



DON'T MOVE, IMPROVE!

2018

120 INSPIRATIONAL PROJECTS

Creating more space
in London homes

HOW TO EXTEND YOUR HOME

Advice from design
to completion

ARCHITECT DIRECTORY

London's
best practices

☒ Design

☒ Build

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 Clippings

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LETTER FROM THE EDITOR

——— As London's appeal continues to rise – with its world-class food scene, cultural offer and thriving businesses, alongside its improving schools – more and more families are choosing to stay in the capital. In doing so, Londoners are demanding more from their homes. Whether this is through extending the roof or rear of their house, or building a garden structure to create an office or studio, we're seeing a huge number of highly detailed, innovative responses to small-scale densification.

Selected by our panel of experts from across the fields of design and architecture, New London Architecture's annual Don't Move, Improve! competition celebrates the best new home extensions across London, offering up creative and innovative solutions to creating more space to live in an ever denser capital city.

By re-using existing homes rather than replacing them, home extensions form a vital part of London's rich built environment, with the mix of building types providing a huge variety of responses in creating extra space – and a thriving architecture scene of emerging and established architect practices bringing these visions to life.

On the following pages, you can find 120 different ideas for how you might approach your own project, along with helpful tips, a directory of this year's best architects to work with, and a healthy dose of interior inspiration along the way.

Catherine Staniland, Director, New London Architecture

THE JURY



Left to right: **Zohra Chiheb**, Project Architect, Levitt Bernstein; **Philippa Stockley**, Journalist, Editor and Critic specialising in architecture and design; **Amy Frearson**, Editor, Dezeen; **Peter Murray**, Chairman, New London Architecture (Chair); **Cany Ash**, Founding Partner, Ash Sakula; **Carl Turner**, Founding Director, Carl Turner Architects

HOW TO EXTEND YOUR HOME

1

Write a brief

Include:

- Any specific requirements
- The problems to be solved
- What time of day it will be most used
- If it will need to serve multiple purposes
- Any future changes it may need to adapt to
- The furniture and/or artwork you are keeping
- Your deadline. Consider anything which would remove you from the project, or occasions like Christmas. Plan in a contingency time – problems may arise due to late delivery of materials, illness etc

2

Create your moodboard

- Set up a pinterest board to refine your thoughts and share your ideas
- Think about the mood and feeling you want each space to evoke – light & bright or cosy & tactile?
- Consider external appearance and materials, and also internal features including staircases, lighting, colours, textures, furniture etc
- Don't try to do it all – simple is often best! Try to stick to a limited palette of materials

3

Consider your neighbourhood

- Find out if your building is in a conservation area, is listed or locally listed – check this online or by ringing the council
- Check whether any applications have been refused and why – check this on your local authority planning website
- What interventions have your neighbours made to their homes? Talk to them about your plans

4

Set a budget

- Identify your priorities – what elements would you be happy to save money on, and where wouldn't you?
- Budget between £1,500-£2,500 per sqm + VAT for the build cost (including VAT, all fittings and fixtures, and a contingency this becomes closer to the £3,000-£3,500 mark). Allow approximately 15-20% of the total build cost for consultants' fees
- Fees can be a fixed lump sum, a time charge or a percentage of build cost
- Get the scheme costed before going in for planning to ensure you are on track

5

Choose your architect

When choosing an architect, you should consider the following:

- They must be registered with the Architects Registration Board (ARB) and may also be Chartered with the RIBA
- Don't discount working with emerging practices – they're often good value for money and want to produce great work to build their reputation
- Look at their past projects – visit architects' websites and social media channels
- To find good architects working in your area, look at:
 - The directory at the back of this magazine, and our four annual Design Surgeries. Meet architects for free to see if they're the right fit for your project.
 - RIBA's Find an Architect service www.architecture.com/findanarchitect
 - Architect's Republic allows you to submit your brief to architects and choose your favourite response www.architectsrepublic.com
- Shortlist 2-3 architects and meet them
- Ask them their track record of approvals and speak to their references
- Use your instinct – choose someone you feel comfortable with

6

Finalise your agreement

- Agree a set of deliverables to see before you agree to the final design (visuals, models, specifications etc). Set out how many design meetings are to be included, and find out what each stage will entail.
- Agree the scope and cost of your architect's work during the project – set out in writing the services to be provided and the obligations of each party. Do you need the architect to supervise the building works or will you take this on?

WHO'S INVOLVED?

Architect

Will design the alterations to your home, working within any restrictions and regulations to produce a concept that fits your brief and budget, then submitting these designs for planning approval, creating detailed plans for the builder to work from and overseeing the project.

Structural engineer

Will work with the architect to design a structure that remains stable and secure throughout without rotating, vibrating excessively or collapsing.

Party wall surveyor

Will communicate with your neighbour to prevent and resolve disputes in relation to the Party Wall Act and ensure – should any damage occur – that it is dealt with in a fair and reasonable way.

Quantity surveyor (QS)

Will provide knowledge on construction costs and contracts from inception to post-completion. Will study drawings and specifications and calculate the quantities of materials for the build, and provide labour and work costs.

Planner

The planning department of your council will assess the application and determine whether they are happy to approve the building works. (This stage is not necessary if the work is to be carried out using Permitted Development Rights).

Builder

Will oversee and coordinate the whole construction process, working from the architect's blueprints.

Building control

Will check that the work is subject to Building Regulations – the minimum standards for design, construction and alterations.

USEFUL INFORMATION

— Check whether the work could be carried out under Permitted Development Rights, meaning you won't have to undertake the planning process.

— If your extension involves building or digging foundations within 3m of the boundary, party wall or party wall structure, you are legally required to comply with the Party Wall Act.

— Think about the access point – do you have rear access, or will all materials need to come through the house?

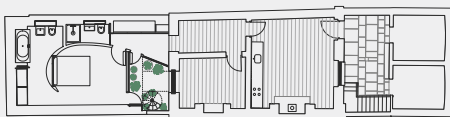
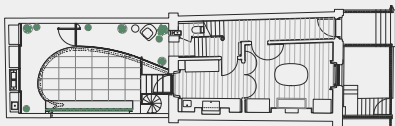
— Home insurance won't cover extension work – make sure you purchase the correct site insurance to see you through the project.

— When the design has been submitted for planning, stay in regular contact with your local authority planning department to check on progress and ensure you don't get a response the day before the determination date!

— Make sure you communicate with your team clearly and stick to your brief and budget – a good client is a vital part of a great project.

— What if you don't get planning? Don't be scared of going to appeal – many good schemes are passed through the appeal courts.

WINNER



Ground floor and basement plans

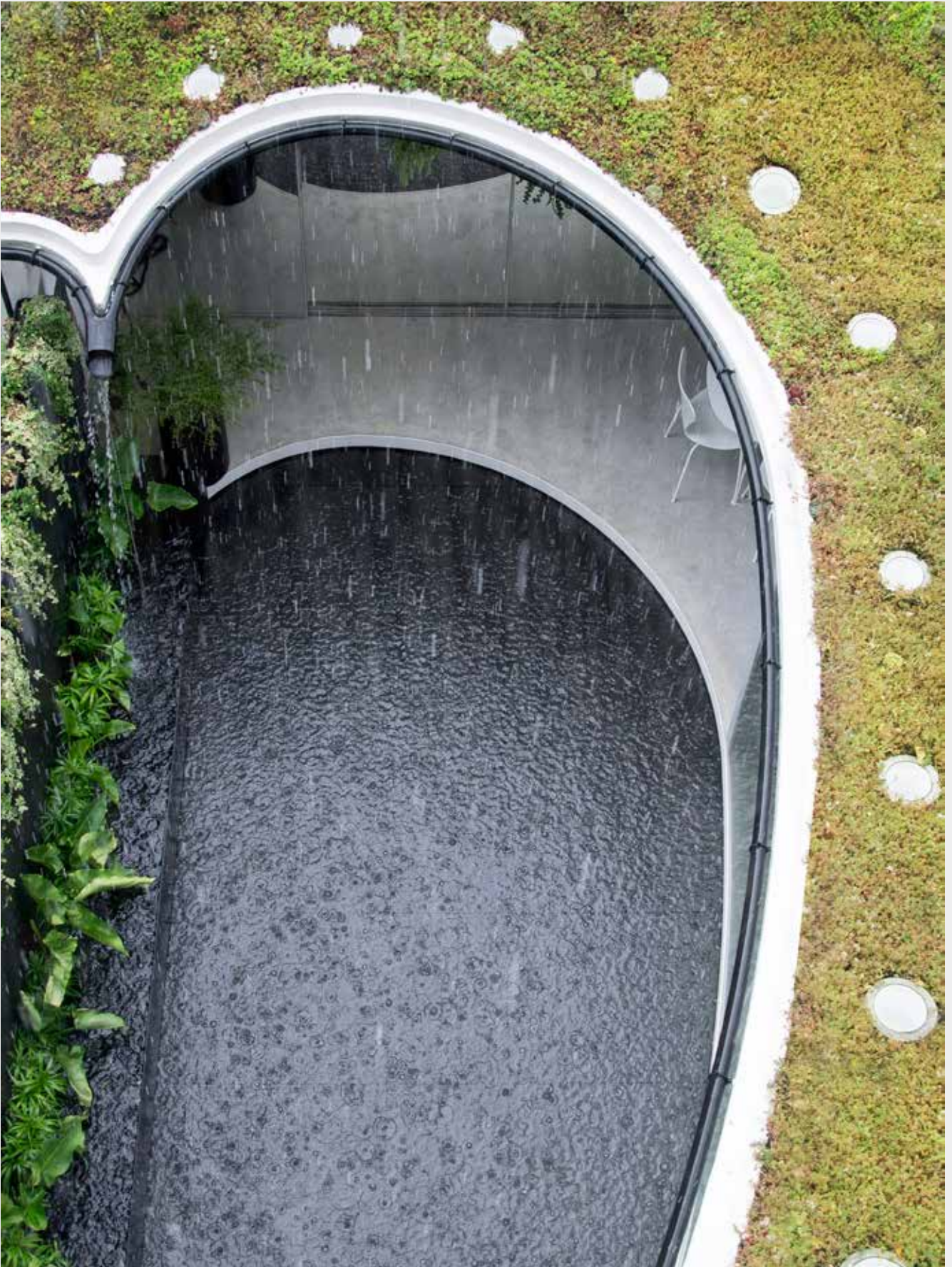
SUN RAIN ROOMS

FINSBURY, ISLINGTON

A Grade II-listed Georgian townhouse is reimagined to create space for both an architectural studio and home for the partners' family, with a reflecting pool as the centerpiece

Reframing the rear of a Georgian terrace, this project utilises the perimeter walls of the old yard to support a new coffered plywood roof, curved in plan and section to allow maximum light into a reimagined garden. A pipe on the roof's edge brings rainwater down from the top of the townhouse into a harvesting tank, which when discharged transforms the patio into a reflecting pool. Under the roof, a garden room offers a living space for the home and a meeting space for the architectural studio. A mirrored wall in the covered outdoor area beyond conceals a workshop, cooking area, tool shed, store, and deep planter for the small trees in the green roof above. Below the patio, the existing basement has been extended to create a bedroom, two bathrooms and an enlarged plant-filled light-well.

SIZE BEFORE: **90 SQM** SIZE AFTER: **140 SQM** COMPLETED: **APRIL 2017**
 ARCHITECT: **TONKIN LIU** STRUCTURAL ENGINEER: **RODRIGUES ASSOCIATES**
 GLASS ENGINEER: **TIM MACFARLANE** PRINCIPAL CONTRACTOR: **CAMDEN CARPENTERS** ROOF CARPENTER: **JIM MUSTIL** BASEMENT CONTRACTOR: **AY CONSTRUCTION** STEEL FABRICATOR: **EVAL EDELMAN** PIPE FABRICATOR: **FELICITY JONES** PHOTOGRAPHER: **EDMUND SUMNER / ALEX PEACOCK**



SECOND PRIZE



DEWSBURY ROAD

NEASDEN, BRENT

Emphasising a connection to the garden, with a façade of deep vertical oak fins providing direct views out yet privacy from the side

— This intervention replaced a 1970's extension with little connection to the garden. Internally, oak beams and ash-veneered plywood furniture storage walls provide a sense of enclosure, whilst a bench seat and a bespoke ash table complete the dining area. The built-in kitchen furniture uses the same language to keep the space simple, yet warm and characterful. Oak and ash are sacred in Irish mythology, referencing the owner's roots. All timber elements were fabricated and pre-assembled in a workshop by a father and son team; close collaboration between maker and architect was key to the project. Off-site fabrication resulted in a quick and cost-effective site-build.



Ground floor plan



COST: £114,905 +VAT COMPLETED: AUGUST 2017 ARCHITECT: O'SULLIVAN SKOUFOGLOU ARCHITECTS STRUCTURAL ENGINEER & PARTY WALL SURVEYOR: ENTUITIVE STRUCTURAL ENGINEERING MAIN CONTRACTOR: JASSA CONSTRUCTION FLOORING: CHAUNCEYS TIMBER FLOORING, INOPERA TERRAZZO LIGHTING: LUCENT IRONMONGERY: AH BRASS PHOTOGRAPHER: RORY GARDINER



BAYSTON ROAD

STOKE NEWINGTON, HACKNEY

Introducing a restrained yet materially rich and carefully detailed full-width extension to a Victorian terraced home

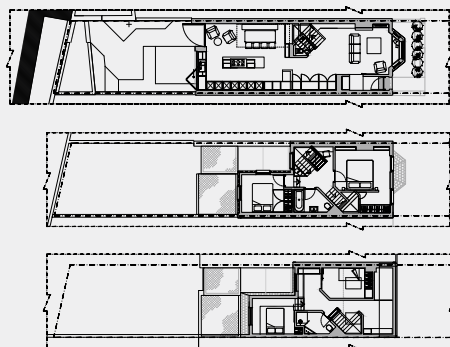
— The design approach for this extension project was to provide a large singular space, distinguished by careful detailing and a simple material palette of exposed brickwork, timber and concrete. Grey brick walls run the length of the space, with an external bespoke precast concrete lintel spanning across the walls and framing a bespoke full-width oak sliding window. The extension negotiates a significant level change from the main house, using a top lit connection to provide head-height over a new brick stair, flooding the centre of the house with light.



COST: £123,500 SIZE BEFORE: 20 SQM SIZE AFTER: 31 SQM COMPLETED: OCTOBER 2016 ARCHITECT: AL-JAWAD PIKE STRUCTURAL ENGINEER: DAVIES MAGUIRE & WHITBY MAIN CONTRACTOR: PSS CONSTRUCTION JOINERY: MICO FURNITURE LTD INSITU CONCRETE WORKTOP: SOLID STATE TIMBER FLOOR: PURNATUR BRICKS: PETERSEN Tegl LIGHTING: VIABIZZUNO, LUCENT PHOTOGRAPHER: STÅLE ERIKSEN

Section and ground floor plan

THIRD PRIZE



Ground, first and top floor plans

THE ETCH HOUSE

HONOR OAK, LEWISHAM

Re-examining the layout of the traditional Victorian terrace house, a modern floor plan sits within the old house walls, hidden behind the retained street elevation

— This project looked to challenge the traditional layout by using the staircase to cut across the building – installing a CNC-cut dynamic staircase with active landing study and playroom spaces. The existing internal walls, chimney breasts, staircase and floors were removed, retaining only the facade, to enable the building floor levels to be dropped to create a sunken ground floor plan that enables a generous floor to ceiling height at loft level. All new elements to the building are clad in douglas fir to create a visual legend for the building, whilst the existing walls are retained as painted plaster.

SIZE BEFORE: **90 SQM** SIZE AFTER: **136 SQM** COMPLETED: **JUNE 2017**
ARCHITECT: **FRAHER ARCHITECTS** ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **FINDLAY FRAHER DEVELOPMENTS** JOINERY DESIGN AND FITOUT: **SHAPE LONDON** WINDOWS: **ORIEL WINDOWS**
TILES: **BLUEPRINT CERAMICS** SANITARYWARE: **ORIGINAL BATHROOMS**
PHOTOGRAPHER: **ADAM SCOTT**



INSIDE OUTSIDE

Russell Whitehead and Jordan Cluroe, Interior Designers at 2LG Studio, discuss the trend for connecting homes with the outdoors

———— The concept of bringing the outside in is a familiar one. As our lives become more and more disconnected from nature, with cities growing ever larger, there is understandably a need for architecture and interiors to respond to this problem, helping us to feel connected to the sky and the trees no matter how deep in a concrete jungle we may find ourselves.

As we become more aware of the environmental issues that face us too, there is a growing desire to plant trees and nurture our outside environment as much as our indoor one. Electronic devices connect us more easily than ever before but are keeping us indoors more as well. No wonder then, that people are craving indoor plants to purify their air and roof lights to let them see the sky.

A side return extension can bring much needed light and width to a space, especially in period buildings that are deeper than they are wide. In more general terms, a light-filled extension, connecting the home to the outdoor space, does so much more than add mere square footage to a property. It is about lifting the spirits and our wellbeing.

Advancements in technology have made entirely glass extensions a reality for many homeowners, with huge bifold doors or sliding doors becoming the norm in many properties. But glass used cleverly and sparingly can give you just as much connection to nature as a full glass build and perhaps, having lived in glass boxes for years, people are now learning that light and shade feels more natural.

The rise of biophilic design has shown us new ways to live indoors with nature – house plants have gone from quaint spider plants on a window sill to full grown indoor trees. Plant based living is coming home and we welcome it. Anything that lifts the spirits and gets us back to grass roots in these complicated modern times is good by us.





ABERDEEN PARK

CANONBURY, ISLINGTON

Redesign and extension of a large family home through the addition of new openings and two linked volumes

— Carefully extending this large family home into the rear garden to form a new kitchen and dining area overlooking the garden, this extension defines one side of a new raised patio and allows generous daylight into the back of the house with windows on three sides and a roof light. The two new linked volumes stepping up from the entrance to the living room are clad in brick and black-stained timber, complimenting the existing house and conservation area, with a wildflower roof and large planter adding biological diversity and connections to the context.

COST: £195,750 SIZE BEFORE: 270 SQM SIZE AFTER: 287 SQM
COMPLETED: JUNE 2017 ARCHITECT: STUDIO 54 ARCHITECTURE
STRUCTURAL ENGINEER: HARDMAN STRUCTURAL ENGINEERS MAIN CONTRACTOR: **CATALIN LONDON LTD** BRICKS: **PETERSEN**
TIMBER WINDOWS: HOLME VALLEY JOINERY WILDFLOWER ROOF: ORGANIC ROOFS PHOTOGRAPHER: **SARAH BLEE**



ACUTE INTERVENTION

CAMBERWELL, SOUTHWARK

Sunken office and functional granny annexe created through carefully digging down, plus an extension to provide flexible family room, reading nook and bespoke island unit

— Bringing a focus to the garden, this project extended the ground floor to create a flexible family room, and dug down into the back garden to create an independent sunken office and fully functional granny annexe. Blackened timber cladding makes a striking contrast to the internal beech timber panels which cladd the walls and ceiling. The striations of the panels direct the eye up towards a small roof light, catching the late afternoon sun, while the same beech panels articulate the various activity spaces throughout the home – the reading ‘nook’; the utility shelf; the concealed fire door; the cubbyholes.

COST: £250,000 SIZE BEFORE: 59 SQM SIZE AFTER: 80 SQM + 15 SQM
GRANNY ANNEXE COMPLETED: FEBRUARY 2017 CLIENT: DAVID STANLEY AND ROMY GRABOSCH ARCHITECT: DAVID STANLEY ARCHITECTS AND ROMY GRABOSCH STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **CLEAN LINES CONSTRUCTION LIMITED** WINDOW SUPPLIER: **COMPASS GLASS, MUMFORD AND WOOD LIMITED & VELFAC LIMITED** POLISHED CONCRETE: **BEAU CONCRETE** EXTERNAL CLADDING: **EXTERIOR SOLUTIONS LIMITED** GARDEN DESIGN: **NATASHA NUTTALL GARDEN DESIGN** SPECIALIST METALWORK: **BOB HOLLYWOOD** PHOTOGRAPHER: **ADELINA ILIEV PHOTOGRAPHY & NICK JACKSON**



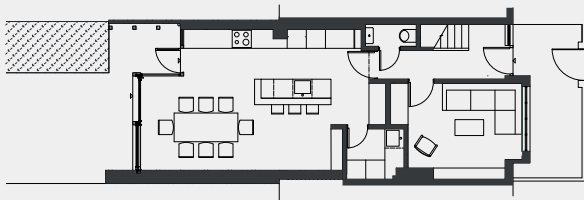
ARBOUR HOUSE

PECKHAM, SOUTHWARK

A transformative addition to a 1950's infill terrace in timber, glass and brick, inspired by traditional domestic Japanese architecture and Californian Case Study Houses

——— Taking inspiration from Japanese domestic architecture and the Case Study Houses of the 1950s, this design adds a series of exposed lightweight timber portals to an infill terrace home, defining a series of openings along the roof and onto the rear garden, blurring the thresholds between inside and out. Internally, the chosen materials are high quality, with Douglas Fir, poured concrete floor and an exposed wall of specially selected long bricks running along one edge of the living space extending out into the garden.

COST: £90,375 SIZE BEFORE: 34.2 SQM SIZE AFTER: 52 SQM COMPLETED: FEBRUARY 2017 ARCHITECT: NIMTIM ARCHITECTS STRUCTURAL ENGINEER: SD STRUCTURES MAIN CONTRACTOR: TW SPACE CONVERSIONS CONCRETE FLOORING: FOGGS CONCRETE FLOORING WINDOWS/DOORS: AJ&D CHAPELHOW LTD KITCHEN SUPPLIER: HOWDENS CARCASS LAMINATED PLY: KOSKISEN ECO DECOR MARBLE: MGLW BRICKS: MODULAR CLAY PRODUCTS DOUGLAS FIR: SHARVATT WOOLWICH LTD PHOTOGRAPHER: ELYSE KENNEDY



Ground floor plan



BURNT HOUSE

MAIDA VALE, WESTMINSTER

Timber-clad extension transforming a basement flat's relationship with its garden, set amongst the mature rear gardens of a conservation area

——— The design creates a timber clad 'outdoor' room blending with the rich sylvan character of the garden, softening the threshold between this and the traditional character of the Victorian rooms within. The single storey sub-ground level extension provides a new kitchen and dining space, with ceilings pitching up towards the steep slope of the banked garden, maximising views and drawing in natural light. A pergola structured canopy continues the pitch of the internal ceiling and provides a partially covered, private terrace, with charred larch external timber cladding and a white oil finish providing a contrasting series of linings and reflections of light.

COST: £170,000 SIZE BEFORE: 119 SQM SIZE AFTER: 136 SQM COMPLETED: JUNE 2016 ARCHITECT: HAYHURST AND CO. STRUCTURAL ENGINEER: IAN WRIGHT ASSOCIATES CONTRACTOR: NEWBOLD AND BALL PHOTOGRAPHER: KILIAN O'SULLIVAN



Perspective view

Shortlisted



CHESTNUT ROAD

TULSE HILL, SOUTHWARK

Refurbishing an Edwardian semi-detached house to create a kitchen that becomes the heart of the home

—— The existing rear outrigger at ground floor was widened, giving a larger kitchen without need for widespread structural alterations to the house. A slim framed, sliding door system maximises the area of glazing which can open for a wide unobstructed view under the cantilevered corner roof. A large sliding door between the kitchen and rear reception room allows for open-plan living, while maintaining the traditional Edwardian footprint. The first floor was altered to create a master suite and a small guest suite was created in the existing outrigger.

COMPLETED: **FEBRUARY 2017** ARCHITECT: **RUSSIAN FOR FISH**
CONTRACTOR: **CREATE BESPOKE** ENGINEER: **KRIGE CONSULTING**
PHOTOGRAPHER: **PETER LANDERS**



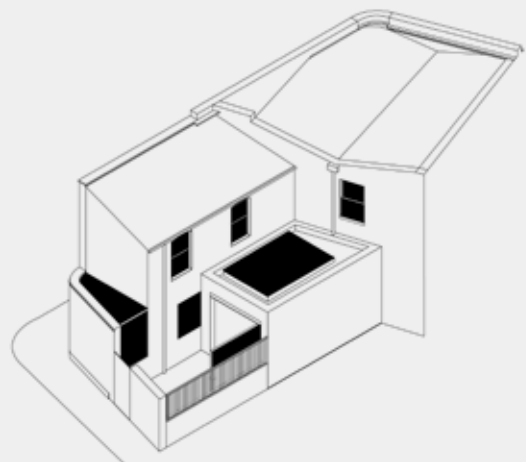
COLUMBIA ROAD

HOXTON, TOWER HAMLETS

A small oasis extension set within the backdrop of the world-famous Columbia Road flower market

—— The client's brief was to maximise space and light, opening up the entire rear facade but retaining an outdoor courtyard space. The inspiration for the design started with the curved garden brick wall that was used for an old bike store and barbeque area. By knocking through the rear wall and taking the floor to the extent of the site, the floor area is maximised. Replacing the existing kitchen wall with a large steel beam gives room for an eight-person dining table with a large skylight and pivot door for access to the courtyard.

COST: **£100,000** SIZE BEFORE: **78.1 SQM** SIZE AFTER: **96.1 SQM**
COMPLETED: **MAY 2017** ARCHITECT: **THE DHAUS COMPANY** STRUCTURAL
ENGINEER: **MA ENGINEERS** MAIN CONTRACTOR: **DENNEHY CONSTRUCTION**
PHOTOGRAPHER: **RICHARD CHIVERS**



Axonometric



DE BEAUVOIR HOUSE

DALSTON, HACKNEY

Modern transformation of a Victorian end-of-terrace house in a conservation area, with a large north facing glass façade and a softly curved plaster ceiling swooping up to capture the afternoon light

——— Maximising sunlight penetration whilst retaining privacy, this full-width rear extension opens up the small, dark kitchen, to create a tall, brightly lit kitchen and dining space with roof terrace, connected to the garden via a slender spiral staircase. The large glazed façade is split into two halves: the lower level allowing access to the garden and the upper framing a large curved plastered ceiling that swoops up to the roof deck – hidden behind a planted wildflower bed. The interior material palette is eclectic, responding to the clients' different cultural backgrounds.

COST: £350,000 COMPLETED: APRIL 2017 ARCHITECT: NEIL DUSHEIKO ARCHITECTS LANDSCAPE DESIGN: STEFANO MARINAZ LANDSCAPE ARCHITECTURE ENGINEER: MOMENTUM ENGINEERS CONTRACTOR: TBS PARTY WALL: MARC NEWTON GLASS: SCHUCO/L2I KITCHEN: CONCEPT KITCHENS/NEOLITH TIMBER FLOOR: HAVWOODS SANITARYWARE: BATHROOMS BY DESIGN DOOR HANDLES: BROUGHTONS LIGHTING: MR RESISTOR TILES: MARRAKECH, CAPITOL DESIGNER STUDIO METAL STAIRCASE: METALWORKS PHOTOGRAPHER: TIM CROCKER & JOSEPH TRAYLEN



EXTENSION TO A FLAT IN QUEEN'S PARK

BRENT

Small extension for two artists conceived as a sculptural object to complement the mature garden

——— This design for a bigger bedroom and en-suite bathroom with complementing views into the mature garden was developed as an abstract sculptural composition. A minimally detailed lead-clad bay window hovers about a metre over the ground and is set against the brickwork of the main extension and the planting scheme in the garden, with proportions carefully judged so the scale of the bay sits comfortably with the garden and the rest of the house. Internally, the bay creates a sunny space to sit that is poised above the garden yet still connected to it.

COST: £97,000 + VAT SIZE BEFORE: 91 SQM SIZE AFTER: 102 SQM COMPLETED: FEBRUARY 2017 ARCHITECT: PEDDER & SCAMPTON ARCHITECTS LTD STRUCTURAL ENGINEER: SR BRUNSWICK PARTY WALL SURVEYOR: TRUE ASSOCIATES CONTRACTOR: STEVE TAYLOR CONSTRUCTION PROJECT MANAGEMENT LTD ALUMINIUM WINDOWS: VELFAC FITTED CUPBOARDS: JONATHAN DAVIES FURNITURE DESIGN OAK FLOORING: THE NATURAL WOOD FLOORING CO BATHROOM TILES: TOWER CERAMICS BACK PAINTED GLASS: GX GLASS LIGHT FITTINGS: ASTRO, AURORA SANITARYWARE: DURAVIT GRANITE PAVING: CED LTD ROOF: SARNAFIL



FERNDALE

BROMLEY

Creating a new space for the whole family, including a hidden workspace

—— Involving the entire family, the brief sought to create a hidden workspace, window seat for reading, a new space for Xbox, and a new barbecue terrace, creating a space that acts as the focal point for family life. Each function finds its place, with the utility and cloak/store at the centre of the house to help keep the busy family tidy, while the window seat frames a view to the mature Acer in the garden. The kitchen is positioned centrally, with the work/study area adjacent, and dining and family areas within the top lit new extension leading to the garden terrace.

COST: £130,000 SIZE BEFORE: 43 SQM (GROUND FLOOR ONLY)
SIZE AFTER: 65 SQM (GROUND FLOOR ONLY) COMPLETED: MARCH 2017
ARCHITECT: CONIBERE PHILLIPS ARCHITECTS STRUCTURAL ENGINEER:
SD STRUCTURES PARTY WALL SURVEYOR: PETER BARRY BUILDER:
SEPTEMBER CONSTRUCTION BURNT TIMBER CLADDING: SHOU-SUGI-BAN
FLOOR FINISHES: DOMUS KITCHEN: PUCCINI KITCHENS BESPOKE JOINERY:
CMST CARPENTRY PHOTOGRAPHER: PETER LANDERS



GRAHAM ROAD

HACKNEY

An atmospheric, moody retrofit and roof extension of an upper maisonette to create a family home, nestled between a busy road and a lively Overground station

—— Set in-between busy infrastructure and on top of a separately-owned flat, this project set out to re-invent the building's original Victorian qualities, adding contemporary insertions to create more bedrooms and a better connection to the outside space. Given issues of overlooking, a traditional rear side return was neither possible nor appropriate – instead, a series of communal circulation spaces have created an interconnected social space, mainly located at the north-facing rear, with bold, dark colours creating a magical atmosphere as they interact with glimpses and beams of sunlight. New and old openings perforate the interior of the house, affording both new views and desirable privacy.

COST: £300,000 SIZE BEFORE: 116 SQM SIZE AFTER: 146.5 SQM
COMPLETED: SEPTEMBER 2017 ARCHITECT: ULLMAYER SYLVESTER
ARCHITECTS CONTRACTOR: ARKADIA BUILDING CONTRACTORS
STRUCTURAL ENGINEER: CONSTANT STRUCTURAL DESIGN & CONISBEE
CONSULTING STRUCTURAL ENGINEERS BESPOKE KITCHEN: ROGEROGER
INSULATION: STEICO WOODFIBRE INSULATION PAINTS: EARTHBORNE
PHOTOGRAPHER: KILIAN O'SULLIVAN



HOUSE 13

CLAPHAM, WANDSWORTH

Extending the basement of a Victorian terrace house to provide a family of six with a new guest bedroom, shower room, utility and playroom

———— Creating a new basement that extends under the entire footprint of the Victorian terrace house, this project provides a family of six with precious additional space, including a bedroom, shower room, utility and playroom. A new rear extension directly links the kitchen and playroom, ensuring a positive link between ground and basement spaces. Working to extremely tight tolerances, the extension has a glazed pivot door to the garden and a double-height frameless glass window to the lightwell and deck. Below the new precast concrete stair – a small space that might otherwise have been lost to storage – has become a music room.

COST: £640,000 SIZE BEFORE: 200 SQM SIZE AFTER: 300 SQM
COMPLETED: MAY 2016 ARCHITECT: STUDIO OCTOPI STRUCTURAL
ENGINEER: ELLIOT WOOD BUILDING CONTROL CONSULTANT: BBS
BASEMENT SHELL CONTRACTOR: ESTBURY EXTENSION AND FIT-OUT
CONTRACTOR: DA ROWLEY POLISHED CONCRETE FLOOR: STEYSONS
PRE-CAST STAIR: EVERGREEN DESIGN UK ZINC CLADDING: VM ZIN
GLAZED WINDOWS AND DOORS: CANTIFIX SHOWER ROOM MOSAIC
TILES: FIRED EARTH SANITARYWARE: VILLEROY & BOCH / DURAVIT
/ CROSSWATER CHAIR: CARL HANSEN LIGHTING: ORIGINAL BTC
PHOTOGRAPHER: JIM STEPHENSON



KITTY'S COLOURED HOUSE

STOKE NEWINGTON, HACKNEY

Modernising a Victorian house with a rear and roof extension and a new basement for extra family space

———— The project adds 70 sqm to this house across the new basement, the rear ground floor and the roofs, while maintaining a harmonic dialogue between the modern additions and its historic character. The front façade is left intact, but the whole forecourt is glazed to provide plenty of light and ventilation to the basement. At the rear, distinctive Glulam features and black-framed windows provide the consistency of repeated elements. The once rigid arrangement of rooms has been opened up, improving direct views and connectivity with the outdoors, while colours run throughout the interior, complementing different moods for the various environments.

COST: £500,000 SIZE BEFORE: 185 SQM SIZE AFTER: 254 SQM
COMPLETED: SEPTEMBER 2016 ARCHITECT: DRAISCI STUDIO
STRUCTURAL ENGINEER: FOSTER STRUCTURE MAIN CONTRACTOR:
F.A.LANE PHOTOGRAPHER: CARLO DRAISCI



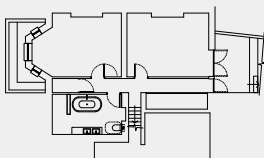
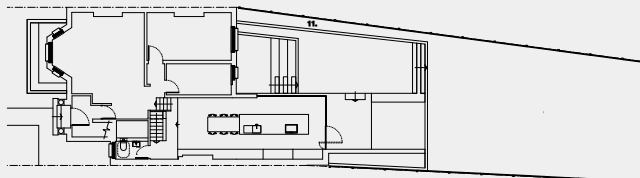
MANOR ROAD

STOKE NEWINGTON, HACKNEY

Mies van der Rohe inspired glazed kitchen extension with a cantilevered roof stretching out into the garden

—— Improving the functionality of this ground floor flat, the design sought to improve the underused large basement, altering levels within the space to create split-levels, with good ceiling heights and visual connections between the living spaces. A corridor with a glazed door to the garden ensures that the basement doesn't feel too dark, whilst the bedrooms also have sizeable windows. The kitchen extension references Mies' Farnsworth House with its raised plinth and cantilevering roof, creating a sheltered external area. A feature wall, extending into the garden, becomes the tall kitchen cupboards matching the colours of the external tiles, visually making it feel longer.

COST: £395,000 SIZE BEFORE: 90 SQM SIZE AFTER: 164 SQM
COMPLETED: AUGUST 2016 DESIGN ARCHITECT: PAUL ARCHER DESIGN
ARCHITECT (ON SITE): STUDIO EMP CONTRACTOR: ECORE CONSTRUCTION
STRUCTURAL ENGINEER: HARDMAN STRUCTURAL ENGINEERS GLAZING: FINELINE
KITCHEN: PAD BATHROOM FLOORING: SOLUS CERAMICS
BATHROOM FITTINGS: JUST ADD WATER PHOTOGRAPHER: NICK GUTTRIDGE



Ground and lower ground floor plans



MIRROR HOUSE

BLACKHEATH, GREENWICH

A mirror-clad extension designed to re-establish a connection between internal and external spaces by reflecting the surrounding landscape and allowing the building to blend into its immediate context

—— Augmenting this 1950s house with a rear and roof extension, the project utilises 88 panels of mirrored aluminium to externally clad the extension, reflecting the densely planted surrounding landscape and tree foliage in the garden. One side of the rear extension was planted with a bio-diverse wild flower green roof to further soften the extension into the landscape. Inside, the existing house had already been adapted from its original incarnation as a bungalow; however, the internal spaces were poorly designed and claustrophobic. The house underwent extensive refurbishment to transform the layout, with further exploration of visibility through use of glass, reflection and views through internal spaces.

COST: £250,000 +VAT SIZE BEFORE: 157 SQM SIZE AFTER: 207 SQM
COMPLETED: NOVEMBER 2016 ARCHITECT: RED SQUIRREL ARCHITECTS
STRUCTURAL ENGINEER: MCHENRY STRUCTURES APPROVED INSPECTORS: BBS BUILDING CONTROL
CONTRACTOR: LENYS CONSTRUCTION LTD DOORS/ WINDOWS/ STRUCTURAL GLASS: IQ GLASS ALUMINIUM COMPOSITE
MIRROR CLADDING: CUT PLASTIC SHEETING REPLACEMENT OAK STAIRCASE: K&D JOINERY PHOTOGRAPHER: ADELINA ILIEV



MRS CUSTARD'S HOUSE

BRIXTON, LAMBETH

A modest extension and strategic repurposing of existing space, with a rich material palette – creating a courtyard home for the clients and their cat, Mrs Custard

——— This project sought to remodel existing space and balance both the desire for an open layout with garden views while retaining privacy to the bedrooms. Use of materials such as black brick unifies a series of internal and external spaces, forming walls, floors and furniture to blur boundaries between inside and outside. This helps to perceptually expand space where budget did not allow. The kitchen incorporates Mrs Custard's private entrance via a short staircase through the wall to the garden.

COST: £200,000 SIZE BEFORE: 80 SQM SIZE AFTER: 115 SQM (INCLUDING GARDEN LANDSCAPING) COMPLETED: OCTOBER 2016 ARCHITECT, INTERIOR, LIGHTING & LANDSCAPE DESIGN: MUSTARD ARCHITECTS ENGINEER: RJ WATKINSON CONTRACTOR: CARDONWOOD LTD BRICKS: IBSTOCK COLOURED MORTAR: TARMAC LAFARGE GLAZING SUPPLIERS: MAXLIGHT, VELFAC ROOFLIGHT: ROOFLIGHT ARCHITECTURAL KITCHEN JOINERY: BESPOKEA, MKW OTHER JOINERY: CARDONWOOD LTD, IKEA LIGHT FITTINGS: ECOLED, HABITAT CARPET: CRUCIAL TRADING LIGHT SWITCHES AND SOCKETS: MK ELECTRIC PHOTOGRAPHER: TIM CROCKER



N1: WALLED GARDEN

SHOREDITCH, HACKNEY

Inspired by the areas' heritage of dressmaking and pattern cutting, this rear extension takes a 'cut-out-and-use' approach to the design of the kitchen and garden

——— In a listed network of streets born out of the Haberdasher's Company presence in the area, this project extends a dark back kitchen with clean white lines and glass. Taking inspiration from pattern-cutting, the compact garden creates seating from the cut earth, and the green roof of the extension appears as 'lifted' material from the remaining garden.

COST: £100,000 COMPLETED: AUGUST 2017 ARCHITECT: TURNER ARCHITECTS LTD ENGINEER: COOPER ASSOCIATES CONTRACTOR: VT CONSTRUCT LTD. DOORS AND WINDOWS: URBAN & GREY KITCHEN WORKTOP: GRANITE QUARTZ STORE PHOTOGRAPHER: ADAM SCOTT



THE OLD POST HOUSE

HAMPTON, RICHMOND

Re-orientating a Georgian home to make the most of the south facing garden, whilst reducing the impact of the busy road to the front

——— Originally built as a coaching stagepost in the 1750s, this elegant detached building was used as a post office before being converted into a family home – resulting in a complex arrangement of rooms. The new works rebalance the plan, re-orientating the house towards the rear, to reduce the impact of the traffic and harness the southerly aspect. The linear extension runs parallel to the garden along the boundary wall, morphing along its length to respond to the existing physical context to provide a variety of spaces and uses.

COST: £130,000 SIZE BEFORE: 186 SQM SIZE AFTER: 200 SQM
COMPLETED: JUNE 2017 ARCHITECT: REED WATTS STRUCTURAL ENGINEER: PRICE & MYERS CONTRACTOR: CONKER BUILDING SERVICES KITCHEN: DEVOL LIMESTONE FLOOR: MANDARIN STONE LIGHTS: ARTIFACT LIGHTING TILES: FIRED EARTH PIZZA OVEN: VICTAS PHOTOGRAPHER: BEN TYNEGATE



PEAR TREE HOUSE

CLERKENWELL, ISLINGTON

Full refurbishment of a three-storey house and former ironmonger's workshop that embraces the original warehouse aesthetic with modern design

——— To create a house for working and entertaining the floor plans were reconfigured and circulation shifted from the centre of the plan to the boundary wall – leaving space open on the ground floor for both meetings and large parties. The industrial influence of the former ironmonger's workshop has been referenced through the design elements and materiality, with pre-cast in-situ concrete, dark antique bronze and blackened metalwork used throughout – selected to patinate and age with use of the house.

COST: £2,000,000 SIZE BEFORE: 315 SQM SIZE AFTER: 410 SQM
COMPLETED: FEBRUARY 2017 ARCHITECT: MICHAELIS BOYD ASSOCIATES STRUCTURAL ENGINEER: MICHAEL BARCLAY PARTNERSHIP LLP CONTRACTOR: J&Z CONSTRUCTION LTD QUANTITY SURVEYOR: ANDREW OHL ASSOCIATES LTD BUILDING CONTROL: BBS BUILDING CONTROL LTD LANDSCAPE DESIGNER: PHILIP NIXON DESIGNAUDIO VISUAL CONSULTANT: TWISTED PEAR CONSULTANCY KITCHEN DESIGN: BULTHAUP BY KITCHEN ARCHITECTURE PARTY WALLS CONSULTANT: BEHAN PARTNERSHIP LTD PHOTOGRAPHER: LUKE WHITE PHOTOGRAPHY



QUEEN'S PARK HOUSE

QUEEN'S PARK, BRENT

Rooflights and corner glazing create this light, spacious and open home, with a strong connection to the garden

—— Located in a conservation area, this run-down terraced house has been reinvented by side, rear and roof extensions into a new multi-functional living space. Its contemporary design contrasts with traditional features of the main house, which have been retained and restored. The connections between original house and new extension have been made thoughtfully to provide views through the property and into the garden, which can be accessed via a large glazed door in line with an axis that runs through the entire left side of the house and garden. The carefully coordinated garden design ensures views of the planting from the interior.

COST: £430,000 SIZE BEFORE: 156 SQM SIZE AFTER: 214 SQM
COMPLETED: MARCH 2016 ARCHITECT: HONE STUDIO LIMITED
STRUCTURAL ENGINEER: CENTRESPACE DESIGN LANDSCAPE DESIGNER:
THE LANDSCAPE ARCHITECT AUDIO VISUAL DESIGN: ROBERT TAUSSIG
CONTRACTOR: MP4 YOU PORCELAIN TILES: LEA CERAMICHE
KITCHEN: ROUNDHOUSE DESIGN TIMBER FLOORS: HICRAFT FLOORING
SOLAR COLLECTORS: SUNTRADER PHOTOGRAPHER: MICHELE PANZERI



ROMAN HAUS

HIGHGATE, HARINGEY

A centerpiece courtyard takes inspiration from the ancient typology of the Roman house

—— Drawing inspiration from the Roman house, this property in Highgate Village has been extended and updated, creating a new courtyard as the focal point. Respecting the 1960's architectural style of the property, the courtyard was re-modelled with slim line glazing merging the interior and exterior spaces in a seamless transition between living spaces and garden, with flush flooring further reinforcing the link between inside and out. A secret doorway hidden behind a custom bookshelf leads to a cinema room with views over the courtyard.

COST: £300,000 SIZE BEFORE: 177.8 SQM SIZE AFTER: 211.5 SQM
COMPLETED: MARCH 2017 ARCHITECT: THE DHAUS COMPANY STRUCTURAL
ENGINEER: AMA ENGINEERS CONTRACTOR: NEOPHYTOU LTD BUILDING
CONTROL: CLARKE BANKS PHOTOGRAPHER: RICHARD CHIVERS



RUSHOLME ROAD

PUTNEY, WANDSWORTH

The rear extension of this Victorian house provides a new dining room and utility room, both linked to the garden

———— The ground floor layout has been transformed to enable the rear garden to be immediately visible from the entrance hall, with the living and kitchen spaces flowing together to make the house feel much larger and lighter. The new dining room enables views out to the garden and the addition of a lantern above brings afternoon sun deep into the room. Referencing the existing building fabric – of redbrick and white render – the extension utilises white brick to make the new work distinct yet belonging to its host building.

COST: £350,000 SIZE BEFORE: 102 SQM SIZE AFTER: 130 SQM COMPLETED: NOVEMBER 2016 ARCHITECT: SIMON GILL ARCHITECTS CONTRACTOR: MERCATURA MANAGEMENT LTD ENGINEER: GALBRAITH HUNT KITCHEN: ROUNDHOUSE SLIDING DOORS: IDSYSYSTEMS BRICKS: IBSTOCK WHITE ENGOBE PHOTOGRAPHER: SASA REGORSEK / MIKE DAINES PHOTOGRAPHY



SHEEN HOUSE

SHEEN, RICHMOND

Reimagining a 1920s house to create light throughout the home and views into the garden

———— Breaking the '4x4 grid', the modernisation of this 1920s house includes a well-connected, open plan ground floor living space with additional living accommodation upstairs. This downstairs space is connected to the front of the house by alternative routes, forming a circular route without dead-ends and making the maximum use of space. The entrance and stair has been radically modified to open up expansive views through the house and into the garden beyond. The new orientation of the stair allows daylight into the entrance hall, which was previously obstructed, creating a double-height entrance space which allows views up to the top floor. Upstairs, a large triangular dormer creates a unique space with panoramic views over the garden.

COMPLETED: AUGUST 2016 ARCHITECT & LANDSCAPE ARCHITECT: R2 STUDIO ARCHITECTS STRUCTURAL ENGINEER: BARNARD ASSOCIATES CONTRACTOR: RADEK WIECZOREK LANDSCAPE CONTRACTOR: CHAUNCEY GARDENS GROUND FLOOR GLAZING: JOSKO/ZIPCO WINDOWS: STANBROOK NICHOLSON FLOORING: HITT OAK KITCHEN: HI-SPEC DESIGN FITTED SHELVING: PROLINE FIREPLACE: WOODSMITH JOINERY, MORTISE CONCRETE ROOFING: SARNAFIL / MARLEY ETERNIT IRONMONGERY: ALLGOOD TILES: WALLS & TILES BLINDS: ILE SOLUTIONS ROOF LIGHTS: GLAZING VISION PRESSED FLASHINGS: PANELTECH PHOTOGRAPHER: ANDY STAGG



106 ST MARGARET'S GROVE

TWICKENHAM, RICHMOND

Refurbishment and remodeling an end-of-terrace home with an innovative clerestory window to maintain light and connections to the adjacent park

— This contemporary remodelling to the ground floor of an end of terrace Victorian house features a new open plan series of spaces, reinvigorating the existing cellular ground floor layout to provide adaptable spaces that link to nature. The role of the clerestory window maintains the feeling of openness and constant awareness of the park, blurring the lines between home, garden and open space. To minimise the impact of the extension on the adjacent park, a vertical timber cladding boundary treatment was devised which deters graffiti and antisocial behavior.

COST: £160,000 SIZE BEFORE: 108 SQM SIZE AFTER: 134 SQM COMPLETED: JULY 2017 ARCHITECT: RUFFARCHITECTS LIMITED SUSTAINABILITY AND SERVICES CONSULTANT: CBG CONSULTANTS GLAZING: PANORAMAH, UK LTD. KITCHEN: PRONORM KITCHENS, GMBH DE FLOORING DESIGN: GARDENIA ORCHIDEA PHOTOGRAPHER: ROB PARRISH



THE STRIPE HOUSE

BATTERSEA, CLAPHAM

Lined with colourful timber batons, the garden takes centre stage, with a first floor that cantilevers out over a free-flowing kitchen and outdoor space

— Prioritising additional outdoor space for the growing family, this project is oriented around a pastel-coloured, enclosed garden – offering privacy without blocking out sunlight. A side extension and skylight has produced a large open-plan dining room and kitchen, creating a column-free space that merges seamlessly into the garden with full-height sliding doors and a continuous concrete floor running from inside to outside. Upstairs, a cantilevered first-floor allows for a reconfiguration of the existing space to create an additional bedroom without going into the roof space.

COST: £170,000 SIZE BEFORE: 141 SQM SIZE AFTER: 147 SQM + 27 SQM GARDEN COMPLETED: JUNE 2017 ARCHITECT: SODA CONTRACTOR: BYGGA CONSTRUCTION STRUCTURAL ENGINEER: HRW APPROVED INSPECTOR: CLARKE BANKS JOINERY: TLC CONSTRUCTION LANDSCAPING: LUCY VAN DEN BRUL POLISHED CONCRETE: LAZENBY SLIDING DOORS: MAXLIGHT CLADDING: BESPOKE TILES: DOMUS LIGHTING: MARSET DINING TABLE: ANOTHER COUNTRY PHOTOGRAPHER: RUTH WARD



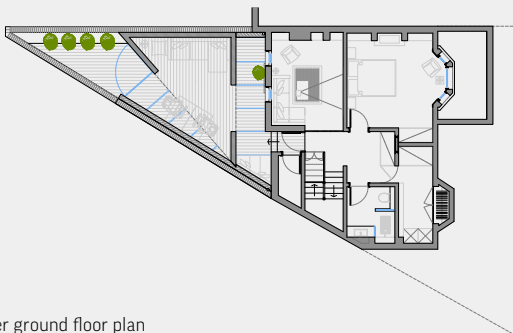
THE TRIANGLE

CLAPTON, HACKNEY

Playing with the perception of inside/outside through glazing and materiality, this sustainable triangular-shaped rear extension neatly slots into a wedge-shaped space

———— Retaining external space, this bright and generous study space was created in the triangular garden, respecting the garden's original shape by positioning a triangular super-insulated timber structure along the existing walls. An elongated glass skylight distances the extension from the rear façade and brings natural light into the house, whilst the sharpest angle of the triangular garden is turned into a small patio with a built-in seating bench. Internally, the extension is clearly articulated through high quality birch plywood, juxtaposed by dark-stained decking and glass skylights to contrast the pale coloured plywood with the existing fabric.

COST: £257,000 SIZE BEFORE: 119.5 SQM SIZE AFTER: 180.5 SQM COMPLETED: MARCH 2017 ARCHITECT & INTERIOR DESIGNER: YELLOW CLOUD STUDIO BUILDING CONTRACTOR: RIMI RENOVATIONS STRUCTURAL ENGINEER: PGCS PARTNERSHIP LIGHTS & ACCESSORIES: CLIPPINGS EXTERNAL DECKING: RUSSWOOD WOOD CLADDING: SILVA TIMBER BIRCH PLYWOOD SHEETS: SPECIALISED PANEL PRODUCTS CONCRETE BASINS: KAST CONCRETE TILES: BERT AND MAY LIGHTS: PETER RAID TAPS AND BATHROOM ACCESSORIES: YORKSHIRE DESIGN ASSOCIATES TERRAZZO FLOOR TILES: DIESPEKER & CO MARBLE FLOOR TILES: MANDARIN STONE POLISHED PLASTER: RAY BRADY PHOTOGRAPHER: ALEX FORSEY



Lower ground floor plan



TWISTED HOUSE

SYDENHAM, LEWISHAM

An extension of two halves, molding itself to the context of an overlooked urban site in South London to create a more spacious family home

———— Seeking to retain privacy without resorting to the ubiquitous bi-folding doors solution, this extension is made of two halves – the first half has a duo pitched roof, to maintain the neighbour's view, then twists in the middle to form a mono pitch roof, rising from 2.4 metres to 4 metres high. Rather than having glazing across the whole of the rear elevation, a large window seat is inserted at one side of the elevation, to frame a view of the beautiful south-facing garden. A steel frame core, with a secondary timber frame, is internally clad with plywood, and externally wrapped in a waterproof membrane and then clad in cedar, which will turn silver over time.

COST: £120,000 SIZE BEFORE: 120 SQM SIZE AFTER: 155 SQM COMPLETED: MARCH 2017 ARCHITECT: PETER MORRIS ARCHITECTS STRUCTURAL ENGINEER: ELLIS + MOORE CONSULTING ENGINEERS PHOTOGRAPHER: EDMUND SUMNER

DOUBLE HEIGHT

Interiors and design writer Cate St Hill examines the trend for creating open, dramatic spaces

——— Where once the trend was for open-plan homes with everything on display, now homeowners are looking for more nuanced solutions designed around how they live every day. Broken plans or split sections – linking semi-private spaces with small level changes to maximise space and bring light in – means occupiers can create more intimate, adaptable areas set slightly away from each other. Lifestyle changes mean we want more flexibility. A common driver for extending is to accommodate a larger family, which comes with its own set of needs – space for adults to escape from noisy children, where teenagers can have their own space, where one of the family can work from home, where a room can be sealed off and rented out on Airbnb, or an elderly relative can come to stay.

With increasingly constrained urban plots or awkward existing builds, it's about getting creative with what you've got. Minimum London space standards can be stretched and manipulated by looking up, instead of opening out or across, to give an illusion of light and openness. Glass balconies and semi-transparent partitions can provide links and views across and above, while dramatic double-height voids give a sense of volume and generosity to small spaces. Every square inch of usable space is worked hard. With split levels and stairs to connect them, there's no need for corridors and empty passageways. Home offices can be squeezed onto landings, cosy snugs shoehorned into larger spaces, and often room functions can be delineated by custom-made built-in furniture that spans levels. This creates dynamic spaces that don't reveal themselves all at once – they unfold and delight, holding back and wowing with their own unique surprises.



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ALBION DRIVE

LONDON FIELDS, HACKNEY

A two and a half storey back extension to a semi-detached Victorian house with suspended staircase and creative use of voids and mirrors

——— Set backs, volumetric divisions and a new fully glazed element transform this semi-detached Victorian house into a bright and spacious home. The introduction of a suspended staircase opens up long views into the garden and improves circulation through the home. The traditional first floor extension hovers above a glass strip, with further rooflights and glazed strips separating the new and old fabric and introducing light deep into the plan. White-glazed bricks mark out the living area in the façade and are carried through to the internal wall where they sit next to timber-lined walls, geometric tiles, a polished concrete floor and playful yellow columns.

COST: £390,000 SIZE BEFORE: 129 SQM SIZE AFTER: 148 SQM
COMPLETED: JANUARY 2017 ARCHITECT: ZCD ARCHITECTS STRUCTURAL
ENGINEER: BLUE ENGINEERING CONTRACTOR: FOCUS CONSTRUCTION
PHOTOGRAPHER: CHARLES HOSEA



CARLSTONE LODGE

EAST BARNET, BARNET

Victoria villa restored through the re-alignment of existing mismatched interventions and a new zinc-clad extension

——— This Victorian villa was sympathetically restored including the re-alignment of the existing mismatched rear elevation and addition of a new extension. It is designed to be impressive, mountainous in scale, with thick walls, tall ceilings, wide door spans and a large floor plan. The rear extension is highly detailed and considered down to every junction, including concealed gutters and flush fitting roof lights, resulting in a high-quality finish.

COST: £500,000 SIZE BEFORE: 437 SQM SIZE AFTER: 513 SQM
COMPLETED: DECEMBER 2016 ARCHITECT: LIPTON PLANT ARCHITECTS
INTERIOR DESIGNER: SIMPSON AND VOYLE CONTRACTOR: OAKLEY'S
QUANTITY SURVEYOR: TROGAL GRIFFIN STRUCTURAL ENGINEER:
OSO DESIGN ZINC: FULL METAL JACKET PHOTOGRAPHER: DAVID VINTNER



ELFORT ROAD HOUSE

ARSENAL, ISLINGTON

Transformation of a dark, cluttered terraced house into a light and spacious family home, which is practical for a young, growing family, yet brings joy at every corner

——— Featuring open-plan kitchen, dining and living areas on the ground and lower-ground floors, this extension and refurbishment creates a light, airy, family-friendly environment. The spaces for eating, living and working are arranged over an open series of half-levels, exploiting volume and light. The selection of materials were kept to a minimum, echoed in the choice of colour palette to enhance the space in terms of size and fluidity.

COST: £250,000+VAT SIZE BEFORE: 153 SQM SIZE AFTER: 175 SQM COMPLETED: SEPTEMBER 2017 ARCHITECT: AMOS GOLDBREICH ARCHITECTURE ENGINEER: EVOLVE CONTRACTOR: AODS BUILDING CONTRACTORS BUILDING CONTROL: ANDRE SAMSON/PWC JOINERY & KITCHEN: EBANO WINDOWS: ABA WIKTORCZYK SP FURNITURE SUPPLIER: PINK APPLE DESIGNS LIGHTING: LIGHT PLAN SANITARYWARE: ROCA TIMBER FLOOR: WOOD AND BEYOND TILES: BLUEPRINT TILES ZINC: ECO ROOFING PHOTOGRAPHER: RORY GARDINER



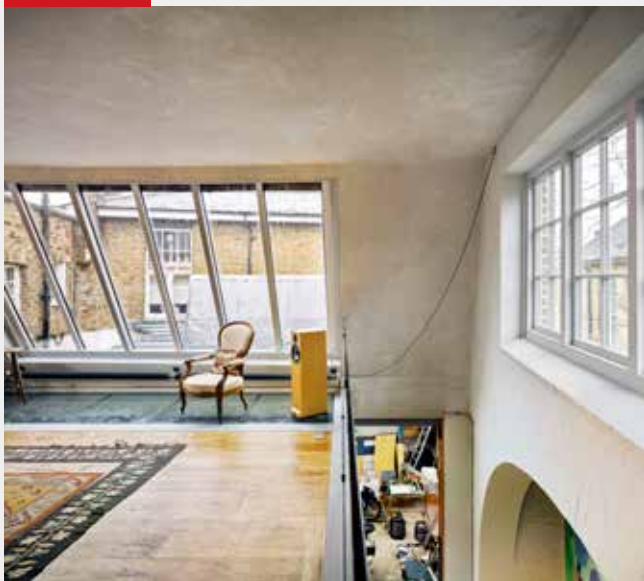
FRAME HOUSE

CANONBURY, ISLINGTON

Double-height top-lit modern extension inspired by Sir John Soane

——— Inspired by Soane's top-lit spaces, this double-height rear extension transforms the old closet wing into a vertical framing device that captures a dramatic view of the house and the sky above, created by a single piece of frameless structural glazing. A four-metre high window, positioned directly in front of the stair, allows a continually changing view of the garden during the decent down to the lower level. The window seat cantilevers out over the garden, creating an intimate 'room', with band-sawn oak slats adding texture and warmth whilst leading the eye to the views beyond. Low-iron glass was used throughout for its extra transparency, purity of colour and very high light transmission.

COST: £200,000 SIZE: 50 SQM COMPLETED: NOVEMBER 2015 ARCHITECT: HAMISH & LYONS SPECIALIST GLAZING: CANTIFIX STRUCTURAL ENGINEER: COOPER ASSOCIATES MAIN CONTRACTOR: ABIER INTERIORS BRICKWORK: RICHARD CARROL SPECIALIST JOINERY: JAMES VERNER FURNITURE PHOTOGRAPHER: JAMES BRITAIN PHOTOGRAPHY



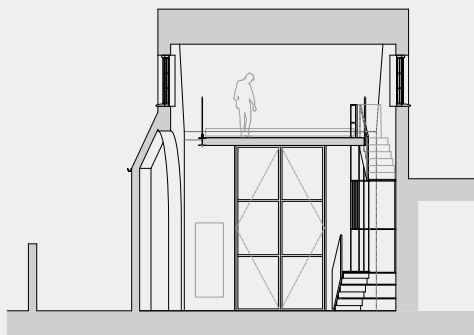
GREVILLE ROAD STUDIO

KILBURN, CAMDEN

Stairs become storage in this artist studio conversion, with a glass-edged mezzanine maintaining openness in the seven-metre high space

———— Revitalising a late nineteenth century studio, this conversion creates additional work space together with plenty of storage for canvases and materials. A floating mezzanine, inserted into the seven-metre vaulted studio space, keeps free of the perimeter walls and clear of the tall studio doors, with glass floor panels running along two sides to maintain the sense of openness. The new birch-faced plywood staircase was conceived to be an integral part of the large storage unit and read as one entity. The spacing of staircase treads established a module which formed the rhythm of the whole storage unit.

COST: £154,800 SIZE BEFORE: 41.9 SQM SIZE AFTER: 64.3 SQM
COMPLETED: SEPTEMBER 2015 ARCHITECT: SYTE ARCHITECTS
STRUCTURAL ENGINEER: MICHAEL BARCLAY PARTNERSHIP LIGHTING
CONSULTANT: SYNTAX LIGHTING MAIN CONTRACTOR: ASPECT
CONSTRUCTION PHOTOGRAPHER: JAMES MORRIS



Section



GUNTERSTONE ROAD

BARONS COURT, HAMMERSMITH & FULHAM

An 18 sqm extension, new staircase and dissolved walls rethink a once typical London house, giving a lighting designer and her family space in which to expand their lives

———— Remedying cellular rooms, a non-existent relationship to the garden, and a poorly positioned staircase, the design rethought the house – puncturing the façade with a double-height window over the repositioned staircase, liberating the entrance hall and flooding it with light. Three-metre-high ceilings on the garden level help transform this into the house's centre of activity, with all internal walls removed. A small extension into the garden maximises indoor space. Sliding glass removes barriers between inside and out, as does using the same materials in both areas. The garden level was lowered and the kitchen worktop extends for BBQs.

SIZE BEFORE: 133 SQM SIZE AFTER: 151 SQM + 18 SQM TERRACE
COMPLETED: NOVEMBER 2016 ARCHITECT: ALAN HIGGS ARCHITECTS LTD
QUANTITY SURVEYOR: MOULTON TAGGART LTD STRUCTURAL ENGINEER:
ELLIOTT WOOD PARTNERSHIP LLP SERVICES ENGINEER: ENTROPIC DESIGN
LANDSCAPE CONSULTANT: CHARLOTTE ROWE GARDEN DESIGN LIGHTING
CONSULTANT: LIGHT IQ MAIN CONTRACTOR: RAINBOW MASTER BUILDERS
LTD KITCHEN: BOFFI BRONZE HANDRAILS: FENNITE FINE METALWORK
TIMBER FLOORING: ELEMENT 7 POLISHED CONCRETE FLOOR: EJ LAZENBY
CONTRACTS LTD SLIDING DOOR SYSTEM: SCHUCO SANITARYWARE:
NU-LINE BATHROOMS SECURITY SHUTTERS: EQUILUX PHOTOGRAPHER:
ALAN WILLIAMS



HIGHBURY HOUSE

HIGHBURY, ISLINGTON

Remodeling a large Victorian double-fronted house to create visual and physical connections between the garden and family spaces including a large cooking, dining and entertaining space

— Despite the ample floor area, this family home required a better organisation of the spaces, being poorly lit and with an unimaginatively planned basement unsuitable for the clients' needs. Reconfiguring the staircase to connect the upper- and lower-ground floors allowed the creation of a double-height space punctured with four large fixed windows to two elevations. Natural light now penetrates through the set of large sliding glazed doors and the windows while also creating views of the garden from both floors. The lower ground level now contains a large kitchen and dining space with a playroom located behind a sliding screen.

COST: £239,500 + VAT SIZE: 78 SQM COMPLETED: JANUARY 2017
ARCHITECT: APPLETON WEINER CONTRACTOR: SMART CONVERSION
ENGINEER: SYMMETRYS LIMITED PHOTOGRAPHER: ALEX CAMPBELL



THE HOUSE THAT JACK BUILT

KENSAL GREEN, BRENT

A contemporary interior wraps around a black staircase, breaking the traditional Victorian semi and its series of isolated cellular spaces into a gallery of natural light and connectivity

— Created from a cellular semi-detached house, this contemporary home now features a sculptural, weaving black staircase which connects the vertical spaces and acts as a means of dispersing light from the roof into the various spaces below and allows a view to the garden. The atrium-like space that contains the staircase connects all floors and is also a means of cooling through stack ventilation in the summer.

COMPLETED: OCTOBER 2016 SIZE BEFORE: 113 SQM SIZE AFTER: 202 SQM
ARCHITECT: ROACHYOUNG STUDIO STRUCTURAL ENGINEER: PRICE & MYERS BUILDING CONTROL: SHORE ENGINEERING
CONTRACTOR: PRODUK PHOTOGRAPHER: MARK HADDEN



THE LOOKING GLASS HOUSE

SOUTH HACKNEY, HACKNEY

A mid-Victorian terrace reworked into an eclectic modern family home with light, glass and mirrors to create series of illusionary and open spaces

——— This refurbishment and extension plays with the onlooker's sense of perspective and scale, with mirrors and glass used throughout to create illusionary interior spaces, surrounded by the owners' eclectic art collection, ephemera lighting and furniture. 250 sqm of living space have been added to the property, including two extra floors and a side and rear extension. Central to the design is a mirror-clad pod that sits between the kitchen, reception and hallway, containing concealed storage, a larder and toilet.

COST: £800,000 SIZE BEFORE: 190 SQM SIZE AFTER: 300 SQM COMPLETED: JULY 2016 CLIENT: **JEREMY RAINBIRD** ARCHITECT: **FOURTHSPACE** STRUCTURAL ENGINEER: **DJ CONSULTING** LIGHTING DESIGNER: **NULTY LIGHTING** INTERIOR DESIGN ASSISTANCE: **FOLK OF LONDON** QUANTITY SURVEYOR: **MP PROJECTS** PARTY WALL: **FAREED FETTO & CO** MAIN CONTRACTOR: **STEM & AGATE** TIMBER FLOORING: **HAVVWOODS/RECLAIMED** POURED & POLISHED FLOORING: **URBAN FLOORS** CRITALL SCREEN: **METWIN GLASS** ANTIQUE AND FEATURE MIRRORS: **OSBORNE GLASS** BESPOKE JOINERY: **STEM & AGATE** LIGHTING SYSTEM: **LUTRON** TILING: **MOSAIC DEL SUR** MARBLE: **MARBLE CITY** PHOTOGRAPHER: **STEPHEN SINCLAIR & IGNASI CASAS**



MEWS HOUSE

SHEPHERD'S BUSH, KENSINGTON & CHELSEA

A basement extension for a mid-terrace mews, with emphasis was on creating spaces for the family to spend more time together, and visually connecting the different levels

——— Glass floors, stepped beds and a bespoke perforated staircase allow light to shine through the building to the basement level. Designed with an 'upside down' approach to traditional living, with sleeping accommodation on the lower floors, and the living spaces on the upper levels, allowing both the children and the parents to have their own space. The children's rooms use two large sliding pocket doors to allow the two rooms and the connecting circulation space to open up into one large play space.

SIZE BEFORE: 146 SQM SIZE AFTER: 190 SQM COMPLETED: SEPTEMBER 2017 ARCHITECT: **HOGARTH ARCHITECTS** ENGINEER: **GREEN STRUCTURAL ENGINEERING** CONTRACTOR: **BUILD2DESIGN** METAL PERFORATED STAIRCASE: **CANAL ENGINEERING** INTERNAL GLASS: **CANTIFIX** KITCHEN: **BULTHAUP** DOORS: **SELO** RESIN FLOOR: **PUUR** SCANDINAVIAN STYLE AMERICAN WHITE ASH FLOORING: **WOOD FLOORING ENGINEERING**



9 NEWEND

HAMPSTEAD, CAMDEN

Expansion and complete reconfiguration of a three-storey Victorian terraced house achieving a radically modern interior with dramatic suspended studio

—— This expansion and reconfiguration aims to rationalise the plan, creating better connection between living areas and increase bedroom and patio size. The new design eliminates a dark ground floor courtyard, making use of the slight difference in floor heights to create a subtle division between connected spaces. A new study, suspended at first floor level over the living area introduces spatial drama and also accommodates a void that allows for the influx of natural light through a large rooflight across the center of the property, with additional rooflights to the rear perimeter of the house providing natural light to the study and ground floor – the darkest part of the home.

COST: £330,000 SIZE BEFORE: 94 QM SIZE AFTER: 105 SQM
COMPLETED: MARCH 2016 CLIENT: MATTHEW GETZ AND JOSEPHA JACOBSON ARCHITECT: M.OS ARCHITECTS STRUCTURAL ENGINEER: CONSTANT STRUCTURAL DESIGN LTD. MAIN CONTRACTOR: SIMON DANIELS RENOVATIONS LTD. BUILDING CONTROL: BUILDING CONTROL APPROVAL LTD. PHOTOGRAPHER: TIM CROCKER



VICTORIAN REMIX

CLAPHAM, LAMBETH

Refurbishing a late Victorian house set within a conservation area with a double-height glass extension and basement wellness floor

—— Completely remodeling this Victorian house, the project alters its overall structural stability by removing the spine wall to achieve spacious open plan layouts typical of contemporary domestic living, with plywood stressed skin slabs performing the buttressing function previously performed by the spine wall. Large open-plan spaces were achieved by relocating and redesigning the stairs accessing all floors. A new basement floor, dedicated to wellness, accommodates a swimming pool that benefits from natural light and view towards the outdoors, alongside a hot tub and steam room.

COST: £2,242,728 SIZE BEFORE: 483 SQM SIZE AFTER: 521 SQM
COMPLETED: DECEMBER 2016 ARCHITECT: GUARNIERI ARCHITECTS STRUCTURAL ENGINEER: MALISHEV ENGINEERS LTD ENVIRONMENTAL CONSULTANT: ALFONSO SENATORE CONTRACT ADMINISTRATION: TCL CHARTERED SURVEYORS MAIN CONTRACTOR: FAMELLA GLASS SPECIALIST: CANTIFIX SWIMMING POOL SPECIALIST: OCEAN POOLS M&E SPECIALIST: OCHRE ENGINEERING HOUSE AUTOMATION: TWENTYTWO INTEGRATION CERAMIC FLOOR SLABS: GRANITI FIANDRE INTERIOR SLATE CLADDING: ARTESIA EXTERNAL FULLY GLAZED DOOR: SCHUECO INTERNAL FULLY GLAZED DOOR: RIMADESIO LIGHT FITTINGS: DELTA LIGHT, ARTEMIDE PHOTOGRAPHER: QUINTIN LAKE

REAR AND SIDE EXTENSIONS

Jon Miller and Dean Bové of Architects' Republic explain how design can best utilise underused external space to increase internal living spaces

—— With the cost of moving and house prices continuing to rise, it is making more and more sense for families to expand their existing properties by investing in extensions to utilise underused external space rather than moving. By and large, harnessing underutilised spaces to the back or side of a house or flat is the most common way to meaningfully increase the internal living area of London's homes – and therefore provides a range of exciting and inspirational designs as the following pages demonstrate.



If you are one of the thousands of people looking to extend your home in this way, do remember that good design goes beyond just the aesthetics – it is a combination of so many other factors, including:

- Usefulness: The extension must be built to be used – it should satisfy your brief, not only from a functional point of view, but also psychological and aesthetic.
- As little as possible: less, is always better – it focuses the design on the essential aspects and the final detail of the living space.
- Long-lasting: a well designed addition to your home needs to avoid being fashionable. It should consider changing circumstances and be easily adaptable to meet the needs of you and your family in the future.
- Environmentally-friendly: good design can make an important contribution – your extension should look to conserve resources and minimise physical and visual pollution.
- Aesthetics: although it is not the main factor, the aesthetic quality of your extension is integral to its usefulness because the spaces we use affect our daily wellbeing.

That's what good design is: like the projects featured in this magazine, it allows you and your family to live your lives in the most enjoyable, beautiful and efficient way possible. And that is why it is so important to find the right architect for your home extension.



ANSTEY ROAD

PECKHAM, SOUTHWARK

Creating a legible, spacious and uncluttered kitchen and entertainment space for self-declared foodies with a new integrated side extension

———— The design for this mid-terrace house extends into an underused side return, creating a spacious kitchen and entertainment space for the client, an avid cook, food blogger and supper club host. The limited materials were selected and arranged for maximum effect, with a continuous crown cut oak paneled storage wall connecting the length of the space, with a stone worktop and concrete tiles bringing texture to the space. The London Stock bricks removed in the demolition of the flank wall were recycled and used in the new side extension to reduce material consumption and integrate with the existing building fabric.

COST: £88,400 SIZE BEFORE: 51 SQM SIZE AFTER: 62 SQM COMPLETED: SEPTEMBER 2017 CLIENT: **JEREMY & CHERRY SMART** ARCHITECT: **MOCT STUDIO** STRUCTURAL ENGINEER: **QUORUM ASSOCIATES** PRINCIPLE CONTRACTOR: **ADICA LTD** APPROVED INSPECTOR: **BBS BUILDING CONTROL** OAK FLOOR BOARDS: **SOLID WOOD FLOOR COMPANY** REFINE PEWTER NATURAL FLOOR TILES: **JOHNSON TILES** QUARTZITE WORKTOP: **KITCHENS & WORKTOPS LTD** EXTERNAL DOORS AND WINDOWS: **COTSWOLD CASEMENTS** SANITARYWARE: **DURAVIT** KITCHEN AND JOINERY: **YK JOINERY** PHOTOGRAPHER: **IOANA MARINESCU**



ARTISTS' HOME

LEWISHAM

Reconfiguration and refurbishment including new light-filled extension and 'frameless' horizontal glazing to create a functional family home and artist studios

———— The demolition of an old conservatory and rear kitchen extension made way for a large, open plan kitchen and dining area, which can be separated from the existing drawing room by a series of new folding, glazed screens and pocket doors with automated blinds. 'Frameless' horizontal glazing punctures through the roof plane to allow additional light in, with bi-fold doors giving access to the garden, sheltered by a cantilevered roof canopy. On the first and second floors, reconfiguration of the existing plan has created a wet and dry artist's studio, family bathroom, utility and bedrooms, with an additional large artist studio created on the ground floor.

COST: £286,730 SIZE BEFORE: 273 SQM SIZE AFTER: 304 SQM COMPLETED: AUGUST 2017 ARCHITECT: **RED SQUIRREL ARCHITECTS** STRUCTURAL ENGINEER: **MC HENRY STRUCTURES** PHOTOGRAPHER: **KADELINA ILIEV**



THE AVENUE

ALEXANDRA PALACE, BRENT

Eclectic, relaxed spaces with an abundance of daylight and colour within a charred larch extension

— This spacious semi is now flooded with light and personality without compromising on quality or practicality. A full-width rear extension, providing a large living, kitchen, and dining space, complete with a play area, overlooks the garden while daylight filters down from a slender rooflight through exposed timber joists. An enveloping black kitchen acts as a counterpoint to the light-filled extension and dining area beyond. Throughout the house, new finishes and interesting textures merge with original materials and playful additions. The central hall features its original fireplace and parquet flooring.

COST: **£208,000** COMPLETED: **DECEMBER 2016** ARCHITECT, INTERIOR DESIGNER & PROJECT MANAGER: **THE VAWDREY HOUSE** STRUCTURAL ENGINEER: **BINSTRUCT-E LIMITED** CONTRACTOR: **JC BUILDERS AND DECORATORS LTD** KITCHEN: **TANDEM STUDIO** TIMBER FLOORING: **HAVWOODS** SANITARYWARE: **ALTERNATIVE BATHROOMS** BATHROOM WALL FINISHES: **BEAL MORTEX** INDUSTRIAL-STYLE ALUMINIUM DOORS: **GOVETTE** CARPET AND RUNNER: **NATURE FLOOR** CEMENT AND ZELLEGES TILES: **MOAIC DEL SUR** PHOTOGRAPHER: **SIOBHAN DORAN**



BARNSBURY HOUSE

BARNSBURY, ISLINGTON

Lower-ground single-storey extension with a rebuilt upper-ground conservatory to create a new kitchen, living and study space

— This Victorian terrace displayed the typical lower rear garden and higher street entry arrangement, with the lower-ground floor serving as the principle living area whilst suffering from a lack of natural light and connection to the rear garden. By rebuilding the existing upper-ground floor extension and adding a lower-ground extension with a large opening into the existing rooms and minimally-framed sliding doors to the garden, the design creates a large, open plan kitchen living area, with study above. The existing scarring on the rear elevation brickwork by the earlier removal of chimney stacks prompted a strong visual dynamic of external brick portal frames.

COST: **£155,000** SIZE BEFORE: **185 SQM** SIZE AFTER: **196 SQM** COMPLETED: **DECEMBER 2015** ARCHITECT: **FC ARCHITECTS LTD** ENGINEER: **BTA DESIGN LTD** BUILDING CONTROL: **LONDON BUILDING CONTROL LTD** CONTRACTOR: **ARTMAX LTD** SLIDING DOORS: **CULMAX LTD** ROOFLIGHT: **SUN SQUARE LTD** PHOTOGRAPHER: **JOE TRAYLEN**



BEAM HOUSE

FINSBURY PARK, HARINGEY

Structural ceiling elements express different uses in this mid-terrace rear extension

——— This extension to a mid-terraced house incorporates a sequence of uses across a single level, defined by changes in ceiling pattern. Exposed larch beams shift orientation moving from the roof-lit dining space to the sitting area, and flow externally to a sheltered patio with matching larch pergola. The red brick wall creates a feature along the living spaces, guiding the eye outside through the bay window. The clients' own ceramic work has been woven into the design, incorporated in the kitchen and bathroom.

COST: £147,378 SIZE: 53 SQM COMPLETED: APRIL 2017 CLIENT: BERNARD O'REILLY & JUDITH BUSBRIDGE ARCHITECT: CHANCE DE SILVA STRUCTURAL ENGINEER: BUILT ENGINEERS MAIN CONTRACTOR: A101 LONDON LTD PARTY WALL SURVEYOR: WATKINSON & COSGROVE APPROVED INSPECTOR: HARINGEY BUILDING CONTROL WINDOWS/ROOFLIGHTS: HIGH STANDARD WINDOWS ZINC: VM ZINC PHOTOGRAPHER: MATT FROST



BELSIZE HOUSE

BELSIZE PARK, CAMDEN

An American-inspired oak and glass addition to an Edwardian house, creating intimate and private ways to enjoy a garden within a dense north London setting

——— Replacing an old single-glazed conservatory which was unbearably hot in the summer, cold in the winter and overly exposed to neighbouring properties, this project for Anglo-American clients sought to create an energy efficient, modest extension reminiscent of American-style conservatories to serve as the family's primary dining area. Tall vertical sash windows reflect the elegance and rhythm of the existing French doors, with deep oak fins diminishing neighbouring views into the property. Internally, an oak bench spans across the rear elevation ensuring the most efficient use of the small 10sqm space. A strip skylight between the extension and existing house casts dramatic shadows onto the space.

COST: £95,750 + VAT SIZE: 215 SQM COMPLETED: MAY 2016 ARCHITECT: STUDIO CARVER STRUCTURAL ENGINEER: PRICE & MYERS PARTY WALL SURVEYOR: GUY YOUNG ASSOCIATES BUILDING CONTROL INSPECTOR: BUTLER & YOUNG CARPENTRY AND JOINERY: EMANUEL HENDRY MAIN CONTRACTOR: PRODUK LTD CONCRETE CONSULTANT: DAVID BENNETT ASSOCIATES SKYLIGHTS: THE ROOFLIGHT COMPANY + ROOF GLAZE ZINC: VM ZINC QUARTZ PLUS TIMBER: WHITMORES TIMBER TILES: TOWER CERAMICS PHOTOGRAPHER: BELSIZE HOUSE



BIRCH HOUSE

TUFNELL PARK, CAMDEN

Creative and innovative reuse of space and storage in a north London flat

—— The key to this design was removing the old stairs which blocked light and movement, replacing them with three smaller stairs to create more room for the entrance and circulation. The upstairs bedroom and bathroom were altered to create two bedrooms, each with their own little staircase. The bathroom was moved into the centre of the house and a large kitchen, dining and living space was created at the rear. Spaces for storage were created, with pull-out drawers under the stairs, recessed storage holes between the joists of the upstairs neighbour's floor, purpose-built bedroom cabinets, and a hidden floor in the bathroom.

COST: £150,000 SIZE BEFORE: 85 SQM SIZE AFTER: 105 SQM
COMPLETED: MARCH 2017 ARCHITECT: PETER MORRIS ARCHITECTS
STRUCTURAL ENGINEER: ELLIS + MOORE CONSULTING ENGINEERS
PHOTOGRAPHER: SOPHIE MUTEVELIAN

Shortlisted



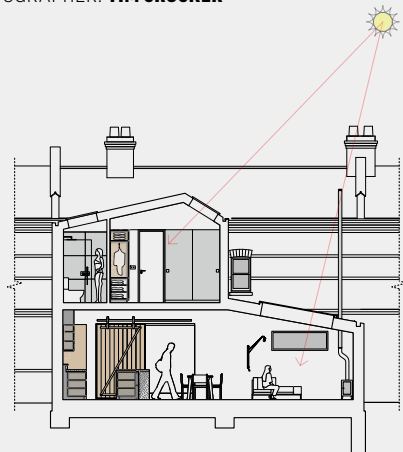
BLACK RIDGE HOUSE

WALTHAMSTOW, WALTHAM FOREST

Two-storey extension to a house on the Warner Estate, made of charred black timber and concrete work surfaces – a fusion of modern industrial materials within a historic domestic setting

—— Extending a three-bedroom Victorian terraced house on the Warner Estate, this project sought to re-energise the house, resulting in retaining the existing size and proportions of the original structure and creating a large open plan area towards the rear of the house for a kitchen, dining and living space. Pitching the roof forms up into the centre and lowering it at the edges have created a sense of spatial hierarchy. Internally, most of the objects were made in collaboration with the client, such as the oak clad kitchen, steel crafted media unit and a sliding door of salvaged timber from an old floor.

COST: £250,000 COMPLETED: JANUARY 2017 CLIENT: JEREMY & HARRIETT HINDMARSH ARCHITECT: NEIL DUSHEIKO ARCHITECTS LANDSCAPE DESIGNER: LANCASTERS HOME & GARDEN ENGINEER: MOMENTUM CONTRACTOR: TBS CONTRACTORS PARTY WALL: MARC NEWTON CHARRED TIMBER: EXTERIOR DECKING SOLUTIONS PRECAST CONCRETE KITCHEN: CONCREATIONS TIMBER FLOOR: GOODFELLOWS KITCHEN: MG JOINERY SANITARYWARE: BATHROOMS BY DESIGN GLAZING: ALCO GLASS LIGHTING: MR RESISTOR TILES: PENTAGON TILES, CAPITOL DESIGNER STUDIO POCKET DOORS: PORTMAN IRONMONGERY: BUSTER AND PUNCH WOOD BURNER: STOVAX PHOTOGRAPHER: TIM CROCKER



Section



BLUE HOUSE

DARTMOUTH PARK, CAMDEN

A sympathetic yet contemporary transformation of two Victorian mainsonettes re-combined to form a spacious lifetime home for a family of six

— Having outgrown their upper maisonette, when the opportunity arose the clients purchased the ground floor flat, refurbishing and reconfiguring the internal layouts of both maisonettes to form a single dwelling. Reconfiguration of the living areas to the ground floor allowed for a master suite on the second floor level, whilst at first floor, alterations to the main staircase and bathroom enabled an additional bedroom in the existing rear addition. Matching the depth and shape of the neighbouring roof pitch, the rear extension is crisply detailed with Staffordshire Slate Blue brick, dark aluminium bi-fold glazing and corner picture window, creating a contemporary yet respectful piece of architecture for the conservation area.

COST: £283,644 SIZE BEFORE: 150 SQM SIZE AFTER: 168 SQM
COMPLETED: SEPTEMBER 2015 ARCHITECT: DE ROSEE SA STRUCTURAL ENGINEER: **FORM STRUCTURAL DESIGN** BUILDING CONTROL INSPECTOR: **HEAD PROJECTS BUILDING CONTROL** STAFFORDSHIRE SLATE BLUE BRICK: **IBSTOCK** BIO-FOLD GLAZED DOORS: **BIFOLDING DOOR FACTORY** ROOFLIGHTS: **BROS WINDOWS AND CONSERVATORIES LTD** PHOTOGRAPHER: **ALEXANDER JAMES PHOTOGRAPHY**



BURROWS ROAD GLAZED ENVELOPE

KENSAL GREEN, BRENT

Glazed envelope addition to a Victorian mid-terrace creating more fluidity and giving the space an external character

— The side alley of this typical Victorian mid-terrace has been repurposed as internal space through the use of a frameless glazed envelope allowing views to the sky and rear garden, giving the space an external character. By reconfiguring the internal layout, an open plan kitchen, dining and living room was created, with improved fluidity and connections to the garden. The contrasting material palette creates drama and distinction between the three main areas, with encaustic tiles at the entrance, leading to distressed oak flooring in the front reception rooms and polished concrete floor in the new open plan kitchen.

COST: £135,000 + VAT COMPLETED: APRIL 2016 ARCHITECT: RISE DESIGN STUDIO LTD STRUCTURAL ENGINEER: **CAR LTD** PARTY WALL SURVEYOR: **OSPREY BUILDING CONSULTING LTD** CONTRACTOR: **KK GENERAL BUILDING SERVICES LTD** KITCHEN TAP: **WATERMARK COLLECTION** POLISHED CONCRETE FLOOR: **MIDLAND FLOORING** TILES AND WORKTOP: **PENTAGON TILES** GLAZED ENVELOPE: **MAXLIGHT** FLAMED BASALT AND DISTRESSED OAK SLIDING DOORS: **TILE & FLOORING BATH** PHOTOGRAPHER: **JACK HOBHOUSE**



CHURCH GROVE

LADYWELL, LEWISHAM

A modest extension to a cottage, providing its owners with a modern reconfigured kitchen and relaxed entertaining area, embracing the site constraints and maximising daylight

——— This design responds to the clients' initial brief for a new entertaining area, alongside the replacement of an existing piecemeal kitchen, connecting both spaces to create a light-filled and relaxed environment. The extension is part recessed in height and depth towards the boundary, resulting in a complex arrangement of ceiling angles, which by their nature help to define the internal arrangement. In utilising the existing level change, the transition from kitchen to dining is emphasised by a flush interconnecting bench with inset steps, achieving minimal disruption and maximising the floor area in an otherwise modest extension.

COST: £85,250 SIZE BEFORE: 12.8 SQM SIZE AFTER: 24 SQM COMPLETED: AUGUST 2017 CLIENT: MORGAN GRAVER ARCHITECT: GRUFF LIMITED STRUCTURAL ENGINEER: MH CONSULTING LTD. MAIN CONTRACTOR: JGA DESIGN LTD. KITCHEN DOORS: REFORM WORKTOP: CORIAN TILES: TOPPS TILES SWITCHES/PLUGS: BUSTER + PUNCH LIGHTING: MUUTO/ FRESNAL ROOF LIGHTS: SUNSQAURE PHOTOGRAPHER: EMMA CARTER



THE CORNER HOUSE

STOKE NEWINGTON, HACKNEY

Transformation of a corner Victorian terrace house with a zinc roof extension, creating a tailored space for living, working and socialising

——— Formerly derelict, this house takes advantage of the previously unused space between the boundary wall and the side rear elevation, with a ground extension created to form a new kitchen. With a full-width skylight above, and a white finish throughout, the extension maximises sunlight. A glass bay window doubles as a breakfast area and an additional source of light into the room. Projecting out across the garden, it offers a connection to the outside world, while providing comforts of an indoor space.

COST: £220,000 SIZE BEFORE: 98 SQM SIZE AFTER: 125 SQM COMPLETED: DECEMBER 2016 INTERIOR DESIGNER AND ARCHITECT: WALL STUDIO STRUCTURAL ENGINEER: MICHAEL BARCLAY PARTNERSHIP APPROVED INSPECTOR: BUTLER AND YOUNG GROUP LTD MAIN CONTRACTOR: VALY CONSTRUCTION AND REFURB LTD ZINC SUPPLIER: VMZINC SKYLIGHT AND CANTILEVERED BAY WINDOW: CANTIFIX REAR ALUMINIUM WINDOWS: SMART SYSTEMS TIMBER FLOOR: HAVWOODS SELECTED LIGHTS: CLIPPINGS SANITARYWARE: ASTON MATTHEWS PHOTOGRAPHER: AGNESE SANVITO



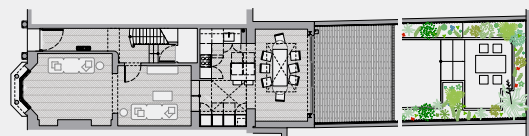
CORDUROY HOUSE

HACKNEY DOWNS, HACKNEY

An extension dressed in ribbed Welsh slate to the rear of a remodeled Victorian terraced house

— Rugged stripes of Welsh slate complete the rear extension to this remodeled Victorian house, designed for a fashion stylist and a contemporary art curator and their two young sons. The new full-width rear extension introduces a dining and living area, lowering the floor internally to exploit the original level change – bringing the new room level with the garden and increasing the internal ceiling height. The playful cabinetry doors and sharply detailed stonework of the new kitchen create a balance between the older parts of the house with their distinctive mouldings, and the pared back formality of the new extension.

COST: £295,000 SIZE BEFORE: 180 SQM SIZE AFTER: 193 SQM COMPLETED: JANUARY 2017 ARCHITECT: MANALO & WHITE GARDEN DESIGNER: MWM PROJECTS STRUCTURAL ENGINEER: STRUCTURE WORKSHOP APPROVED INSPECTOR: SHORE ENGINEERING CONTRACTOR: ROY COX CONTRACTS JOINER: DOT BESPOKE SLATE: WELSH SLATE ROOFLIGHTS: GLAZING VISION SLIDING DOORS: ARCHITECTURAL VISION SYSTEMS DOOR IRONMONGERY: IZÉ PHOTOGRAPHER: MORGAN O'DONNOVAN



Ground floor plan





CRANE HOUSE

PECKHAM, SOUTHWARK

Reinventing the typical Victorian side-return extension to suit a tight budget and work in harmony with a much-loved home

—— The simple brief for this typical Victorian home was to fit more people around the kitchen table. Outdoor space was retained at both ends, gaining space internally without compromising the rear reception room. To the rear, the attractive side window terminating the sink counter run is retained and a small internal courtyard formed to the front. Amongst the new ply and pine joinery, a large rooflight is the centre piece of the room – its lining cranked to create a bias for daylight to fall into the deeper spaces.

COST: **£48,000** SIZE BEFORE: **125 SQM** SIZE AFTER: **135 SQM** COMPLETED: **FEBRUARY 2017** ARCHITECT: **BURGESS ARCHITECTS LTD** STRUCTURAL ENGINEER: **O'CONNOR SOKOLOWSKI PARTNERS** CONTRACTOR: **KINGS BUILDING SERVICES** ROOFLIGHT: **DUPUS** WINDOWS: **VELFAC** RECLAIMED TIMBER: **SURE BUILD TIMBER** PHOTOGRAPHER: **FINE HOUSE STUDIO**



THE CURATED HOME

BALHAM, WANDSWORTH

Ordinary Victorian vernacular and contemporary design are brought together to create family spaces for clients with a curator's eye

—— Embracing the language of Victorian vernacular and contemporary design, this design addresses the low levels of natural light and restricted space in the existing home to allow for family living, larger gatherings and to accommodate an expanding home-run business. Rhythms of existing timber panelling, brickwork and decorative colours carry through, defining the new kitchen dining space whilst concealing more modern appliances, storage and conveniences. The dining window seat projects into the garden and is mirrored with an external brick seat, enabling sociable conversation between the inside and out.

COST: **£250,000** SIZE BEFORE: **175 SQM** SIZE AFTER: **250 SQM (INCLUDING LANDSCAPING)** COMPLETED: **FEBRUARY 2017** ARCHITECT: **MUSTARD ARCHITECTS** ENGINEER: **AMATRIX CONSULTING ENGINEERS** CONTRACTOR: **A & R THELWELL** INTERIOR & LIGHTING DESIGN: **MUSTARD ARCHITECTS & THE SMALL HOME** WINDOWS & DOORS: **K&D JOINERY LTD** ROOFLIGHTS: **ROOFLIGHT ARCHITECTURAL** CONCRETE FLOOR: **THE CONCRETE FLOORING COMPANY** KITCHEN JOINERY: **BARNABY REYNOLDS** WORKTOP: **WORKTOP EXPRESS & CAVENDISH EQUIPMENT** LIGHT FITTINGS: **THE SMALL HOME** PHOTOGRAPHER: **TIM CROCKER**



DRIFFIELD ROAD

BOW, TOWER HAMLETS

High performance eco-extension captures the warmth of the existing building whilst meeting the needs of modern living

——— Highly sustainable, practical and affordable, this extension houses a new kitchen and dining area on the ground floor and a third bedroom and bathroom on the first floor. The cross laminated timber frame is left exposed on the ceiling of the kitchen and around the new windows. The warm timber interior continues to the first floor, where a new pine clad bedroom over-looks the garden below. Sliding doors in the new kitchen and dining area provide direct access into a small, relaxing garden. Clad in Douglas Fir, the rear façade will weather to a shade of silver-grey, blending the building into its surroundings.

COST: £83,000 SIZE BEFORE: 98 SQM SIZE AFTER: 107 SQM COMPLETED: JUNE 2017 ARCHITECT: GRESFORD ARCHITECTS STRUCTURAL ENGINEER: CUBIC BUILDING SURVEYING LTD. PARTY WALL SURVEYOR: MICHAEL EVANS & CO. LTD. CONTRACTOR: MAKEMYHOMEGREEN PLANNING AUTHORITY: TOWER HAMLETS WOOD CLADDING: PIVETEAU BOIS CLT STRUCTURE: TRUNK CLT KITCHEN: UNFITTED CORNER OPENING DOORS: MAXLIGHT PHOTOGRAPHER: NICK KANE PHOTOGRAPHY



DURHAM ROAD

WIMBLEDON, MERTON

A much-loved family home of over 35 years has been transformed into a modern, accessible house that fully connects to its extensive garden

——— Having become grandparents, the clients sought to extend and modernise their home. A three-storey extension was introduced with living, dining and kitchen space, with both open plan living for large gatherings and a quieter lounge room – achieved with a solid oak glazed screen – enabling separation without sacrificing connectivity. Folding sliding doors lead to the terrace and garden, and the first and second floors provide a series of en-suite bedrooms. Externally, the red brick and white render provides a contemporary reinterpretation of the original Arts and Crafts style. Materials were chosen for their robustness, durability and timelessness with natural stone, marble and timber used throughout.

COST: £490,000 SIZE BEFORE: 233.9 SQM SIZE AFTER: 313.3 SQM COMPLETED: JANUARY 2017 ARCHITECT: HARP & HARP LTD CONTRACTOR: GALVIN PROJECTS ENGINEER: BTA STRUCTURAL DESIGN KITCHEN / JOINERY: HEXAGON FURNITURE TILING: MANDARIN STONE PHOTOGRAPHER: MARIELL LIND HANSEN



ELMAR HOUSE

TOTTENHAM GREEN, HARINGEY

Extension and refurbishment of a Victorian property with a subtle but rich palette of materials and a focus on energy efficiency

——— This garden extension provides a near full-width glazed opening with raised, sloping ceiling and a large roof light, introducing an expansive feel and light to the compact mid terrace home. The design makes use of hidden spaces, and is ventilated throughout with Demand Controlled Ventilation for improved indoor air quality. A subtle materiality extends through the design: from the soft soap finished Dinesen Douglas fir floor, the re-used floorboard cladding the side of the stair, the textured cream tiling, to the bespoke kitchen unit doors and stone worktop.

COST: £144,120 SIZE BEFORE: 94 SQM SIZE AFTER: 106 SQM COMPLETED: MAY 2017 ARCHITECTURAL SERVICES: ENBEE ARCHITECTURE AND DESIGN STRUCTURAL ENGINEER: EDGE STRUCTURES PARTY WALL SURVEYOR: JONATHAN SHATTOCK CONTRACTOR: BOW TIE CONSTRUCTION DOUGLAS FIR FLOOR BOARDS: DENISEN KITCHEN TILES: FIRED EARTH BATHROOM FLOORING: ZAZOUS H2FOAM: ICYNENE VENTILATION SYSTEM: AERECO PHOTOGRAPHER: SAMUEL HAUENSTEIN SWAN



FIN HOUSE

ARSENAL, ISLINGTON

Playing with light, sculptural bronze 'fins' slice through daylight – blocking inward views and casting long, alternating shadows in the afternoon hours

——— Borne out of the balancing act between expanses of rooflight and associated privacy and solar gain issues that accompany 6 metres of glazing, angled bronze 'fins' anchor the design of this extension for its fashion industry client. Tested in 3D to determine the optimum balance of light to privacy, the final design allows no direct views in but gives direct views of sky whilst generating high levels of daylight. Restoring the original flooring and panelling, the project also installed cantilevered bookshelves, and two pivot doors to connect to the garden and create a light-filled nook at the end of the kitchen.

COST: £250,000 SIZE BEFORE: 122 SQM SIZE AFTER: 141 SQM COMPLETED: DECEMBER 2016 ARCHITECT: INTER URBAN STUDIOS LTD STRUCTURAL ENGINEER: BLUE ENGINEERING LTD LANDSCAPE DESIGN: DAVID DIXON APPROVED INSPECTOR: JHAI LTD ENERGY CONSULTANT: MES ENERGY SERVICES MAIN CONTRACTOR: TATHAM & GALLAGHER LTD PHOTOGRAPHER: ROSANGELA PHOTOGRAPHY / INARC LTD



HACKNEY HOUSE

SOUTH HACKNEY, HACKNEY

Victorian terraced property transformed by wrap-around glass on rear and side extension with extensive internal refurbishment

——— Transforming a Victorian terraced house with an existing rear bay and side extension that created an isolated, cramped layout with poorly-lit spaces, this project made extensive use of structural glass to bring natural light into these previously dark spaces, providing a bright, inclusive family space. Externally, the use of London Stock brick makes the extension sympathetic to the host house but detailing such as an absence of copings, and the extensive use of glass identifies the extension as a modern addition.

COST: £170,000 SIZE BEFORE: 160.4 SQM SIZE AFTER: 167.4 SQM COMPLETED: FEBRUARY 2017 ARCHITECT: FC ARCHITECTS LTD ENGINEER: BTA DESIGN LTD CONTRACTOR: WOOD TOWER LONDON LTD BUILDING CONTROL: LONDON BUILDING CONTROL LTD SLIDING DOORS: CULMAX LTD GLASS: EASY GLAZE LTD PHOTOGRAPHER: JOE TRAYLEN PHOTOGRAPHY



HILLCREST ROAD

WOODFORD, REDBRIDGE

Ground floor refurbishment and extension to create a series of zoned, open plan living spaces organised around a central storage wall and fireplace

——— With a brief to reconfigure and extend the rear of the house, this project creates new kitchen, dining and living spaces for an improved connection to the garden. The black zinc and brick rear elevation is broken up to reflect the internal spaces behind it. A protruding concrete tile clad 'snug box' creates an inhabitable window seat and play space with storage underneath. The red brick screen is extended out from the original red brick party wall to relate the extension back to the existing house.

COST: £140,000 SIZE BEFORE: 77 SQM SIZE AFTER: 85 SQM COMPLETED: JULY 2017 ARCHITECT: SELENCKY///PARSONS STRUCTURAL ENGINEER: TOYNBEE ASSOCIATES CONTRACTOR: SUMMIT GROUP BUILDING COMPANY GLAZING: ID SYSTEMS ZINC CLADDING: VM ZINC CONCRETE TILES: RICETTI ROOFLIGHTS: ROOFMAKER GREEN ROOF: SEDUM GREEN ROOF PHOTOGRAPHER: SIOBHAN DORAN



THE IN-BETWEENY HOUSE

LAMBETH

A two-storey contemporary design that provides a distinct, additional dwelling sandwiched within a four-storey home

—— By extending two metres to the side of the property, this micro-extension allows the upper ground floor to be used again and the lower ground floor is transformed into a light living space. On the lower ground floor, the introduction of a new front door and entry lobby alters the primary access to the house, feeding directly into the heart of the home. The first floor – separated from the rest of the house by a set of folding doors – can now act as a distinct studio apartment, sandwiched within the main house. When not in use, the upper ground can be re-assimilated back into the house.

COST: £148,000 SIZE BEFORE: 157 SQM SIZE AFTER: 171.5 SQM COMPLETED: JULY 2017 ARCHITECT: ALMA-NAC CONTRACTOR: PERIDOT DESIGN & BUILD LTD STRUCTURAL ENGINEER AND PARTY WALL: ENTUITIVE PHOTOGRAPHER: JACK HOBHOUSE



IROKO HOUSE

HERNE HILL, SOUTHWARK

A carefully crafted extension and remodelling of a terraced house that takes its cues from Japanese aesthetics

—— Reconfiguring and extending the ground floor of an early 20th century mid-terrace property, this project creates an open kitchen and dining space that responds to the Japanese-influenced sunken garden. Creating a contemporary extension without compromising the warmth and practicalities of a traditional family home, the design is orchestrated around details such as flush window frames and recessed eaves. An emphasis on exposed natural materials highlight the simplicity of the design, with a matt finished concrete floor complementing the natural zinc roof, and bespoke Iroko joinery married with corten steel garden walls to help create a seamless connection from the building through to the outside space.

COST: £155,000 SIZE BEFORE: 81 SQM SIZE AFTER: 99 SQM COMPLETED: JANUARY 2017 ARCHITECT: GREY GRIFFITHS ARCHITECTS ENGINEER: DAVID JOSEPH CONSULTING CONTRACTOR: PENDER BROTHERS CONSTRUCTION CONCRETE FLOOR: STEYSON GRANOLITHIC JOINERY: WESTGATE JOINERY CORTEN STEEL WALLS: EVEREDGE LANDSCAPING: STREETSCAPE SOCIAL ENTERPRISE KITCHEN: NAKED KITCHENS PHOTOGRAPHER: ADAM SCOTT



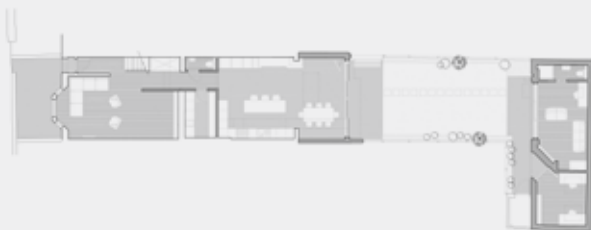
LANTERN HOUSE AND STUDIO

FULHAM, HAMMERSMITH & FULHAM

Around the centrepiece of a new staircase, this complete refurbishment extends the ground and second floor, with the creation of a studio at the end the garden

— Reconfiguring and refurbishing the existing building, the scheme adds a new bedroom and dining space in the house and an enlarged studio at the end of the garden. The design pays careful attention to fine detail of the internal and external treatment to emphasise human scale. The house and the studio share the same materials and forms, but with different compositions to suit each circumstance. The new staircase leading from the ground to first floor forms the centrepiece of the house on the ground floor – the stair flight is made of American White oak, whilst the balusters are of English oak.

COST: £450,000 SIZE BEFORE: 169 SQM SIZE AFTER: 218 SQM
COMPLETED: SEPTEMBER 2016 ARCHITECT: SIMON GILL ARCHITECTS
INTERIOR DESIGNER: HARRIET PATERSON DESIGN PRACTICE CONTRACTOR: PENINSULA LTD
ENGINEER: HOWARD CAVANNA STEAM BENDING: DYLAN PYM FURNITURE
STAIRS AND JOINERY: AVOCET FURNITURE KITCHEN: ROUNDHOUSE
PHOTOGRAPHER: SASA REGORSEK & PAUL MASSEY



Ground floor plan



LEWIS ROAD

SUTTON

An extension that completely transforms a period property in need of modernisation to provide a spacious family home

— This Victorian semi-detached house needed much modernisation due to poor connection between any habitable rooms to the rear garden, and an inefficient arrangement for a modern family home. The property has been completely refurbished – the bathroom, originally small and with an awkward shape, now utilises the space underneath the stairs, while a generous entrance hall has been created with bespoke joinery negotiating the transition with coat storage and kitchen cabinetry. A modest 8 sqm extension 'infilling' of the rear closet wing has opened up a family kitchen, utility and dining area, with expansive glazing leading out to the garden.

COST: £90,000 SIZE BEFORE: 92.8 SQM SIZE AFTER: 100.8 SQM
COMPLETED: MARCH 2017 ARCHITECT: HARP & HARP LTD
CONTRACTOR: GALVIN PROJECTS ENGINEER: BTA STRUCTURAL DESIGN
KITCHEN & JOINERY: HEXAGON FURNITURE TILING: MANDARIN STONE
WALLPAPER: MORRIS AND CO. LIGHTING: LOUIS POULSON AND ANGLEPOISE
STAINED GLASS: CORRIANDER STAINED GLASS PHOTOGRAPHER: MARIELL LIND HANSEN



LIVERPOOL ROAD

ISLINGTON

Reconfiguring a Grade II listed building through a vertical connection to a new glass box study via a walk-on glass floor

— This Grade II-listed Georgian townhouse suffered from a 1980 extension that couldn't be used for much of the year due to overheating and echoing noise from rain. Creating a study glass box that preserves views of the main rear wall of the house and opens to the main reception rooms, the design includes a section of solid roof which wraps over the top, eliminating solar gain issues. The rear of the glass box has double doors, with fixed glass adjoining both the top and side of the doors to create a three-way glazed element, while the top skylight is mirrored below in the form of a walk-on glass floor.

COST: £277,000 + VAT SIZE BEFORE: 22 SQM (LOWER GROUND FLOOR ONLY) SIZE AFTER: 25 SQM (LOWER GROUND FLOOR ONLY) COMPLETED: MAY 2017 ARCHITECT: MW ARCHITECTS STRUCTURAL ENGINEER: HALSTEAD ASSOCIATES CONTRACTOR: E&C DESIGN AND BUILDING LTD THREE SIDED GLAZED STUDY EXTENSION: CULMAX MAXLIGHT HERRINGBONE TIMBER FLOORING: HAVWOODS NEOLITH CERAMIC WORK SURFACE: MKW SURFACES KITCHEN: FUNKTIONAL KITCHENS PORCELAIN TILES: WORLDS END TILES PHOTOGRAPHER: FRENCH + TYE



LONDON FIELDS HOUSE

LONDON FIELDS, HACKNEY

Reinvigorating a Victorian terraced house by rationalising the first floor layout and adding a side infill extension to provide space for socialising

— A glazed roof and long rooflight animate the new ground floor with natural light that accentuates the adjacent exposed brick wall – providing a dramatic backdrop for dining, whilst a part oak, part concrete bench lines this wall, providing continuity between entertaining and dining areas, subtly separated by a timber dowel screen. The remaining original details were retained and enhanced throughout, including the original staircase handrail, found in the cellar. Upstairs, careful reconfiguration of the first floor enabled a new modern bathroom with both shower and bath leaving space for a laundry cupboard.

SIZE BEFORE: 108 SQM SIZE AFTER: 121 SQM COMPLETED: AUGUST 2017 ARCHITECT: BRIAN O'TUAMA ARCHITECTS STRUCTURAL ENGINEER: MICHAEL BAIGENT ORLA KELLY CONTRACTOR: ASAP CONSTRUCTION PAVING: VANDE MOORTEEL METAL FASCIA & COPING: DALES GLASS DOORS & ROOF: MAXLIGHT WORKTOPS: CAESARSTONE MICRO-CEMENT: KC BERRY SANITARYWARE: BETTE, CATALANO, FRANKE BRASSWARE: THE WATERMARK COLLECTION, VOLA FLOOR & WALL FINISHES: DOMUS, LATHAMS, PORCELANOSA, SWEDECOR LIGHTING: ALTIMA, ASTRO, AURORA, BEGA, EMCO, FOSCARINI, MODULAR LIGHTING INSTRUMENTS, TOM DIXON PHOTOGRAPHER: SIOBHAN DORAN



LONGHURST ROAD

HITHER GREEN, LEWISHAM

Cost-effective rear and side extension for a family of three, with exposed structural detailing

——— This side and rear extension creates a large family room on a restricted budget. Embracing the main construction elements as decorative features to keep costs down, the design exposes the brick of the existing external walls and the structural steel. Not only did the exposed steel nod to the existing structure, it also defined the space, creating a natural divide between the kitchen and dining areas. Considerable savings were also achieved by using three Velux windows, rather than one large sheet of structured glass.

COST: £65,000 SIZE: 17 SQM COMPLETED: OCTOBER 2016 ARCHITECT: COLLECTIVE WORKS STRUCTURAL ENGINEER: JOHN E FOSTER & PARTNERS KITCHEN: BRITISH STANDARD ROOFLIGHTS: VELUX AND THE ROOFLIGHT COMPANY BIFOLD DOOR: THE BIFOLD DOOR COMPANY PHOTOGRAPHER: PETER LANDERS



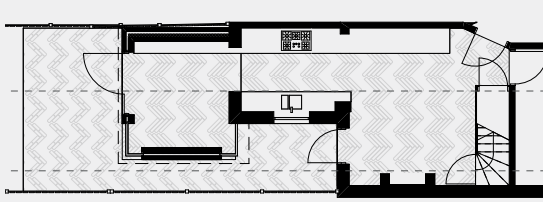
M HOUSE

STRAWBERRY HILL, RICHMOND

Transformed kitchen and conservatory create a modern family room that links seamlessly to the original dining room, with improved first floor space

——— Demolishing an existing conservatory, this project extended a tired and dysfunctional kitchen to accommodate family space, whilst also improving the first floor space above the kitchen. As the building is designated of Townscape Merit in a conservation area, the extension was under strict planning guidance, resulting in a crisp addition using contrasting materials to define the different functions. The existing dining room is visually linked to the extension – despite changes in floor levels – through a glazed clerestory skylight near the original garden doors, and by linking the floor materials and extending the higher level into the new kitchen.

COST: £249,800 SIZE BEFORE: 67.5 SQM SIZE AFTER: 81 SQM COMPLETED: MARCH 2017 ARCHITECT: ARCHITECTURE WK LTD. STRUCTURAL ENGINEER: WEBB YATES LTD. MAIN CONTRACTOR: TLC CONSTRUCTION LTD. KITCHEN: ROUNDHOUSE KITCHENS SLIDING DOORS: IQ GLASS LTD. PHOTOGRAPHER: SAM KAMLEH / TONY TIMMINGTON PHOTOGRAPHY



MY HOUSE

PECKHAM, SOUTHWARK

A tiny extension – just big enough for a dining room table – has created a new layout of family spaces where the whole family can eat, relax and play together

——— A modest extension of just 7 sqm has allowed for the existing space to be rethought, providing a new kitchen and family room. The extension itself utilises simple architectural devices to make the most of a small space; frameless glass corners, views through, contrasting brick, consistent floor finish and fitted furniture running through old and new spaces. No structural changes were made to the existing house, and with just one window removed and the existing opening dropped to the floor – the extension is simply a box on the back. It has an ultra-thin roof, carefully placed frameless glazing, and is constructed from a palette of raw materials.

COST: £70,000 SIZE BEFORE: 19 SQM SIZE AFTER: 26 SQM COMPLETED: APRIL 2017 CLIENT: AMBER DALTON ARCHITECT: MW ARCHITECTS STRUCTURAL ENGINEER: BRIMSTONE ENGINEERING CONTRACTOR: E&C DESIGN AND BUILDING LTD. PHOTOGRAPHER: FRENCH + TYE



THE MIDDLE ROOM PROJECT

STROUD GREEN, HARINGEY

A rear extension connecting the middle of the home to the garden, using wrap-around glazing to create a spine of light through the ground floor

——— In the narrow linear plan of this Victorian house, the challenge was to increase space without enclosing or darkening the middle rooms. The original view from the middle room to the garden is retained with a continuous wrap-around glazed element over the side-return extension, which also allows the centre of the new house to be brightly lit. When needed, doors integrated into the walls can be used to create a closed space for music practice.

COST: £217,200 SIZE BEFORE: 73 SQM SIZE AFTER: 93 SQM COMPLETED: MARCH 2017 ARCHITECT: A-ZERO ARCHITECTS STRUCTURAL ENGINEER: FORDHAM CONSULTING LTD CONTRACTOR: GJOKA CONSTRUCTION JOINER: VITAL CARPENTRY DOORS: THE FOLDING SLIDING DOOR COMPANY ROOF LIGHT: CANTIFIX KITCHEN: HARVEY JONES STOVE: CHIMNEY POTS PHOTOGRAPHER: ADAM SCOTT ARCHITECTURAL PHOTOGRAPHY



PETERSEN BRICK HOUSE

HAMMERSMITH, HAMMERSMITH & FULHAM

A modern transformation of a Victorian end-of-terrace house in a conservation area, using handcrafted bricks to create an independent extension for a young family and their collection of art

——— Using handmade materials of brick and oak in contrast with more industrial elements such as concrete and sharp white walls, this extension stands as individual to the Victorian main house. The eponymous material, Petersen bricks, are handmade in Denmark with each brick bearing the thumb print of the person who made it. The design also includes a green sedum roof to the perimeter of the lower roofs to encourage bio-diversity and to give the upper rooms and study a more pleasant outlook, linking the upper levels to the garden.

COMPLETED: JULY 2017 ARCHITECT: NEIL DUSHEIKO ARCHITECTS LANDSCAPE DESIGN: STEFANO MARINAZ LANDSCAPE ARCHITECTURE ENGINEER: FLUID STRUCTURE CONTRACTOR: SPACE CONTRACTORS PARTY WALL: MARC NEWTON BRICKS: PETERSEN INSITU CONCRETE KITCHEN: WHITE AND REID TIMBER FLOOR: WOOD AND BEYOND KITCHEN: HOWDENS SANITARYWARE: BATHROOMS BY DESIGN GLAZING: IQ GLASS LIGHTING: MR RESISTOR, HEALS TILES: PENTAGON TILES, CAPITOL DESIGNER STUDIO POCKET DOORS: PORTMAN IRONMONGERY: KARCHER GLASS SCREEN: WEST LEIGH PHOTOGRAPHER: TIM CROCKER

Shortlisted



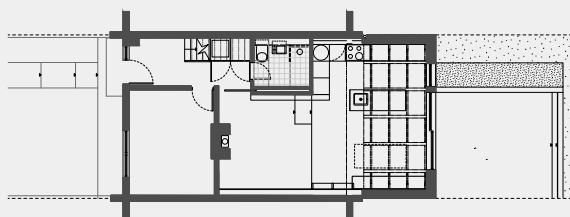
PITCH PERFECT

PECKHAM, SOUTHWARK

Playful addition to a 1960s house that uses natural light and creates a kitchen for a food stylist and her young family

——— A full-width rear extension with a sunken living space stepping up to a raised kitchen and patio allows for a soft demarcation of zones and a better visual connection between inside and outside. A bold zinc and glass sawtooth roof sits above the extension, referencing the geometry of the original zig-zag roofline of the terrace. Roof lights flood the space with light, creating dynamic shadows. Exposed birch plywood is used for panelling, joinery and the kitchen. The floor is poured concrete; the walls exposed blockwork. The Siberian Larch of the internal exposed roof structure continues down to form piers, giving a rhythm and aesthetic to the exposed structure.

COST: £109,925 SIZE BEFORE: 42.5 SQM SIZE AFTER: 57 SQM COMPLETED: AUGUST 2017 ARCHITECT: NIMTIM ARCHITECTS STRUCTURAL ENGINEER: BLUE ENGINEERING MAIN CONTRACTOR: TW SPACE CONVERSIONS CONCRETE BLOCKWORK: FORTICRETE CONCRETE FLOORING: FLOOR TECHNOLOGIES UK LTD WINDOWS/DOORS: PASSIVLUX SANITARYWARE: POTTER PERRIN KITCHEN SUPPLIER: HOWDENS CARCASS KITCHEN SPLASHBACK: BERT & MAY KITCHEN WORKTOP: BALDWIN PLASTICS LAMINATE SIBERIAN LARCH: SILVA TIMBERS BIRCH PLY: FULHAM TIMBER MERCHANTS JOINERY: TW SPACE CONVERSIONS ZINC ROOF: VM ZINC ROOFLIGHTS: PATENT GLAZING PHOTOGRAPHER: ANNA + TAM



Ground floor plan

Shortlisted



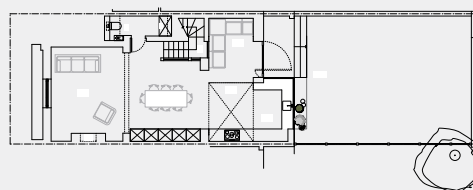
RACHEL'S HOUSE

HAGGERSTON, HACKNEY

Sculpturally inspired by Hastings' netting sheds, this tall tower with glazed openings offers light-filled double-height space at lower level, and a new shower room at high level offering views across the rooftops

——— Inspiration from simple wooden lean-to extensions found in the East End in Georgian and Victorian times, combined with references to the tall structure of Hastings' netting sheds resulted in this design which maximises space and light. Due to the split-level arrangement, a double-height space was created in the seating area next to the kitchen on the lower ground floor, lit from above by a high-level window. On the top floor, a bath sits above the staircase, like a crow's-nest on the highest point of the house, with views to the sky.

COST: £282,000 SIZE BEFORE: 103 SQM SIZE AFTER: 132 SQM COMPLETED: AUGUST 2016 ARCHITECT: PAUL ARCHER DESIGN STRUCTURAL ENGINEER: CONSTANT STRUCTURAL DESIGN TIMBER TOWER WOOD: VASERN GLAZING: CULMAX KITCHEN: AMBERTH SHOWER TILES: DOMUS BATH: BC DESIGNS PHOTOGRAPHER: KILIAN O'SULLIVAN



Lower ground floor plan



RAFTER HOUSE

BRIXTON, LAMBETH

Extended and reconfigured conservation area garden flat gains a second bedroom and an open living area with vaulted oak roof

—— Located within a long Victorian terrace in a conservation area, this tired and outdated one-bedroom garden flat has been reconfigured and enlarged creating a second bedroom and a bright open living area. An asymmetric design picks up on the existing form of the rear of the building, reflecting the location of the closet return. To improve the sense of light and airiness, a long east-facing rooflight had been inserted within an exposed oak roof structure – adding a warm, repetitive interest to the space and drawing the eye up to the internal ridgeline, enhancing the feeling of space.

COST: £132,000 SIZE BEFORE: 46 SQM SIZE AFTER: 69 SQM COMPLETED: SEPTEMBER 2017 ARCHITECT: GREY GRIFFITHS ARCHITECTS ENGINEER: DAVID JOSEPH CONSULTING CONTRACTOR: PENDER BROTHERS CONSTRUCTION KITCHEN: IKEA / REFORM PHOTOGRAPHER: ADAM SCOTT



REAR EXTENSION IN HAMPTON HILL

RICHMOND

A minimalist renovation and rear extension to a 1930s semi-detached house

—— Renovating a 1930's suburban semi-detached house and adding a new ground floor rear extension, this intervention responded to the clients' desire for spaces that reflect their lifestyle. The kitchen and dining room have been opened up and are connected laterally to a new lounge area which creates an open plan space overlooking the garden. The lounge extension is limited in width to retain a small west facing patio outside the kitchen to optimise its sunny disposition in the afternoon. The panoramic window and a large minimalist skylight offer daylight throughout the space.

COST: £70,000 SIZE BEFORE: 102 SQM SIZE AFTER: 114 SQM COMPLETED: APRIL 2017 ARCHITECT & LIGHTING DESIGN: SQUARE ONE ARCHITECTS STRUCTURAL ENGINEER: WALLACE-WHEATING CONTRACTOR: LOFTS AND EXTENSIONS BUILDING CONTROL: BUILDING CONTROL APPROVAL DOORS AND WINDOWS: NBS WINDOWS SKYLIGHT: THE ROOFLIGHT COMPANY TIMBER FLOORING: WOOD ON THE FLOOR KITCHEN: HOWDENS BATHROOM FITTINGS: DURAVIT AND SANEUX PHOTOGRAPHER: EMANUELIS STASAITIS



SHR 101

STROUD GREEN, HARINGEY

Glass encloses the side return of this extended and remodeled traditional North London terraced house

—— The existing house suffered from a cramped kitchen and dining space at the rear, and an unused central dining room. The glazed extension, featuring an oversized glass door onto the garden, connects spaces together while bringing natural light into them. The form of the extension respectfully steps down towards the neighbours'. New timber flooring throughout, with underfloor heating, further unifies the spaces.



COST: **£241,000** COMPLETED: **JUNE 2017** ARCHITECT: **KNOTT ARCHITECTS**
ENGINEER: **MBOK** CONTRACTOR: **ROLANDAS SINKEVICIUS**
PLANNER: **KNOTT ARCHITECTS** KITCHEN: **TRUE BESPOKE KITCHENS**
PHOTOGRAPHER: **DOVE PHOTOGRAPHY**

SHAKESPEARE ROAD

HERNE HILL, LAMBETH

Accommodating a growing family through contemporary and traditional additions to a typical Victorian property, culminating with a light-filled, zinc and glass kitchen space

—— To update a dark and cramped kitchen, a contemporary, wrap-around extension was created using interlocking glass and zinc forms, with a nine-metre long roof-light over the rear elevation forming an oriel window seat overlooking the garden. The house needed more bedrooms for a growing family, so the creation of a master suite floor at the top of the house, complete with an individually vaulted ceiling, solved this. To link old and new, the new staircase is a continuation of the existing one, positioned to retain a three-storey space within the hallway drawing light down into the innermost portions of the house.



COST: **£225,000 EX. VAT** SIZE BEFORE: **99 SQM** SIZE AFTER: **147 SQM**
COMPLETED: **APRIL 2017** ARCHITECT: **DARREN OLDFIELD ARCHITECTS**
STRUCTURAL ENGINEER: **BLUE ENGINEERING** PARTY WALL
SURVEYOR: **EVEREST BUILDING SURVEYING** MAIN CONTRACTOR:
MARTIN'S BUILDERS AND DECORATORS LABC: **ASSURE BUILDING CONTROL**
PHOTOGRAPHER: **GUY LOCKWOOD**



SINTER HOUSE

EAST FINCHLEY, BARNET

A minimal extension to an Edwardian property celebrates brickwork, harnesses natural light and brings nature to the centre of the home

——— A new multi-functional kitchen/diner sits at the heart of this family home, with a folding brickwork facade that continues internally as a feature wall and through into an external lightwell beyond. Large format concrete-effect tiles feature in the internal space to the external terrace; blurring the boundaries of inside/out and optically stretching the feeling of spaciousness. A rooflight and small lightwell in the centre of the house harnesses natural light and provides connections to the sky and nature.

COST: £140,000 SIZE BEFORE: 59.9 SQM (GROUND FLOOR ONLY) SIZE AFTER: 69.8 SQM (GROUND FLOOR ONLY) COMPLETED: AUGUST 2017
ARCHITECT: TREWHELA WILLIAMS STRUCTURAL ENGINEER: SYMMETRYS
QUANTITY SURVEYOR: SC QUANTITY SURVEYORS APPROVED
INSPECTOR: BBS BUILDING CONTROL SURVEYORS GLAZING: ODC GLASS
ROOFLIGHT: SUNSQUARE KITCHEN: DEVOL BRICK: TBS TILES:
PORCELAIN TILES TIMBER FLOOR: RECLAIMED WOOD FLOORING CO.
MARBLE WORKTOPS: THE MARBLE GROUP PHOTOGRAPHER: SIMONE BOSSI



ST THOMAS'S PLACE

LONDON FIELDS, HACKNEY

Extensively redesigning a four-storey Victorian townhouse, connecting a 200-year-old past with modern designs to create a seamless home

——— Adapting the layout of this four-storey early Victorian townhouse – where living space was divided into four small bedrooms, with a lack of storage and lounge and kitchen at different levels – with rear and basement extensions. The basement space was extended with a small bathroom toilet and a side entrance, whilst the new galley kitchen was moved to the ground floor to connect the front dining area with the living space at the back. A full-width sliding glass door provides daylight for the new living space. The new extension is clad in oak, reflected in the interior ceiling and walls.

COST: £172,000 SIZE BEFORE: 140.2 SQM SIZE AFTER: 158.4 SQM
COMPLETED: DECEMBER 2015 CLIENT: PETER LUNTER
ARCHITECT: BUILDING DESIGNS ENGINEER: PINDORIA ASSOCIATES
CONTRACTOR: BUILDING DESIGNS PHOTOGRAPHER: ALISON HAMMOND



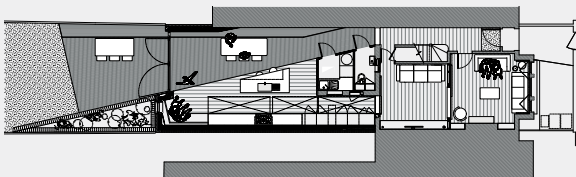
TAPER HOUSE

BARNES, RICHMOND

Tapered spaces, angular planes and long views, defined by a sculptural extension, create open plan and light-filled living

— Accommodating both the client's desire for voluminous space and strict planning restrictions concerning extension boundary heights, this design creates angular roof planes, with exposed steelwork, joists and rafters to reinforce sculptural qualities. From the front door, the interior walls taper away, framing and expanding the view towards and through the garden as you move into the house, with tapering planes of tiled and oak floor finishes along the angled hallway through to the large open plan kitchen, dining and snug. The highly insulated timber frame construction, together with triple glazing and solar control film, ensures a consistent temperature throughout the year, enabling lower energy bills.

COST: £220,000 SIZE BEFORE: 152 SQM SIZE AFTER: 211 SQM (INCLUDING LANDSCAPING) COMPLETED: JUNE 2016 ARCHITECT, INTERIOR DESIGNER AND LIGHTING DESIGN: MUSTARD ARCHITECTS STRUCTURAL ENGINEER: MOMENTUM CONTRACTOR: PARTHIAN CONSTRUCTION (LONDON) LTD DOORS: AJ & D CHAPELHOW ROOFLIGHTS: ROOFLIGHT ARCHITECTURAL KITCHEN JOINERY: BESPOKEA WORKTOP: MKW FLOOR TILES: ROYAL MOSA TIMBER FLOOR: SOLID WOOD FLOORING COMPANY LIGHT FITTINGS: OSRAM, ASTRO, ECOLED PHOTOGRAPHER: TIM CROCKER



Ground floor plan



TREE HOUSE

LONDON FIELDS, HACKNEY

Clad in rough sawn larch, this two-storey rear and side extension embraces the interiors' relationship to the garden

— Extending a semi-detached Victorian house in a conservation area, this project was driven by the need to increase the size of the third bedroom, which fell well below the Mayor's minimum space standards with three uninsulated external walls. Planning permission for the extension only permitted an additional 1 metre, which the design maximised by creating a frameless window seat which looked directly out onto trees and new green roof. The pitched apex of the roof was exposed and clad in rough sawn larch, adding to its 'tree-house' quality, matched at ground floor within the side extension's gently pitched roof clad in the same material.

COST: £350,000 SIZE BEFORE: 121 SQM SIZE AFTER: 140 SQM COMPLETED: OCTOBER 2016 ARCHITECT: ZCD ARCHITECTS STRUCTURAL ENGINEER: BLUE ENGINEERING CONTRACTOR: ASAP CONSTRUCTION STANDING SEAM CLADDING: VM ZINC LARCH WHITE FLOORING: ADMONTER POLISHED CONCRETE FLOOR: STEYSONS GREEN ROOF: WALLBARN ROOFING CEMENT TILES: MARRAKECH DESIGN ROOFLIGHT AND EXTERNAL PIVOT DOOR: MAXLIGHT ROOFLIGHT: GLAZING VISION & VELUX PHOTOGRAPHER: CHARLES HOSEA



VICTORIA PARK HOUSE

SOUTH HACKNEY, HACKNEY

Updating a dark Victorian terraced house into a bright home for a young family of four with side-infill rear extension, dormered roof extension and alterations throughout

—— Improving the inefficient layout, this project added a glazed roof extension to provide an airy dining area adjacent to the reconfigured kitchen – enabled by a structural steel frame to create a single space with subtle separation provided by a centrally placed island. The opening between the study and entrance hall was enlarged as much as possible, with a sliding pocket door providing acoustic, visual and fire separation as necessary. The layout of the first floor was extensively altered to provide a master suite with bedroom, dressing area, and adjacent shower room – the latter areas created from two awkward bathrooms.

COST: £483,000 + VAT SIZE BEFORE: 185 SQM SIZE AFTER: 221 SQM
COMPLETED: AUGUST 2017 ARCHITECT: BRIAN O'TUAMA ARCHITECTS
STRUCTURAL ENGINEER: ALAN BAXTER PARTNERSHIP CONTRACTOR: EVOKE PROJECTS LONDON
ZINC CLADDING: RHEINZINK GLASS DOORS: IQ GLASS/SECCO
SANITARYWARE: BETTE, DURAVIT, FRANKE, SANEUX
BRASSWARE: CROSSWATER, THE WATERMARK COLLECTION FLOOR & WALL FINISHES: BERT & MAY, DOMUS, FIRED EARTH, JOHNSON TILES, STEYSON, SWEDECOR
PAINT: FARROW & BALL LIGHTING: ANGLEPOISE, ASTRO, AURORA, DELTALIGHT, EMCO, FLOS, HOLLOWAYS OF LUDLOW, MICHAEL ANASTASSIADES, NUD, ORIGINAL BTC, TRIPLE SEVEN, URBAN COTTAGE INDUSTRIES
PHOTOGRAPHER: SIOBHAN DORAN



WALFORD ROAD

STOKE NEWINGTON, HACKNEY

Creating an outward looking interior, extending this Victorian terraced property has created a garden-embracing kitchen for a young family and their cat

—— Maximising both living space and garden, this project demolished the existing lean-to rear extension and replaced it with a side return extension, allowing for a full-width kitchen dining room which opens out onto a larger garden. Planning restrictions limited the height along the party wall, but the use of a sloped glass roof created a generous head height and allowed light to penetrate the reception in the centre of the plan. As with many mid-terraced houses there was no access from the rear, meaning care had to be taken to ensure elements could be bought to site individually and assembled in situ.

COMPLETED: JULY 2016 ARCHITECT: RUSSIAN FOR FISH CONTRACTOR: MJ CONSTRUCTION AND DESIGN ENGINEER: MDA STRUCTURES
PHOTOGRAPHER: PETER LANDERS



WANDSWORTH COMMON WESTSIDE

WANDSWORTH

Reusing a reclaimed bandstand column to create an open plan kitchen for a modern, minimal family home

—— Opening up the ground floor through enlarging the kitchen with a rear extension, this project delivers a clear connection with the garden, with a focus on natural light and an industrial aesthetic. A dramatic uninterrupted L-shaped rooflight floods the new space with light, supported by a reclaimed bandstand column rather than standard steel, giving a sense of space and almost suggesting the house is floating above the kitchen.

COST: £212,000 SIZE BEFORE: 205 SQM SIZE AFTER: 225.5 SQM
COMPLETED: OCTOBER 2015 ARCHITECT: GRANIT ARCHITECTURE AND INTERIORS ENGINEER: MITCHINSON MACKEN CONTRACTOR: BTL PROPERTY BUILDING CONTROL: JHA INNOVATION GLAZING: FABCO SANCTUARY & THE STEEL WINDOW COMPANY KITCHEN: HIGHAM FURNITURE PHOTOGRAPHER: ANDREW BEASLEY



WEST LONDON FAMILY HOUSE

NOTTING HILL, KENSINGTON & CHELSEA

Total refurbishment of a Victorian villa, untouched for many years, to bring the home up-to-date for modern living

—— Seeking to transform the house for modern family living while maintaining the essence of the original building, this project includes basement, rear and roof extensions. The new basement level was created to house a playroom, cinema, guest suite, WC and plant room, with a light-well drawing down natural light. On the lower ground level, the floor levels were dropped to increase floor to ceiling heights, with a rear extension housing a dining room that opens out onto the garden, creating an 'inside/outside' space. The main roof was reconstructed to create a new gym/yoga space.

COST: £2,020,000 SIZE BEFORE: 308 SQM SIZE AFTER: 448 SQM
COMPLETED: NOVEMBER 2016 ARCHITECT: STIFF+TREVILLION CONTRACTOR: VITPOL BUILDING SERVICES PROJECT MANAGER/ QUANTITY SURVEYOR: NORTHBURN ASSOCIATES STRUCTURAL ENGINEER: SYMMETRYS LTD M&E DESIGN: VECTOR DESIGN INTERIOR DESIGN: SARAH DELANEY DESIGN PARTY WALL: BEHAN PARTNERSHIP LANDSCAPE DESIGN: BUCKLEY DESIGN ASSOCIATES TIMBER FLOORS: SOLID FLOOR TIMBER FLOORS RESIN FLOOR: SENSO INTERNAL PARTITIONS/DOORS: CRITTALL ALUMINIUM SLIDING DOORS: FINELINE CALACATTA MARBLE SLAB WORK AND BRASSWARE: WATERWORKS RANGE IN MASTER BATHROOM: R.W. ATLAS PHOTOGRAPHER: KILIAN O'SULLIVAN



WOOD HOUSE

GIPLY HILL, SOUTHWARK

Transforming a 1950's Arts and Crafts home to create a place for modern living that blends South African, Danish and London design

—— Creating a warm and bright, contemporary family home, the design acknowledges changing lifestyles through flexible open-spaces; socially it puts the kitchen and fireplace back into the heart of the home; it offers places to retreat to, like a dedicated TV room and sauna; and embraces technology. The subtle extensions use cantilevers and green roofs to respect the conservation area, whilst 15-metre long timber floorboards harmonise the design, alongside oversized glass doors, roof lights and glazed walls that bring in natural light.

COST: £680,000 + VAT SIZE BEFORE: 245 SQM SIZE AFTER: 272 SQM
COMPLETED: APRIL 2016 ARCHITECT: RDA ARCHITECTS ENGINEER:
CONSULTING ENGINEERS' CO-PARTNERSHIP (LONDON) LTD CONTRACTOR:
SILVERPOINT DESIGN AND CONSTRUCTION TIMBER FLOOR: DINESEN
GLAZING: SKY SQUARE WINDOWS: THE HERITAGE WINDOW COMPANY
FIREPLACE: MODUS FIREPLACES KITCHEN: COMPREX WORKTOP: ROMA
MARBLE OVEN/HOB: WOLFE SAUNA: NORDIC SAUNAS LIGHTS: FLOS
TIMBER SHUTTER: METAL WORKS LONDON PHOTOGRAPHER: TIM SOAR



WRONG HOUSE

SOUTH HACKNEY, HACKNEY

Reutilising an awkward plot of land to create a two-storey side extension to a Victorian townhouse in the Victoria Park conservation area

—— Maximising a constrained site next to a churchyard, this project adds a workshop and en-suite bedroom to the existing house with a two-storey wedge shaped volume, set back to follow the crescent of the street and create a subservient relationship with the existing house. The workshop is used as a home studio and has its own entrance via a brick paved front-yard to allow the client to let the ground floor of the house as a separate flat. The bedroom is accessed from the first floor living area, with an integrated wardrobe and sliding door separating the bedroom from an en-suite WC where the site narrows.

COST: £92,675 SIZE BEFORE: 165 SQM SIZE AFTER: 194 SQM COMPLETED:
APRIL 2017 ARCHITECT: MATHESON WHITELEY STRUCTURAL ENGINEER:
BPDM MAIN CONTRACTOR: APACE CONSTRUCTION BUILDING CONTROL: MLM
STEEL DOORS/WINDOWS: NORDICALUTIMBER OAK FLOORING: WHIPPLETREE
TILES: STRATA TILES SANITARYWARE: WEST ONE BATHROOMS/LAUFEN
LIGHT FITTINGS: SEBASTIAN WRONG PHOTOGRAPHER: MARIS MEZULIS

INTERIORS

Rose Etherington, Editor in Chief of Clippings, discusses designs that optimise internal spaces for modern living

—— Our lifestyles are evolving at a dizzying rate, so designs that seek to optimise internal spaces for modern living must accommodate continual shifts in the demands we place on our homes – changes that can occur multiple times in a single day and spread over the lifetime of an evolving household.

Enthusiasm for striking a better balance between work and home life is disrupting traditional patterns, with remote working, flexible hours, freelancers and solopreneurs all on the rise. Long gone are the days when a home would sit vacant while its occupants go out to places of work or education then reconvene around shared entertainment in the evening. Yet with space at an absolute premium, in London especially, new functions must overlap with those that already exist.

Flexible spaces and fluid living areas are therefore the order of the day. Architects are stripping out narrow corridors in favour of multipurpose in-between areas, replacing solid walls with permeable screens and opening up circulation with innovative staircases. Copious storage that is integrated with the architectural expression of the interior makes it easy to sweep away different activities and switch modes. Traditional programming is also turning on its head, with a complete re-think of which functions belong to upper or lower floors, and integrated space for businesses as homeowners define new lifestyles.

The interfaces we use for work and entertainment have evolved too, so that dedicated home offices are falling away in favour of malleable areas that accommodate a range of different tasks and occupants simultaneously. Informal nooks for quiet concentration allow for individual activities in shared spaces, or just a quick change of scene. As technology companies push towards interfaces you primarily control with your voice, this need for balance between openness and seclusion will become ever more pressing, with acoustic considerations leading the way.





BLOOMSBURY TOWN HOUSE

BLOOMSBURY, CAMDEN

Transforming an infilled rear courtyard of a Georgian townhouse into light, airy spaces that complement the building's formal spaces

—— The project created a series of light filled spaces from a two-storey-high rear yard that had been successively infilled to the point where all external space had been removed and the internal rooms were dark and claustrophobic. The design has carefully inserted a series of lightwells to provide views between spaces as well as providing well-lit rooms with access to natural ventilation. At ground floor level, the extension contains a relaxed 'snug' living area that allows the main house to remain a more formal set of spaces. An oak floor flows from this space into an internal lightwell and cascades down a stair into the children's den below.

COST: £350,000 (EX VAT) COMPLETED: NOVEMBER 2015 ARCHITECT: PREWETT BIZLEY ARCHITECTS ENGINEER: JONATHAN PARK CONTRACTOR: BOW TIE CONSTRUCTION LTD. QUANTITY SURVEYOR: MARK HAMMOND INTERIOR DESIGNER: EMILY BIZLEY PARQUET FLOORING: LUXURY WOOD FLOORING KITCHEN: BULTHAUP LED STAR: PHOTONSTAR MVHR UNITS: GREEN BUILDING STORE INSULATION: ICYNENE PHOTOGRAPHER: ALAN PARKER

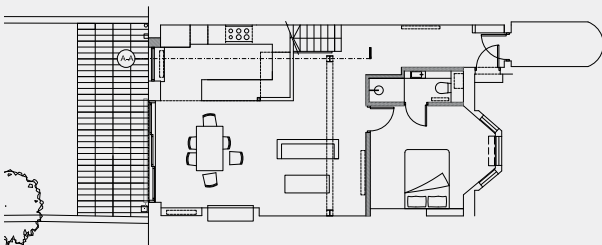
AMHURST ROAD

HACKNEY DOWNS, HACKNEY

Internal reconfiguration of an east London maisonette to create an open and playful space with bespoke staircase and improved garden access

—— Reconfiguring this two-bedroom basement maisonette within a four-storey Victorian terrace, the design has created an additional bedroom, open plan living area and a new ensuite shower room. Through the removal of a central load-bearing wall, the plan is opened up to light and views of the garden, with a new feature steel beam adding drama to the space. The bespoke staircase – constructed from affordable materials – adds an increased sense of light to the living area, improving circulation and views through to the garden.

COST: £119,500 SIZE: 132 SQM COMPLETED: AUGUST 2017 ARCHITECT: POULSOM MIDDLEHURST LTD ENGINEER: BLUE STRUCTURAL ENGINEERING LLP CONTRACTOR: ULTRA BUILD CONTRACTORS LIMITED BUILDING CONTROL: BBS BUILDING CONTROL BESPOKE CARPENTRY: GRAND JOINERY PHOTOGRAPHER: ADAM SCOTT



Lower ground floor plan



BOW HOUSE

BOW, TOWER HAMLETS

A mid-terrace shopfront with WWII bomb shelter transformed with a basement extension, side-infill rear extension and full refurbishment to create a spacious home

———— The existing WWII bomb shelter cellar was excavated to create generous kitchen and dining space, gaining significant additional ceiling height in the process. A new front lightwell admits daylight, while the glazed roof of the new side-infill extension brings additional daylight into the rear portion of the basement, connecting it to both the ground floor playroom and the rear garden. The ground floor reception room was re-purposed as a study, first floor layout rationalised by replacing two small bathrooms with a large family bathroom, while the upper floor transformed through the introduction of vaulted ceilings, a small mezzanine and a top-lit shower room.

SIZE BEFORE: **132 SQM** SIZE AFTER: **196 SQM** COMPLETED: **OCTOBER 2016**
 CLIENT: **HANNAH GORDON & ANURAG JAIN** ARCHITECT: **BRIAN O'TUAMA ARCHITECTS** STRUCTURAL ENGINEER: **ALAN BAXTER PARTNERSHIP**
 CONTRACTOR: **DROPBOX BASEMENTS** ZINC CLADDING: **VM ZINC GLASS**
 DOORS: **ALIPLAST** JOINERY: **ABSOLUTT JOINERY** WORKTOPS: **CAESARSTONE**
 PHOTOGRAPHER: **ED REEVE**

COOKE APARTMENT

STOKE NEWINGTON, HACKNEY

Studio flat converted into a two-bedroom apartment by utilising a double-height void

———— The project reconfigures a large studio flat with existing living space on the lower level and a mezzanine bedroom overlooking a double-height void. By increasing the mezzanine into half of the double-height space, the design has created two double bedrooms and a bathroom on the lower level, with living areas moved to the upper floor. The feature staircase allows for a utility cupboard below and integrates the boiler cupboard, with nooks integrated into the corridor to provide coat storage and bookcases.

COST: **£93,000** SIZE BEFORE: **61 SQM** SIZE AFTER: **74 SQM** COMPLETED: **DECEMBER 2016** ARCHITECT: **STUDIO EMP LTD** STRUCTURAL ENGINEER: **STAND CONSULTING ENGINEERS** CONTRACTOR: **NEIGHBOUR CONSTRUCTION LTD** TIMBER FLOORING: **THE SOLID WOOD FLOORING COMPANY** KITCHEN: **IKEA** BATHROOM TILES: **SOLUS CERAMICS** BATHROOM FLOOR: **THE COLOUR FLOORING COMPANY** STAIRCASE: **NEIGHBOUR CONSTRUCTION LTD** PHOTOGRAPHER: **MATTHEW SMITH PHOTOGRAPHY**



EGG HOUSE

KNIGHTSBRIDGE, WESTMINSTER

A discrete mews house with a minimalist aesthetic, featuring a nest of timber boxes that form new rooms for a fashion boutique owner

— A new home has been created for the owner of fashion boutique Egg, taking inspiration from Egg's pared-back design ethos, which is both elegant and informal. A series of timber containers have been inserted into the existing building, dividing domestic and commercial functions, but sometimes blending the two. These boxes sit within the volume of the roof and create the nest-like atmosphere of an attic or store room, with skylights allowing light to pour down into the spaces below. Small openings create surprising views through to adjacent rooms. A timber staircase is made up of a series of planks suspended above the hallway.

COST: £240,000 SIZE BEFORE: 100SQM SIZE AFTER: 110 SQM COMPLETED: NOVEMBER 2015 ARCHITECTURAL DESIGNER: JONATHAN TUCKEY DESIGN STRUCTURAL ENGINEER: WEBB YATES ENGINEERS CONTRACTOR: BROSELEY LONDON WOODEN BATHTUB: ANNA VAN DER LEI RESIN FINISH IN SHOWER ROOM: SPHERE 8 WHITE CERAMIC TILES IN BATHROOM: ANN SACKS ENAMEL KITCHEN SINK: A.J WELLS AND SONS LTD PHOTOGRAPHER: JAMES BRITTAIN/DIRK LINDNER



Section



ESTCOURT ROAD

FULHAM, HAMMERSMITH & FULHAM

Complete transformation of a tyre shop and the ancillary accommodation into two maisonette apartments

— This warehouse-like living space is one of two flats created by adding an additional storey at roof level, extending to the rear, and creating a basement under the existing building. Benefitting from an 'upside down' approach to living, the sleeping accommodation is on the lower floor, and living accommodation on the upper, making the most of the panoramic views across Fulham and the neighbouring Grade II listed Pugin church. The open plan space is flooded with light from three of the four facades to the room, giving an open and welcoming atmosphere.

COST: £756,050 SIZE BEFORE: 37.7 SQM SIZE AFTER: 96 SQM COMPLETED: JUNE 2017 ARCHITECT: HOGARTH ARCHITECTS ENGINEER: BCS CONSULTING CONTRACTOR: KIRKUP BUILD TEMPORARY WORK ENGINEER: COWPE LOWE ENGINEERING LTD



THE GRIM HOUSE

WHITECHAPEL, TOWER HAMLETS

Space and light transform this home into an innovative solution for a growing family, reimagining a 1980s building

——— Transforming an extremely traditional and cramped home, this project has created a contemporary, spacious living unit through a series of extensions. The almost ethereal light quality of the hidden lighting elements and fittings work in conjunction with the simple geometric forms of the interior arrangement, creating a sense of increased volume in all the floors. The location and function of the doors between the rooms do not only act as dividers but invite the user to experiment the notion of 'in-between spaces' that are often found within traditional Japanese architecture.

COST: £445,000 SIZE BEFORE: 55.6 SQM SIZE AFTER: 127.5 SQM
COMPLETED: SEPTEMBER 2015 ARCHITECT: CHECA ROMERO ARCHITECTS
ENGINEER: JMS CONSULTING ENGINEERS BUILDER: MIHAI MEMECICA,
CORNELL, NELU FLOORBOARDS: DINENSEN BASEMENT
RESIN FLOOR: ALTRO FLOORING SYSTEM KITCHEN APPLIANCES: MIELE
LIGHTING: RAKO LIGHTING SYSTEM BATHROOM SANITARY: VOLA
CLADDING: WOODPECKER JOINERY UK EXTERIOR CLADDING & GARDEN
FURNITURE: KLOECKNER METALS UK JOINERY, STEEL & CONCRETE WORKS:
GRACE & WREN PHOTOGRAPHER: VALOSTUDIO



HACKNEY P1

HACKNEY

Reappraising a two-bedroom garden apartment to add as much daylight as possible

——— Increasing the living areas and bringing as much natural light as possible into this north-facing home, the design sought to harmonise with the property's context and heritage, emphasising the modern addition and keeping the original massing. Relocating the kitchen to open towards the garden with large sliding doors, the internal patio also allows for natural light and ventilation to all adjacent rooms. Internally, the bathroom was relocated to create more equally sized bedrooms, with key internal slot windows added to each bedroom to direct the sun from the south frontage into the darkest areas. The new bathroom was designed as an independent box detached from the adjacent walls, with frameless glass partitions enabling daylight.

COST: £143,465 SIZE BEFORE: 62.25 SQM SIZE AFTER: 75.55 SQM
COMPLETED: JUNE 2017 ARCHITECT: CCASA ARCHITECTS CONTRACTOR:
BUILDERS BY DESIGN GROUP & NEWTONS STRUCTURAL ENGINEER:
BLACKWELL STRUCTURAL CONSULTANTS GLAZING: SCHÜCO KITCHEN: IKEA
+ BUILDERS BY DESIGN KITCHEN TAP: OLIF KITCHEN WORKTOP: CORIAN
TILES: SOLUS CERAMICS, DOMUS TILES & TOPPS TILES SANITARY WARE:
ASTON MATTHEWS PHOTOGRAPHER: MARK WEEKS / NATALIA KUPSTOVA



KENDAL HOUSE

KING'S CROSS, ISLINGTON

**Re-modelled flat within the Lubetkin-designed
Priory Green Estate to create contemporary living**

—— The project reconfigures the interior of a flat in a Lubetkin-designed estate which lacked the modern spatial and material expression expected in current apartments. The original cramped lobby and corridor arrangement was stripped out, allowing entry directly into a large well-lit living space, with windows on two sides. Identification of the building structure allowed removal of partitions but also revealed an important and unusual ceiling beam. This was stripped back to bare concrete, and runs through the flat as a spine. New partitions are built as a hybrid of architecture and furniture – with integrated bookshelves and cloak storage and as a refined version of traditional timber-stud partitions.

COST: £40,000 SIZE: 34.8 SQM COMPLETED: DECEMBER 2015 ARCHITECT: ADAM KHAN ARCHITECTS STRUCTURAL ENGINEER: RODRIGUEZ ASSOCIATES BUILDING CONTROL: GSA CONTRACTOR: INQONTROL PHOTOGRAPHER: IOANA MARINESCU



MARIE'S WARDROBE

STOKE NEWINGTON, HACKNEY

A full internal renovation, small extension to the upper storey, and new glazing, balconies and external steps create a unique space

—— An impressive staircase in this 20th century house made the circulation generous, light and airy, but its dominance compromised the home's layout. The perforated balustrade, timber treads and risers of the new staircase let light and air through, but in a more compact overall configuration. A stair-landing sash window was retained, and together with other original windows and new plywood framework, created a screen wall for two new bathrooms and utility room. Light continues to flow into the stairwell via this screen wall and new external windows. Engravings of e-mail dialogue between the client and architect on the framework support the presence of these original windows beyond their structural worth.

COST: £330,000 SIZE: 214 SQM COMPLETED: AUGUST 2017 ARCHITECT: TSURUTA ARCHITECTS STRUCTURAL ENGINEER: ENTUITIVE STAIR STRUCTURE ANALYSIS: WEBB YATES ENGINEERS PHOTOGRAPHER: TIM CROCKER



ROMAN ROAD GALLERY

BETHNAL GREEN, HACKNEY

Creating an art gallery and house within a contextually complex site in the heart of Bethnal Green

——— This comprehensive renovation and site reconfiguration knits together an existing two-storey Victorian workshop with a 20th century former commercial premise. The extension of contrasting black bricks and glass, opens the building out onto a brick paved sculpture courtyard and injects a new active frontage onto the street. A simple palette of materials have been used throughout – crisp bespoke black joinery, oxidised corten metal panels, reclaimed masonry walls – which all compliment and reflect the industrial and creative character of the urban fabric surrounding the site.

COST: £285,000 SIZE BEFORE: 178 SQM SIZE AFTER: 191 SQM
COMPLETED: SEPTEMBER 2015 CLIENT: MARISA BELLANI ARCHITECT:
THREEFOLD ARCHITECTS HIGH SPEC BUILD: FISKE INTERIORS STRUCTURAL
ENGINEER: OSBOURNE EDWARDS SLIDING EXTERNAL GLAZING: FINELINE
ALUMINIUM JOINERY, IRONMONGERY, KITCHEN, INTERNAL GLASS SLIDING
SCREENS & FIXED FURNITURE: THREEFOLD ARCHITECTS WINDOWS:
CRITTAL BRICKS: RECLAIMED LONDON STOCKS POWDER COATED METAL
& VALCROMAT FLOORING: ENGINEERED ASH POLISHED CONCRETE TO
BATHROOM: SKIMCOAT SANITARY WARE: DORN BRACHT & AGAPE HEATING:
MEINERTZ LIGHTING: ECOLED GARDEN FEATURE LIGHTS: DAVID GROPP
TRACK LIGHTING: ERCO ART: ROMAN ROAD GALLERY PHOTOGRAPHER:
CHARLES HOSEA

MORE MEWS

BELSIZE PARK, CAMDEN

Transforming a mews house into separate flats for different generations, with future potential to evolve into a spacious five-bedroom home

——— Designed to be flexible to future permutations, this two-bedroom mews house has been transformed with hidden sliding compartmentation doors and a full-height lightwell which offers light, air and separate outdoor space to both of the new flats. The utilitarian purpose of the building is alluded to with new exposed steelwork and original internal brickwork, additionally, every usable piece of the building fabric has been retained and used. The project also benefits from improved energy efficiency, solar panels and a variety of insulation techniques throughout.

COST: £496,000 SIZE BEFORE: 76 SQM SIZE AFTER: 163 SQM COMPLETED:
JUNE 2017 ARCHITECT: SANYA POLESCUK ARCHITECTS CONTRACTOR:
AMIRILAN MANAGEMENT LTD ENGINEER: MICHAEL CHESTER & PARTNERS
QUANTITY SURVEYOR: A J OAKES & PARTNERS SOLAR: SO GO SOLAR LTD
PHOTOGRAPHER: EMANUELIS STASAITIS

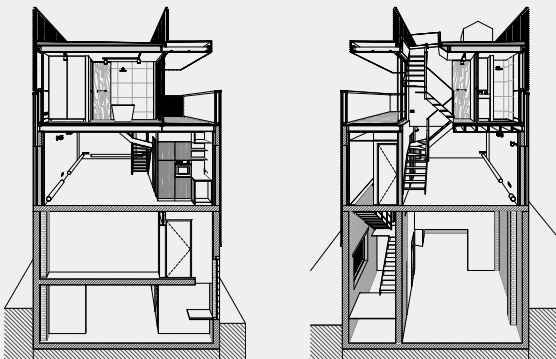


POP-UP UTE*

CHALK FARM, CAMDEN

Pop-up house that has up-cycled historic brownfield land, deploying off-site manufacturing and frugal technologies to be made faster and more affordable without the need to modify the building foundations

— This modest addition to a brownfield industrial heritage site, dating from 1860 on the Chappell's Piano factory, attempts to evoke the host DNA. Contemporary industrial materials were deployed with target utilitarian precision, much like how the original factory was extended and added to. Made from a kit of lightweight parts, the project was a testbed for some of the latest circular economy techniques. Owing to the uncertain status of the existing foundations, the new addition was designed to balance the overall weight of the host building, requiring a concept of subtracting the heavier historic construction elements to free up and extend with ultra-lightweight additions.



COST: **£335,355** SIZE BEFORE: **65 SQM** SIZE AFTER: **100 SQM** COMPLETED: **JULY 2017** CLIENT: **JONATHAN ROOT** ARCHITECT: **FRIEND AND COMPANY ARCHITECTS** ENGINEER: **TIMOTHY GEORGE** RUBBER STAIRCASE AND ROOF TERRACE: **DALHAUS LTD** EXTERNAL DOORS: **SUNPARADISE** MESH CLADDING: **PSP** POLYCARBONATE CLADDING: **ROCKWELL** OPENING ROOFLIGHT: **SUNSQUARE** PHOTOGRAPHER: **AGNESE SANVITO**



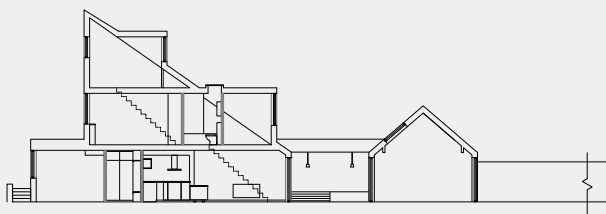
SLOPE HOUSE

NUNHEAD, SOUTHWARK

Roof extension, refurbishment and internal reconfiguration of a 1970's ex-local authority terraced house

—— The works to this property revealed the existing but hidden architectural features of the unusual house while keeping costs to an absolute minimum. The ground floor bedroom was removed and the kitchen relocated to the heart of the property, allowing visual links throughout the ground floor and to garden beyond. The existing kitchen location was converted to a study with an adjacent entrance cloakroom and concealed utility cupboard. Upstairs, a zinc-clad roof extension allowed for an additional bedroom and an enlarged top lit bathroom. Wherever possible the ceilings were opened up to expose the dramatic roof pitches and celebrate the building's dynamic form.

COST: £94,600 SIZE BEFORE: 102.8 SQM SIZE AFTER: 110 SQM
COMPLETED: MARCH 2017 ARCHITECT: POULSOM / MIDDLEHURST LTD.
ENGINEER: HARDMAN STRUCTURAL ENGINEERS CONTRACTOR: GJ DESIGN
PHOTOGRAPHER: ADAM SCOTT



Section

ROOF EXTENSIONS

Blogger Kristine Hall relates to the impact of creating space at high level in her Victorian terrace



——— Ride the central line from East London to the City and you will see hundreds of them: boxy teeth rising up from the back of Victorian terraces, street after street. Some jutting out awkwardly like afterthoughts, but the occasional gem too, all smooth expanses of glass and seamless cladding.

Loft extensions are on the rise in the UK, and it's no wonder as the cost of moving increases and affordable housing stock becomes ever harder to come by. They can add value and future-proof homes, creating a multi-purpose space that can flex and evolve with needs. It is an elegant solution when you need a bit more space, an extra bedroom, or maybe a home office for a fledgling business. Or in our case, an escape from the noise of the city and neighbours below. But what we thought might be, at least initially, a rarely used guest bedroom turned out to be the most transformative change we've made to our home and the way we live in it.

There's something inherently ethereal about being high up, and having a vista – even one of pylons and industrial estates – is a powerful thing. The limited head height only enhances the cosiness of this new snug, a peaceful enclave removed from the sounds of the street.



📷 @restoringlansdowne



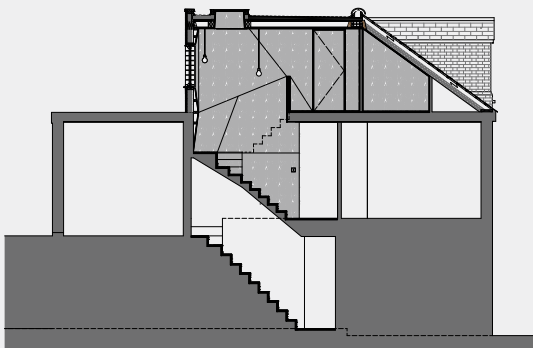
61AMR

WALTHAMSTOW, WALTHAM FOREST

Charred timber dormer extension, creating a contemporary plywood-clad interior studio and bedrooms

— Situated on a residential street, this property has undergone a complete transformation, creating calm and serene bedroom and studio interiors. Taking the existing forms, folds and edges, the design attaches new complementary angular forms with interior plywood surfaces adding a sense of weightlessness. The larch used for the external facade finish – burnt by the homeowner – gives a refinement to the exterior, standing in contrast to the surrounding residential terrace.

COST: £105,000 SIZE: 105 SQM COMPLETED: MARCH 2017 CLIENT: CHRIS DALE & SALLY THOMPSON ARCHITECT: WIDGER ARCHITECTURE STRUCTURAL ENGINEER: BPDm CONTRACTOR: MJ BUILD AND MANAGEMENT PHOTOGRAPHER: STÅLE ERIKSEN



Section



BIRD'S NEST

HARRINGAY, HARINGEY

Perched atop a Victorian rear extension, this modern black roof extension with projecting yellow oriel window houses a new bathroom with rooftops views

— The original bathroom was inconveniently located a floor below the bedrooms. The solution was to relocate the bathroom in a bold new second floor extension and create a new study in its former place. The design perches atop the existing building, clad in black fibre cement panels, with two minimal, frameless windows incorporating switchable smart glass technology to provide daylight, views and privacy at the flick of a switch. An electrically operated rooflight ventilates the bathroom and also draws in daylight. A neutral palette, bespoke joinery and additional rooflights bathe the flat in natural light, creating a warm and finely detailed interior.

COST: £140,000 SIZE BEFORE: 111 SQM SIZE AFTER: 117 SQM COMPLETED: JUNE 2017 ARCHITECT & INTERIOR DESIGNER: A2STUDIO CONTRACTOR: HUXTER SEVEN LTD STRUCTURAL ENGINEER: FORM LONDON GLAZING: CANTIFIX SASH WINDOWS: B MURPHY & CO ROOFLIGHT: CONTEMPORARY GLAZING CLADDING: MARLEY ETERNIT, EQUITONE PHOTOGRAPHER: AGNESE SANVITO



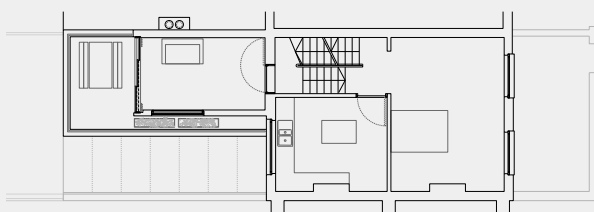
THE COPPER LOOKOUT

HOLLOWAY, ISLINGTON

Copper-clad lookout provides additional room for a growing family

—— This project perches a copper clad room on the roof, responding to the need for more space in a one-bedroom flat, maximising space and minimising weight, whilst providing a distinct facade which will weather and patinate with time. The simple rectangular room and 3-metre-tall sliding glass doors acts as a frame to the gardens beyond and opens onto a retained terrace. Originally planned as a child's bedroom, on completion the room was quickly adopted as the family living room due to the quality of light and tree filled outlook, despite being the smallest room in the flat.

COST: £90,000 SIZE BEFORE: 77 SQM SIZE AFTER: 88 SQM COMPLETED: MARCH 2017 ARCHITECT: BEASLEY DICKSON ARCHITECTS STRUCTURAL ENGINEER: FOSTER STRUCTURES MAIN CONTRACTOR: KILBY DEVELOPMENTS DOORS: FINELINE WINDOW: VELFAC COPPER CLADDING: AURUBIS PHOTOGRAPHER: NATHAN SPENCER



Second floor plan



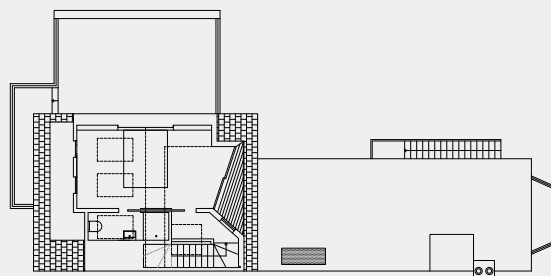
DA RESIDENCE

WALTHAMSTOW, WALTHAM FOREST

A sensitive and striking angular roof extension clad in weathering steel sits within the tree canopy overlooking a park

—— The weathering-steel cladding – chosen for its raw expressive aesthetic and textural similarity to its cladding – will weather over time, further protecting the exterior and blending in with its environment. The extension opens up the interiors, providing a master bedroom, en-suite bathroom, storage space and sheltered terrace. Space was maximised with clean and stripped back furnishings, including a double-width sliding door used to close off either the bedroom or compact en-suite. A new staircase was stacked above the existing one with the reinforced concrete stair balustrade modified to create an integrated continuity between floors. Substantial natural light has been brought in without reducing privacy.

COST: £63,500 SIZE BEFORE: 71 SQM SIZE AFTER: 95 SQM COMPLETED: JULY 2017 BUILDING CONTROL AND CDM: ACT SURVEYORS CONTRACTOR: BWP LTD ARCHITECT: DEDRAFT PARTY WALL CONSULTANT: FPC SURVEYORS STRUCTURAL ENGINEER: STRUCTURES MADE EASY EXTERNAL COMPOSITE DECKING: CLADCO SINGLE PLY ROOFING: CURE-IT BATHROOM TILES: DESIGNWORKS TILES EXTERNAL DOORS AND WINDOWS: EXPRESS DOORS FLUSHGLAZE ROOFLIGHT: GLAZING VISION STEEL CLADDING: JOHN HORTON ELECTRICS: SCHNEIDER ELECTRIC TIMBER FLOOR: TRADEWOODS LTD ROOFLIGHTS: VELUX SANITARYWARE: WEST ONE BATHROOMS LTD PHOTOGRAPHER: WHITAKER STUDIO



Upper floor plan



LOFT HOUSE

DRAYTON PARK, ISLINGTON

Remodeling a Victorian house to create a self-contained loft, adding 35 square metres of floor space

———— One of the main challenges of the brief was to create a 'generous feeling' to the loft space in a house of split-levels and tight site constraints. The house is on a sloping site therefore the existing ridge was raised by two-course brickwork to align with its neighbour's in order to achieve a decent head height in the proposed loft space. A network of extremely complex steelwork, with 'kinks' hidden in joinery, was required to achieve a usable height in the proposed front shower room. The loft interior is modern, drawing a clear distinction between old and new, and the new light filled staircase forms a sculptural centerpiece in this home.

COST: £122,000 SIZE: 77 SQM COMPLETED: OCTOBER 2015 CLIENT: TOBY AND LAURA FISHER ARCHITECT: MOBILE STUDIO ARCHITECTS STRUCTURAL ENGINEER: CONISBEE MAIN CONTRACTOR: TM PROPERTY SERVICES PHOTOGRAPHER: TIM BROTHERTON



MARTINEAU ROAD

DRAYTON PARK, ISLINGTON

An affordable conversion of a London flat for a young couple, using recycled materials, sliding spine walls and statement staircase

———— Acoustic materials were used extensively in this interior refit and roof extension, designed for an acoustician and musician. When needed, sliding spine walls allow social and interactive spaces, but also provide enclosed, more private rooms within the limited footprint of the flat. For affordability, the project utilises reclaimed materials and reused objects, such as old slate roof tiles as kitchen splashbacks. Despite the planning restrictions of a conservation area, a large openable rooflight expands the feel of the attic space.

COST: £155,000 SIZE BEFORE: 42 SQM SIZE AFTER: 69 SQM COMPLETED: SEPTEMBER 2017 ARCHITECT: ULLMAYER SYLVESTER ARCHITECTS CONTRACTOR: ROBERT K CONSTRUCTION LTD STRUCTURAL ENGINEER: CONSTANT STRUCTURAL DESIGN ROOF LIGHTS: ROTO ROOFLIGHTS INSULATION: STEICO WOODFIBRE INSULATION TRI-BOARD: TILLY THREE-LAYER-SOFTWOOD PANEL PHOTOGRAPHER: KILIAN O'SULLIVAN



VALETTA HOUSE

EAST ACTON, EALING

Embracing colour as an essential building material, this remodeled Victorian home gives this family a space for each of their four girls with a full refurbishment of the interior and two extensions

—— Working with a narrow existing plan, the design had to be creative: removing some walls to create an open-plan interior, opening up internal windows, and using light wells to bring light deeper into the spaces. The project sought to create a 'child-friendly' home, adding curves to the walls, a playful snakes-and-ladders bannister, and an arched window for each child. Meanwhile, adults are treated to a rich variety of materials, from encaustic floor slabs and glazed herringbone tiles, to spherical marble handrail ends and soft cedar shingle on the exterior. As the children grow up, the house will change with them too, with the rounded cedar shingles on the exterior weathering and changing colour over time.

COST: £190,000 SIZE BEFORE: 100 SQM SIZE AFTER: 150 SQM
COMPLETED: SEPTEMBER 2017 ARCHITECT: OFFICE S&M LLP ENGINEER: BUILT ENGINEERS CONTRACTOR: UTLL BUILDING CONTROL: WILKINSON CONSTRUCTION CONSULTANTS KITCHEN FABRICATOR: LOZI CONTRACTOR: UTLL ENCAUSTIC HALL TILES: BERT & MAY WALL LIGHTS: SPUTNIK ESTUDIO HERRINGBONE KITCHEN SPLASH BACK TILES: JOHNSON YELLOW GROUT: MAPEI YELLOW ARCHED WINDOWS: DURABLE WINDOWS CEDAR ROUNDED SHINGLE: MARLEY ETERNIT PHOTOGRAPHER: FRENCH + TYE



UNION WHARF

HOXTON, ISLINGTON

Canal-side property transformed from a dated, underperforming and compromised couple's dwelling into a contemporary, energy efficient and spatially generous family home

—— Located along Regents Canal, this two-storey mid-terrace house has been fully refurbished and remodeled, including the replacement and extension of an existing rooftop conservatory; transforming it from an unusable store room into a habitable space that can be used all year round. Inspired by canal boats, the new roof top structure is clad in an enveloping oak and ash interior, creating a flexible space that can either be used as a guest suite, lounge or study. Bespoke rotating window shutters fabricated from fluted glass provide privacy from users of the canal tow path whilst maximising natural light and views.

COST: £342,000 SIZE BEFORE: 150 SQM SIZE AFTER: 163 SQM
COMPLETED: AUGUST 2017 ARCHITECT: NICHOLAS SZCZEPANIAK
ARCHITECTS STRUCTURAL ENGINEER: BLUE ENGINEERING MAIN
CONTRACTOR: Q PROJECTS APPROVED INSPECTOR: COAST 2 COAST
BUILDING CONTROL PARTY WALL SURVEYOR: BERRY LODGE CHARTERED
SURVEYORS MEASURED SURVEYOR: MOBILE CAD SURVEYING
ARCHITECTURAL METALWORK: RUAL SLIDING GLASS DOORS: FINELINE
ALUMINIUM KITCHEN: PRO-COMPONENTS STOVE: THE BETTER HEARTH
CONCRETE WORKTOPS: CONCREATIONS POLISHED CONCRETE FLOOR:
THE CONCRETE FLOORING COMPANY KITCHEN EXTRACT DUCT:
EVERY EXHAUST PART LIMITED PHOTOGRAPHER: NICHOLAS WORLEY



UPLANDS ROAD

CROUCH END, HARINGEY

Maximising the potential of a Victorian terrace home, this refurbishment utilises permitted development rights to create luxurious internal spaces

—— Adding modest extensions at ground and roof level, this project has also increased functionality and brought light into the centre of the home through an open plan arrangement. Working with a sloping site, the rear ground floor arrangement reintroduced a larger roof terrace at first floor level, with a walk-on rooflight allowing natural light through to the floor below. At roof level, the existing dormer was removed and replaced by a modern volume, taking advantage of permitted development rights and instigating an internal reconfiguration of the second floor – including a light and airy enclave to house a freestanding stone bath, creating a luxury en-suite to accompany the master bedroom.

COST: £273,000 SIZE BEFORE: 134 SQM SIZE AFTER: 151 SQM
COMPLETED: APRIL 2016 ARCHITECT: MULROY ARCHITECTS
STRUCTURAL ENGINEER: TOTAL DESIGN STRUCTURAL LTD MAIN
CONTRACTOR: KEENAN CONSTRUCTION LTD ASBESTOS SURVEY:
SALVUM APPROVED INSPECTOR: PWC BUILDING CONTROL
KITCHEN: FUNKTIONAL KITCHEN ROOF LIGHT: GLAZING VISION
WINDOWS: AGS - SCHEUCO GAS FIRE: DRU PAINT: DULUX TIMBER
FLOOR: JORDAN ANDREWS PHOTOGRAPHER: JOAKIM BOREN



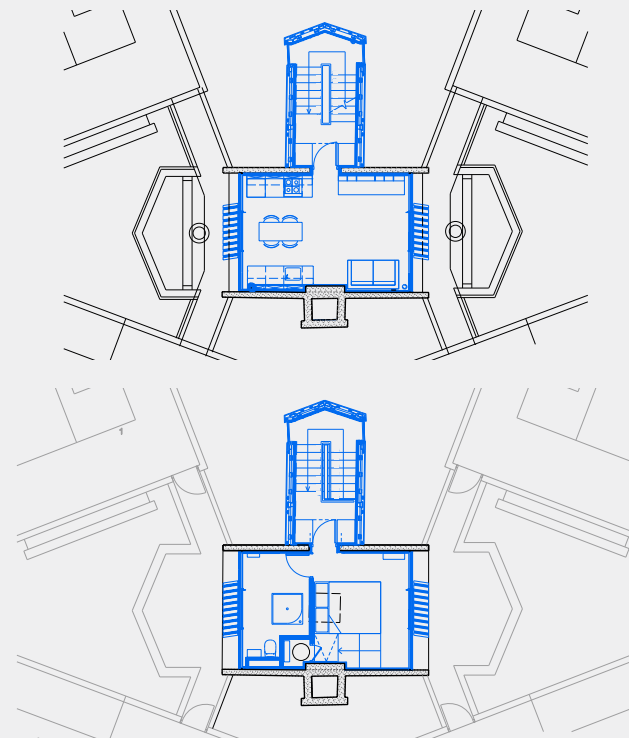
THE WATER TANK, KEELING HOUSE

BETHNAL GREEN, TOWER HAMLETS

Conversion of the former water tank space on top of the Grade II* listed Keeling House into a light-filled one-bedroom duplex penthouse

Revitalising an empty concrete shell, this former water tank space has been converted into a one-bedroom flat on the 16th, 17th and 18th floors of Keeling House. Due to the Grade II* listing, insulation has been provided internally, with the walls, floors and ceiling all thermally upgraded. The existing plywood cladding to the east and west elevations were replaced with full-height glazed screens, with sandblasted glass louvres preventing overlooking and overheating whilst flooding the space with natural light. Maximising storage space was a key concern, with bespoke furniture including a raised bed with a child's bed at one end, a built-in wardrobe underneath and deep drawers within the steps.

COST: £420,000 SIZE BEFORE: 48 SQM SIZE AFTER: 53 SQM COMPLETED: MARCH 2017 CLIENT: BRIAN HERON & AYESHA TARIQ ARCHITECT: BRIAN HERON ARCHITECTS STRUCTURAL ENGINEER: MICHAEL BAIGENT ORLA KELLY CONTRACTOR: BRIAN HERON ENVIRONMENTAL DESIGN CONSULTANT: BROOKS DEVLIN LTD PARTY WALL SURVEYOR: SMEREKA & ASSOCIATES FIRE CONSULTANT: CAPITA SYMONDS CDM CO-ORDINATOR: CVW ASSOCIATES PHOTOGRAPHER: TERRY DUFFELL



17th and 18th floor plans

Interiors writer Amy Davies Pereira explores the wave of new extensions that create unique spaces for hobbies and work

SPECIALIST SPACES

—— With many London homeowners choosing to improve their homes instead of moving, maximising the often overlooked area of the garden is a rising trend. Forget the rickety old summer houses of yesteryear – people want all the tech they enjoy inside the house to be on-hand outside too.



Pinterest and Instagram are full to the brim with cedar wood-clad garden rooms as city dwellers commission workspaces, art studios, gyms, family rooms and guest bedrooms. With an increasing number of people working from home, families want somewhere to escape for work and hobbies, in a different environment without actually leaving their property. These new constructions are also great money-savers for small businesses and start-ups.

A lot of people may curse their gardens in the winter months, but a heated, plumbed and tech-enabled garden structure is a wonderful way of maximising year-round use. Often, they create somewhere for older children to retreat, or a space to entertain friends. Whatever the use, they are serving their purpose well.

The materials used are a key element as often it frames the view from the house – brick, glass and metal are playing a huge part in making these outside structures become a true reflection of their owners' style.

Let's not overlook the interior of these new spaces, which is just as important. They seem to suit a more minimalist Scandinavian style interior, but it's a blank canvas so the options are limitless. Although these structures are not attached to the main house, we want them to feel familiar. As you will find in this selection, they are not just an extension of our homes, but our personalities too.



 @littlehouseinlondon



THE COUNSEL HOUSE

KEW, RICHMOND

Reconfiguring a previously extended Edwardian property to provide a confidential and dependable environment for the owner – a counselor – to see patients

——— Updating a 1980s extension and conservatory to create a rear extension home office, this project introduces a therapy consultation room, a breakfast area and family living space. The flat roof volume houses the main family living space, stepping down from the kitchen and dining area. The external brick continues internally, forming an integrated breakfast area that benefits from morning sun. The upper floors were altered to rationalise room sizes and a new staircase leads to a teenage hideaway on the second floor. Internally, materials have been used to create an environment where patients are encouraged to become more aware of the conscious and unconscious processes behind thoughts and feelings.

COST: **£830,000** COMPLETED: **JULY 2017** ARCHITECT & INTERIOR DESIGN: **TIGG COLL ARCHITECTS** CONTRACTOR: **ACUMEN BUILDING CONTRACTS LTD.** STRUCTURAL ENGINEER: **HASKINS ROBINSON WATERS ENGINEERS** APPROVED INSPECTOR: **QUADRANT AI LTD.** SPECIALIST GLAZING: **CANTIFIX** BRICKS: **PETERSEN** CONCRETE FLOOR: **LAZENBY** PHOTOGRAPHER: **ANDY MATTHEWS PHOTOGRAPHY**



GARDEN STUDIO GYM

WALTHAMSTOW, WALTHAM FOREST

Multifunctional, contemporary interpretation of a garden shed to create a gym

——— Creating a workout studio in a rear garden due to the lack of local gyms, this project was conceived as a contemporary interpretation of a garden shed. Carefully designed to negotiate both permitted development regulations regarding roof heights and the site's limited footprint, the final scheme is a compact form sunken into the ground. Utilising a simple palette of four materials externally and internally – glass, burnt cedar, birch ply and black rubber – the studio has an opening on the right side to let natural daylight in and create a visual connection with the garden space.

COST: **£52,000** SIZE: **13.6 SQM** COMPLETED: **JANUARY 2017**
ARCHITECT: **EASTWEST ARCHITECTURE** STRUCTURE ENGINEER: **RAMBOLL**
BURNED CEDAR TIMBER CLADDING: **SHOU SUGI BAN** BIRCH PLYWOOD:
TRAVIS PERKINS PHOTOGRAPHER: **NAARO**



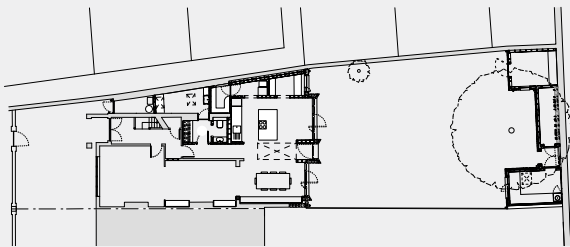
HIDE HOUSE

BARNES, RICHMOND UPON THAMES

Remodeling and extending to provide sufficient spaces for a retired couple to pursue their different interests independently, yet side-by-side

——— Protected and enclosed by old brickwork boundary walls, this project provides new spaces for the clients' differing interests, looking onto a central cloister-like garden where the focus is a mature Magnolia tree. The configuration of the spaces, and the angled, staggered rear elevation mean that at times there are sight lines connecting the various spaces, but also privacy, allowing for independent activity. Critically, all spaces have a connection with the garden and although both clients are currently very active, the living spaces, arranged across one level, will also work for them in later years, should they become less mobile.

COST: £565,000 SIZE BEFORE: 187 SQM SIZE AFTER: 237 SQM
COMPLETED: JANUARY 2017 ARCHITECT: LAURA DEWE MATHEWS
ARCHITECTURE ENGINEER: ENTUITIVE MAIN CONTRACTOR:
HOME PARK LONDON GARDEN DESIGNER: MIKE BAYON DESIGN
BRITISH OAK CLADDING: VASTERN TIMBER BESPOKE BRICKWORK:
IBSTOCK ZINC: VM ZINC OAK FRAMED WINDOWS AND DOORS:
DASK TIMBER PHOTOGRAPHER: STÅLE ERIKSEN



Ground floor plan



THE POTTING SHED

WALTHAMSTOW, WALTHAM FOREST

Stretching the possibilities of a modest budget, this garden studio utilises salvaged materials throughout, befitting the ethos of a maker's studio

——— Located close to Blackhorse Lane, the front elevation of this multi-use garden studio emulates the architectural style of nearby factories, with clean lines, matte black finish and a low-rise pitched roof. The project is scaled to fit the residential setting, nestling into the garden by only taking up underutilised space. Creating a space that can be used as an office, snug and ceramics studio, the design adapted to fit reclaimed off-cut plywood sheets and ex-display windows and doors which were all destined as waste – showing how inventive architecture and resourcefulness can make design attainable to those on a tight budget.

COST: £15,900 SIZE: 18 SQM COMPLETED: SEPTEMBER 2017
CLIENT: JENNY WATT ARCHITECT: GREY GRIFFITHS ARCHITECTS
CONTRACTOR: OMNISCIANT HOMES PLYWOOD: SPECIALISED PANEL
PRODUCTS WINDOWS/DOORS: SENIOR ARCHITECTURAL SYSTEMS
PHOTOGRAPHER: ADAM SCOTT



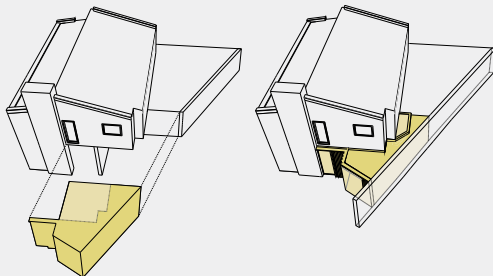
READING ROOM

BELSIZE PARK, CAMDEN

Creating a new reading and study room within a confined north London garden for a retired couple

—— The project created a spacious and light filled extension within a confined north London garden, adding a new reading room and study that is both sympathetic to the original house and a characterful addition to the property. The property has been extended and improved over time since the 1970s, adapting to the different phases of the family who lived there. These latest changes create a new, intimate space, just for the clients, now retired. The extension is designed around a large picture window projecting out to the patio and garden. Bespoke joinery and desks are carefully integrated in the building form, giving home to an extensive collection of artefacts and books collected over the years.

COST: £114,850 SIZE BEFORE: 195 SQM SIZE AFTER: 204 SQM COMPLETED: JUNE 2016 ARCHITECT: STUDIO CARVER STRUCTURAL ENGINEER: ELLIOT WOOD PARTNERSHIP PARTY WALL SURVEYOR: JOHN REILLY BUILDING CONTROL INSPECTOR: BUTLER & YOUNG MAIN CONTRACTOR: ALEX BARAN CONSTRUCTION JOINERY: VILLAGE CABINETS GLAZING: IQ GLASS SKYLIGHTS: GLAZING VISION TIMBER: VINCENT TIMBERS ETERNAL PAVING: LONDON STONE PHOTOGRAPHER: RICHARD CHIVERS



Axonometrics



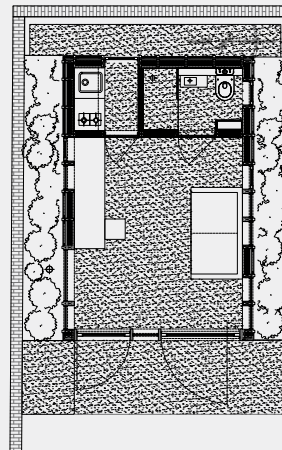
SE5: GARDEN LIBRARY

CAMBERWELL, LAMBETH

A library, under a tree, at the end of the garden

—— An extension to the existing flat was prohibitively complex, and so the garden and urban surrounds provide the context for this structure, which is deliberately simple, creating a warm and friendly feel for a quintessentially family addition. Throughout, the aesthetic has come from the making, with no effort to hide the simplicity of the materials: concrete and ply. The design celebrates and values its foundations by using the permanence of concrete to create a sense of solidity that performs very modern functions: a place for the brightly coloured plastic the young family collects.

COST: £70,000 COMPLETED: AUGUST 2017 ARCHITECT: TURNER ARCHITECTS LTD ENGINEER: HARRISON SHORTT STRUCTURAL ENGINEERS LTD CONTRACTOR: VT CONSTRUCT LTD. SHOWER TRAY: MORTISE CONCRETE BATHROOM SINK: KAST CLADDING ROOF PANELS AND SHOWER STEEL SHEETS: THE METAL STORE PHOTOGRAPHER: ADAM SCOTT



Floor plan

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ISBN 9780995614451



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