£210,000** BOROUGH: **CITY OF WESTMINSTER**
COMPLETED: **AUGUST 2015**

ARCHITECT: **STUDIO VERVE ARCHITECTS** ENGINEER: **REES DESIGN**
CONTRACTOR: **ROSGUILL DEVELOPMENTS** CLIENT: **TOBY GRAHAM & ANYA REISS** PHOTOGRAPHY: **LUKE WHITE**



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THE COOK'S KITCHEN

Recycled scaffolding timber clads a full-width rear extension in north east London, offering extended kitchen space and enhanced garden access for a home focused around cooking

——— Through the reorganisation of the lower ground floor and the addition of a full-width rear extension, this home's former cramped kitchen has been reimagined into a spacious, light and functional space, providing ample workspace for a keen cook. The use of frameless glazing, natural materials and a modified interior wall plan, successfully enhance and encourage movement through the design to the rear garden, while the wild flower green roof provides a diverse natural habitat for flora and fauna, and offers added insulation to the extension.

PROJECT COST: **£150,000** BOROUGH: **HACKNEY** COMPLETED: **JANUARY 2015**

ARCHITECT: **FRAHER ARCHITECTS LTD** CONTRACTOR: **DN CONSTRUCTION**
STRUCTURAL ENGINEER: **CONSTANT DESIGN LTD** PHOTOGRAPHY: **JACK HOBHOUSE**



THE COURTYARD HOUSE

A central glazed courtyard brings the outside in, transforming a tired Victorian terrace into a sleek home

——— The re-use of the existing building fabric was the starting point for this project with the addition of new ornamental plasterwork and traditional elements to enhance the historical aesthetic. The introduction of a sleek side infill extension utilises the old rear façade in a symbiosis of new and old, with a focus on a fully glazed external courtyard, minimal framework and extensive skylights to ensure maximum natural light. A restrained material palette of polished concrete combined with oak, exposed brickwork and black aluminium creates a quiet but elegant selection of colours, respectful to the building's history.

BOROUGH: **TOWER HAMLETS** COMPLETED: **AUGUST 2015**

ARCHITECT AND INTERIOR DESIGN: **SPACE GROUP ARCHITECTS** STRUCTURAL ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **DMV DINUS SRL**
CLIENT: **AMANDA CHEUNG & MATT RADBOURNE** PHOTOGRAPHY: **SPACE GROUP ARCHITECTS.**



Shortlisted / Special Prize: Best Use of Materials

THE GABLES

A contemporary three-bedroom home is created within a landlocked site, nestled between a Victorian terrace and main railway lines

—— The 'introverted' design approach responds to the densely built context and local considerations, and achieves a BREEAM 'very good' accreditation. The refurbishment created generous areas within the ground floor, structured by three elements: large openings bringing in the natural light, a sunken seating area set into the polished concrete floor and a wide staircase leading to the upper floors. Externally, a reflective façade material glistens in direct sunlight and shimmers with a jewel-like appearance. The site required extensive refurbishment and was part funded through the refurbishment of an ancillary building to form two further apartments around a shared courtyard.

PROJECT COST: **£1,000,000** BOROUGH: **CAMDEN** COMPLETED: **MARCH 2014**

ARCHITECT: **PATALAB ARCHITECTURE** MAIN CONTRACTOR: **ECI REFINISHMENT** STRUCTURAL ENGINEER: **RICHARD JACKSON** MEP ENGINEER: **THD CONSULTING ENGINEERS** SUSTAINABILITY CONSULTANT: **METROPOLIS GREEN** PLANNING CONSULTANT: **ROLFE JUDD** PHOTOGRAPHER: **LYNDON DOUGLAS & JAN PIOTROWICZ**



Shortlisted

THE LANTERN

Extending and refurbishing a locally-listed residential building that manipulates daylight and threshold conditions

—— Following a complex planning process, the building on this sensitive site was completely stripped internally and rebuilt from the inside out, as well as being extended down and outwards. The brief required intervention based on Eastern design influences whilst maintaining respect for the history of the structure. A feature staircase that wraps itself through the building creates half landings and apertures that reveal interconnected internal courtyards. Upstairs, a rooftop study overlooks the four-storey core, while in the basement, plywood ribbons are imagined as the 'roots' of the stairs to connect the building thematically as well as spatially.

BOROUGH: **RICHMOND UPON THAMES** COMPLETED: **JULY 2015**

ARCHITECT: **FRAHER ARCHITECTS LTD** CONTRACTOR: **SHIPSHAPE CONSTRUCTION** STRUCTURAL ENGINEER: **CONSTANT DESIGN LTD** JOINERY: **FRAHER & CO LTD** LIGHTING: **BRINKLICHT** GLASS: **MERONDEN DESIGNS** AUDIO VISUAL: **GRAHAMS** PHOTOGRAPHER: **JACK HOBHOUSE**



TREVELYAN HOUSE

Adaption of a listed Brutalist 1950's flat in Bethnal Green achieving a successful spatial arrangement while maintaining respect for the original Brutalist design

———— A theatrical atmosphere is created in this 1950's flat, with the inclusion of a kitchen 'cube' in the main space. The design of the 'cube' was inspired by Barbara Hepworth sculptures, with an outer skin of grey MDF and an interior treatment reflective of bamboo core. The use of innovative spatial layout, inventive door arrangements, vibrant colour and Danish teak furnishings have helped successfully respect the spirit of the building's original architect while re-interpreting the maisonette for the 21st century.

PROJECT COST: **£80,000** BOROUGH: **TOWER HAMLETS**
COMPLETED: **SEPTEMBER 2014**

ARCHITECT: **BRADLEY VAN DER STRAETEN ARCHITECTS** ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **RK CONSTRUCTION** BAMBOO: **PLYBOO FROM CF ANDERSON** KITCHEN UNITS: **DIY KITCHENS** MDF CLADDING: **WINWOOD PRODUCTS** IRONMONGERY: **HAFELE** OAK VENEERED DOORS: **MORGAN BUILDERS MERCHANTS** STEEL SINK: **FRANKE KITCHEN SYSTEMS** STEEL WORKTOP: **IRON METAL WORKS** SLATE: **THE NATURAL SLATE COMPANY** PHOTOGRAPHY: **EWALD VAN DER STRAETEN**

Shortlisted

TURNEY ROAD

A glazed extension to a Victorian terraced house surrounded by bamboo and wisteria that regulates seasonal heat requirements

———— The rear of this semi-detached house has been transformed by merging two dingy rooms and adding a single-storey glass extension, creating new utility, kitchen, dining and living areas. Oak-clad units with reclaimed whisky cask panels and custom stainless steel surfaces characterise the kitchen, which is surrounded by green planting outside. The glazed pavilion utilises a delicate trellis planted with wisteria to shade the space during summer months. During winter, the plants lose their leaves and allow to sun to heat the room passively. Fabric canopies have been provided for the initial years while the wisteria gets established.

PROJECT COST: **£212,000** BOROUGH: **SOUTHWARK** COMPLETED: **APRIL 2014**

ARCHITECT: **McCHESNEY ARCHITECTS** STRUCTURAL ENGINEER: **TALL ENGINEERS** SERVICES: **PAUL BASTICK / JOHN LARKINS** CONTRACTOR: **MCGOVERN DESIGN & BUILD** GLASS: **IQ GLASS** FLOORING: **FORBO MARMOLEUM** OAK KITCHEN DOORS: **CULSHAW BELL** KITCHEN CARCASSES: **HOWDEN** ROOF: **RHEINZINK** FABRIC CANOPY: **ARCHITEN** GARDEN DESIGN: **JO YOUNGER** PHOTOGRAPHER: **ADAM SCOTT**



UPLAND ROAD

A thoughtful suite of additions to an unusual Victorian property, transforming the quality of accommodation by providing light and sustainable spaces on an otherwise cramped, tapering plot

——— Historically a one-room-deep house due to its tapering plot, this home posed numerous obstacles which were inventively overcome via a single-storey side extension, and a two-storey rear extension. Through the removal of dingy, modern lean-to extensions, the design allows for extended floor space and improved circulation. Creative use of windows at first floor level maintain privacy while delivering bright and interesting interior spaces. Replicating the form of the original gable with a contemporary aesthetic, together with the sensitive wildflower roof, the project has remained sympathetic to the surrounding architectural context.

PROJECT COST: **£195,000** BOROUGH: **SOUTHWARK** COMPLETED: **MAY 2015**

ARCHITECT: **DARREN OLDFIELD ARCHITECTS** STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **PVA DEVELOPMENTS** PARTY WALL SURVEYOR: **APM PROJECTS** PHOTOGRAPHER: **COURTESY OF CLIENT**



Shortlisted

WARNER HOUSE

Adaptation and refurbishment of two apartments in a former industrial building, uniquely tailored to the needs of two very different clients

——— Adopting a novel solution to solve space needs, the client purchased part of a neighbouring flat, refurbishing both for different occupants. The family home at Number 15 utilised useful joinery partitions to create a light and playful atmosphere, with neutral materials providing a backdrop to elements of vivid colour. The kitchen incorporates a L-shaped stepped concrete countertop to pay homage to the existing building. Neighbouring Number 16 has been designed to create a calm and sophisticated series of spaces for a single professional. At the heart of the project is a simple-looking timber box, secretly containing the main bathroom, storage, kitchen units and space dividing panels.

PROJECT COST: **£405,000** BOROUGH: **CAMDEN** COMPLETED: **APRIL 2015**

ARCHITECT: **INSIDE OUT ARCHITECTURE** SERVICES CONSULTANT: **NJT DESIGN**
BUILDING CONTROL: **GREENDOOR** MAIN CONTRACTOR: **AKC EUROPE LTD**
PHOTOGRAPHER: **JIM STEPHENSON**



WENDELL ROAD

Timber-framed contemporary extension welcomes the garden into this Edwardian home

——— Adding extensive additional space to the existing Edwardian house, this contemporary extension encourages enhanced connections to the garden from a new creative, mixed-use family space. Planning restrictions shaped the unique form of the extension, using cranked glulam beams to innovatively respond to shared party wall height limits. The glulam sections create bespoke shelving units and desk space, with a cantilevered frame allowing for unrestricted glazing and views between the house and the garden.

PROJECT COST: **£180,000** BOROUGH: **HAMMERSMITH AND FULHAM**
COMPLETED: **OCTOBER 2013**

ARCHITECT: **TATE HARMER** CONTRACTOR: **HARE HOME IMPROVEMENTS**
STRUCTURAL AND CIVIL ENGINEER: **PRICE AND MYERS** LANDSCAPE
DESIGNER: **SARAH HEATON** PHOTOGRAPHY: **KILIAN O'SULLIVAN**



WEST HEATH

Converting a redundant loft to create a spacious guest suite with secret study, revealed behind sliding bookshelf

——— The T-shaped plan and steep roof angles of the existing space, called for careful and innovative design in the conversion of this Arts and Crafts-style house. Flexibility, adaptability and separation of spaces were achieved with the inventive use of sliding panels and a sliding bookcase, removing the requirement for traditional doors. Adopting a central circulation arrangement, the new floorplan results in a spacious and light-filled collection of rooms, delivering on the sense of escape specifically requested by the client.

BOROUGH: **BARNET** COMPLETED: **JUNE 2014**

ARCHITECT AND INTERIOR DESIGNER: **ALEXANDER MARTIN ARCHITECTS**
CONTRACTOR: **BLERIOT CONSTRUCTION** ENGINEER: **ENGINEERSHRW**
PHOTOGRAPHY: **RICHARD CHIVERS PHOTOGRAPHY**



WHITECROSS STREET

Extensive transformation of Ronnie Wood's former painting studio to create a three-storey flat, with large roof garden

— Previously owned by Rolling Stones guitarist, Ronnie Wood, this property called for rearrangement of the internal layout and the replacement of a poor 1980's extension. By reconfiguring the circulation and inserting a spiraling stair connecting all three floors, additional spaces were created – enhancing the flow of the entire home. The main floor, formerly the studio, was preserved as a single large space, complete with original paint blobs on the floor. The home is crowned with an ambitious roof garden meadow with views to the busy east London market street below.

PROJECT COST: **£309,250** BOROUGH: **ISLINGTON**
COMPLETED: **NOVEMBER 2013**

ARCHITECT: **ROBERT RHODES ARCHITECTURE + INTERIORS** STRUCTURAL
ENGINEER: **QED STRUCTURES LTD** CLIENT: **NIC FARHI** MAIN CONTRACTOR:
BONDSBURY CONSTRUCTION PHOTOGRAPHY: **JAMES BALSTON PHOTOGRAPHY**



WOOD LANE

Ground floor extension to a Victorian property, transforming the home's relationship with its garden, while representing the client's personality

— Aiming to replace an existing dilapidated extension and accommodate a contemporary family lifestyle within a heritage property, this four-storey semi-detached Victorian house in Highgate was rejuvenated by the addition of a zinc-clad extension. Blurring the boundaries between inside and out, the design incorporates large areas of glazing, sliding doors and planted green roofs to create effortless connectivity between the house and garden. The client's personality and ambition stand out in the extension, with the careful incorporation of a large client-owned flamingo mural and exterior pond, helping to define the home's atmosphere.

PROJECT COST: **£170,000** BOROUGH: **HARINGEY**
COMPLETED: **SEPTEMBER 2013**

ARCHITECT: **ANDREW MULROY ARCHITECTS** MAIN CONTRACTOR: **LONDON MY BUILDERS** KITCHEN: **KITCHEN CONTINENTAL** FLOORING: **WORLDS END TILES** FLAMINGO MURAL: **SURFACE VIEW** SLIDING DOORS: **SKG**
PHOTOGRAPHY: **ALAN WILLIAMS**



YOAKLEY ROAD

Transformation of an end of terrace property through the addition of a sensitive volume, clad in Scandinavian boat house-inspired timbers

———— The existing small kitchen lacked light and called for better connection to the property's rear garden. The careful addition of a new timber clad volume, set back from the rear of the existing terrace, creates a new private courtyard which brings light into the existing ground floor of the property, providing a double aspect to the new kitchen. With timber walls and simple lap method used to install the larch cladding – inspired by Scandinavian boat houses – this lightweight, low impact extension sits as an interesting contrast to the existing local context.

BOROUGH: **HACKNEY** COMPLETED: **SEPTEMBER 2015**

ARCHITECT: **BRADLEY VAN DER STRAETEN ARCHITECTS** ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **DN CONSTRUCTION**
 ROOFLIGHTS: **THE ROOFLIGHT COMPANY** FLAT ROOF COVERING: **KEMPER**
 LARCH CLADDING: **RUSSWOOD** GLAZING: **REYNAERS** PHOTOGRAPHY: **EWALD VAN DER STRAETEN**

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