



DON'T MOVE, IMPROVE!

2019

130 INSPIRATIONAL HOME EXTENSIONS

Creating more space
for every style and budget

HOW TO EXTEND YOUR HOME

Advice from design
to completion

ARCHITECT DIRECTORY

London's best practices



Let's make amazing places



The interior design platform to seamlessly manage your entire project from inspiration, to installation.
Open your free trade account at clippings.com/trade

@intercontinental – Ljubljana, Slovenia
Powered by Clippings



LETTER FROM THE EDITOR

——— London is gifted with one of the most vibrant architecture industries in the world, something increasingly manifested in the day-to-day life of the city. Don't Move, Improve! has showcased the best interventions to Londoners' homes for the past nine years, and each year the quality increases in a city where space often has to work twice as hard to deliver everyday needs. A slowing housing market paired with higher stamp duty has only increased the demand for these most personal of projects – with talented architects responding to homeowners' needs in myriad ways to make the most of their space.

This annual competition showcases the most innovative, high-quality home improvement projects at a range of budgets – extending outwards, upwards, or downwards – selecting the best of the best to celebrate and inspire with their creativity, cost-effectiveness, contextual design and liveability of space.

On the following pages you will find a veritable feast of architectural inspiration, with projects exploiting any and every opportunity to create much needed high quality living space in this bustling city.

Lara Kinneir, director, New London Architecture

Editorial and awards team:
Eleanor Pile, Sadie Geen and Jenine Noble
Design:
Ivó Alvarez
ivodisseney.com
Advertising:
Hannah Nottridge
Cover image:
Chapel © Edmund Sumner



info@newlondonarchitecture.org
020 7636 4044
@nla_london
#dontmoveimprove

CONTENTS

4
How to extend your home
Advice on starting your own project

6
Overall winners
This year's best projects



Chapel – page 6

12
Bringing light in
Extensions that flood homes with lots of natural light



St Maur Road – page 27

30
Efficient use of space
Designs that cleverly maximise the liveability of each space



Loft Library – page 38

46
Interconnected spaces
Distinct yet connected spaces created to suit family life



Algiers Road – page 48

59
Materiality
Projects that celebrate materials and craftsmanship



Block House – page 61

76
Form and structure
Homes with dramatic ceilings and exposed structural features



SE: Whilst sitting under a tree – page 85

88
Supporter profiles

92
Architect directory

ABOUT

——— Don't Move, Improve! is an annual competition, exhibition, magazine and events programme that celebrates London's best and most innovative home improvements, and the thriving industry of established and emerging architecture practices that create them.

Judging criteria

The annual competition is open to practices and homeowners who have carried out extensions on top of, underneath and on the side or back of buildings, and/or interior insertions, conversions, and garden studios in Greater London in the past two years. This issue covers the period between September 2016 - September 2018.

Projects featured in Don't Move, Improve! 2019 demonstrate:

- Exceptional innovation and creativity
- Increased liveability of space
- Cost-effectiveness
- Contextual design that adds to London's character

Featured projects include:

- 100** Interior insertions
- 89** Rear extensions
- 47** Side extensions
- 38** Roof extensions
- 27** Garden structures
- 12** Basement extensions

Average size increase:

+27sqm

The building period of houses converted include:

- 86** Victorian
- 21** 20th Century
- 15** Edwardian
- 8** Georgian

THE JURY



Left to right: **Cany Ash**, founding partner, Ash Sakula; **Amy Frearson**, editor, Dezeen; **Peter Muray**, chairman, New London Architecture; **Jo McCafferty**, director, Levitt Bernstein; **Carl Turner**, founding director, Carl Turner Architects; **Philippa Stockley**, journalist, editor and critic specialising in architecture and design



COLLÈGE AMADOU HAMPATÉ BÂ
NIAMEY, NIGER
School Refurbishment and Expansion

The college has outgrown its current classroom space as more students would like to attend the school both at primary level and upper secondary classes (in preparation to university entrance exams). An educational pioneer in the area, the college will teach primary school in the local language, with the additional focus of reducing the female drop-out rate.

Article 25 developed a Masterplan for the college site. The proposals include new landscaping across the site, with 20 additional classrooms in 5 new blocks, an assembly hall, library, new administration building, latrines, guard's house and a guard's post. The design utilises local laterite stone as the principal building material, and adapts local vernacular technologies to achieve climatically suitable learning spaces. We will be working with an experienced local architect partner, who will oversee the construction phase.

We are driven by Article 25 of United Nation's Universal Declaration of Human Rights, which states that everyone has the right to adequate dignified shelter. Our vision is of a world where all communities have access to better housing, safe school buildings and effective clinics and hospitals, and we provide the skills and knowledge needed to make this a reality.

You can be a part of it.

Please make a pledge to donate £5 a month today. Thank You



HOW TO EXTEND YOUR HOME

Your home improvement checklist

1. Write a brief

- ☐ This is an important first step, see opposite for a detailed guide

2. Do your research

- ☐ Check if your home is in a conservation area, listed or locally listed by looking online or ringing the council
- ☐ Check whether any applications have been refused and why on your local authority planning website

3. 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 - £2,000 per sqm + VAT for the build cost (including VAT, fittings and fixtures and a contingency this can become close to £3,000 to £3,500)

4. Choose your architect

- ☐ Find an architect in your area by looking at the Don't Move, Improve! company directory in the back of this magazine, check RIBA's online Find an Architect Service or visit Architects' Republic's website and submit your brief to architects and choose your favourite response
- ☐ Check they are registered with the Architects Registration Board or Chartered with the RIBA
- ☐ Look at their past projects – check out their website and social media channels
- ☐ Shortlist 2 – 3 architects and meet them

5. Finalise your agreement

- ☐ Agree the scope and cost of your architects' work – set out in writing the services provided, and obligations of each party



How to write a successful brief

———— When it comes to planning a home renovation, it can be confusing knowing where to start. In the midst of practical considerations, like planning applications and finances, it's easy to lose sight of your initial hopes and aspirations. This is why creating a brief early on is fundamental to the outcome of the project; it will provide a framework for all future decisions and keep your priorities clear.

The brief will evolve as you progress, but here are some tips for getting started:

- > Begin writing down your thoughts as soon as you decide to renovate as this helps to weed out unrealistic ideas and identify those that stick.
- > Decide a brief before approaching architects or other professionals; this means that quotes will be based on the same initial criteria and make them easier to compare.
- > Have some fun with your requirements. Start with your essentials, an additional bedroom or kitchen extension for example, and then add the nice-to-haves or more whimsical ideas that make the project personal. Deciding the requirements is when you can use your imagination.
- > Think about your lifestyle. An insight into how you live will help a designer to understand what you're trying to achieve and to be realistic about what could work best for you.
- > The brief should also include your budget and an ideal timetable for the works. This can be a guide at first and will become more defined as the project progresses.

Once you decide to renovate it can be tempting to rush into a design, but it's worth taking some time to prepare your thoughts. A well-considered brief is one of the most important things you can do to ensure that your home improvements live up to the ambition you started out with.

Jane Middlehurst and Amy Poulson, co-founders of Home Notes

www.homenotes.co @wearehomenotes We are Home Notes

How to be a good client

———— In the process of designing and building my own home, I was able to see the project as the architect and, along with my wife and now six-year-old daughter, as the client too. In the exciting but challenging experience of changing your home, the client/architect relationship is hugely important. Below are some pointers from my experience in both positions:

Key Tips

- > Good rapport matters; are you compatible in personality and style?
- > Establish a clear brief and understanding of how you live or want to live as this will enhance the benefit of commissioning a unique piece of architecture.
- > Define your budget and appreciate what it can practically achieve.
- > Enjoyment and length of use should be factored in ie: spend more if this is going to be your "forever home". You will only regret it if you compromise.
- > Develop a spirit of adventure
- > Be a good listener and communicator and be honest with feedback.
- > Be a good payer to all, especially the consultants, contractors and suppliers. People go the extra mile when their invoices are settled early.
- > Be positive - maintain an interest and passion in your scheme!

What to expect

- > Good interpretation of your needs
- > Clarity on budget control and fees
- > Consistent updates throughout the project
- > Guidance on selection of consultants and suppliers
- > Honesty, sometimes being told things that are not easy to hear
- > Contract to cover professional aspects of your relationship

What not to expect

- > Perfection
- > Guarantees on approvals by statutory bodies or other institutions

Neil Dusheiko, director at Neil Dusheiko Architects

www.neildusheiko.com

@NeilDusheikoarchitects @NeilDusheiko



Neil Dusheiko and his family in their recently extended home



CHAPEL

CAMBERWELL, SOUTHWARK, SE5

Originally built in 1935, Chapel is a family home carved from a derelict religious building. Volumes and scale overlap so there are rooms within rooms, working simultaneously under an embodied roof

Chapel has been carved out from challenging constraints – both in needing to restore a deleterious existing form and ensuring that the privacy of adjacent neighbours remained unaffected. Given the planning restrictions, the programme for a family house needed to dovetail into the existing shell, whilst allowing creative freedom within an internal transfiguration. This primarily involved the construction of a lower ground level for bedrooms, a large ground floor living space with vaulted ceiling, and a mezzanine level inserted as a space for privacy. The idea of a ‘tent’ suited flexible living needs whilst creating the best opportunity to bring skyward views and to maximise daylight, under a pearly shell of waxed lime plaster.

COST: £725,000 SIZE BEFORE: 125 SQM SIZE AFTER: 225 SQM COMPLETED: APRIL 2018 ARCHITECT AND INTERIOR DESIGNER: CRAFTWORKS STRUCTURAL ENGINEER: COOPER ASSOCIATES STRUCTURAL ENGINEERS MAIN CONTRACTOR: HABITAT CONSTRUCTION LLP LANDSCAPE ARCHITECT: JANE BROCKBANK GARDENS PLASTERER: ARTISAN PLASTERCRAFT CLT SUPPLIER: STORA ENSO TIMBER SUPPLIER: THOROGOOD TIMBER OAK SUPPLIER: WHITMORE'S TIMBER WINDOWS AND DOORS: FOXCOTE JOINERY FLOORING: NORA RUBBER FLOORING KITCHEN DRAWER VENEER: SMS VENEERING PHOTOGRAPHER: EDMUND SUMNER

Lower ground floor and ground floor plans

SECOND PRIZE



STEGO

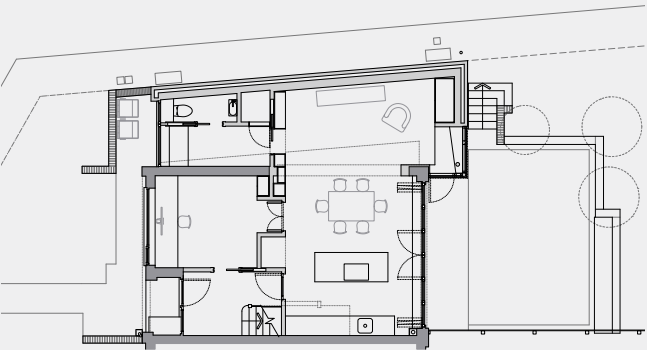
KENNINGTON, SOUTHWARK, SE1

1980s end-of-terrace transformation with single-storey courtyard extension, lit by full-height glazing and skylights, creating views within its own landscape

— An extension to an 1980s end-of-terrace house, unified through an exterior brick stain on old and new walls. The garage has been converted into a bedroom and is now connected to the house via a single-storey courtyard extension, containing a terrazzo-lined kitchen and dining room. A series of clerestory windows introduce light throughout the ground floor while maintaining privacy in this tight urban site, whilst corrugated aluminium emphasises the pitched forms of the roof and reflects the surrounding urban landscape, vegetation and sky.

COST: £210,000 SIZE BEFORE: 55 SQM SIZE AFTER: 101 SQM COMPLETED: AUGUST 2018 ARCHITECT: ARCHMONGERS LLP STRUCTURAL ENGINEER: FOSTER STRUCTURES LIMITED MAIN CONTRACTOR: JCR PROJECTS LTD. PHOTOGRAPHER: FRENCH+TYE

THIRD PRIZE



Ground floor plan

FOLDED WEDGE TOWNHOUSE

FOREST HILL, LEWISHAM, SE2

Wedge-shaped extension to a 1970s townhouse, creating a tall, light filled, semi-underground space with a folded roof expressed internally in exposed timber

— This end of terrace townhouse has been extended and reorganised to maximise space and light for family life. The site featured a narrow wedge shaped piece of land to the side of the house. In order to minimise impact on neighbouring houses, the built form had to be kept to a minimum from the outside with no overlooking windows. The varying roof pitches allow the internal volume to be maximised at the rear, appearing modestly scaled to the front and side. A new structural opening in the side of the house creates a full-width kitchen, dining and living space at the rear.

SIZE BEFORE: 119 SQM SIZE AFTER: 142 SQM COMPLETED: AUGUST 2018 ARCHITECT: RUSSELL HUNT ARCHITECTS STRUCTURAL ENGINEER: TOYNBEE ASSOCIATES LTD. MAIN CONTRACTOR: APPLE CONSTRUCTION AND PROJECT MANAGEMENT FLOORING: CHASING SPACE WINDOWS: VELFAC ROOFLIGHT: BARGLASS WORKTOPS: NEROSTEIN KITCHEN CABINETS: DAVE COWLING GLAZED BRICKS: IBSTOCK ARCHITRAVE LIGHT SWITCHES & SOCKETS: WANDSWORTH ELECTRICAL PHOTOGRAPHER: CLIVE SHERLOCK

THIRD PRIZE

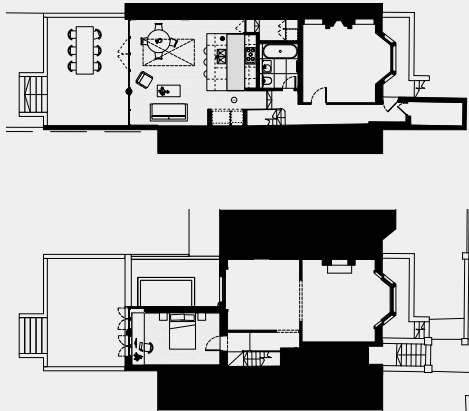


LAURISTON ROAD

HACKNEY, E9

A part, two-storey rear extension to update a maisonette, with carefully considered materials

— Replacing a set of dilapidated extensions, this two-storey extension to a ground floor and basement maisonette within a Victorian terraced house has created a bright new living space and upstairs studio room with L-shaped corner window for the photographer client. The unlit space at the centre of the plan is used as a bathroom and utility room. The extension has a rich but simple materiality, built in the form of an exposed concrete table with different sized and shaped 'legs' placed against the rear of the original house. The spaces between the legs are filled with windows, brick or painted plaster.



Ground and first floor plan



COST: £221,000 SIZE BEFORE: **109 SQM** SIZE AFTER: **122 SQM**
COMPLETED: **JANUARY 2018** ARCHITECT, INTERIOR DESIGNER AND PARTY WALL SURVEYOR: **GUNDRY+DUCKER** STRUCTURAL ENGINEER: **FERES LTD.**
MAIN CONTRACTOR: **PROJECTS TEN.** FLOOR: **SUTTON TIMBER**
BRICKS: **VAN DER SANDEN BRICKS** GLAZING: **FABCO** CONCRETE WORKTOP: **ECO CONCRETE** KITCHEN DOORS & JOINERY: **VALCHROMAT**
PHOTOGRAPHER: **ANDREW MEREDITH**



ARCHITECTS' REPUBLIC

Find the perfect architect for your next project

architectsrepublic.com

Photo: The Stripe House by SODA Studio

BRINGING LIGHT IN

Dean Bové and Jon Miller of Architects' Republic unpick the longstanding trend for creating light filled home extensions



———— A successful home extension should increase physical space, but also look to maximise natural light. Given the UK's unpredictable climate and that almost a quarter of London's current housing stock was built pre-1900, smart and well-designed extensions can help flood your home with light.

Think rear extensions

Generally, town planners will advise that there's much freer rein to make significant changes to the rear of properties. This provides opportunities for extensions with innovative light solutions while reducing issues relating to privacy and overlooking.

Skylights can provide significantly more light than traditional windows; they can work for basement extensions as London's density has forced homeowners to dig down, as well as extend out. Glazed extensions can serve to flood areas with light, especially in older style properties. Glazed links are also a smart and stylish way to provide light while zoning different spaces.

Bring the outside in

Extensions can serve to draw in light by better connecting your garden with your home. Both traditional French doors and modern sliding doors provide vast amounts of light, and flat access straight outside creates a seamless feeling between home and garden, regardless of the time of year or weather.

Professional help

An architect is key to helping you realise your design dreams and assist with crucial questions, such as; what information and pre-application advice are available from your local planning authority? What materials will be most appropriate for the age of your building to achieve the right design balance? What options are there for self-cleaning glazing in spaces that may be inaccessible? Achieving a successful home extension can be as much about light as the physical space itself; good design and architectural guidance will help maximise both of these to achieve your ideal home and living space.

www.architectsrepublic.com @architects_republic @Arch_Republic



1703_45APR

MAIDA VALE, CITY OF WESTMINSTER, W9

A side and rear extension to this neo-Victorian mid-terrace garden flat offers a new internal layout, large communal space and a landscaped rear garden

———— This total internal refurbishment brings light and porousness to the previously dark and unwelcoming space. The new layout sees a reconfiguration of the front garden to allow a sunken forecourt. Internally, two double bedrooms to the rear and front of the house are separated by a centrally located shower room. The undulating brick wall becomes a main material feature internally, framing the external lightwell on one end and becoming a garden wall on the other end. Externally, the gold fin connects the more solid part of the extension, clad in weathered Corten steel, with the more permeant glass side.

SIZE BEFORE: **61 SQM** SIZE AFTER: **75 SQM** COMPLETED: **APRIL 2018**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **OBITER ARCHITECTURE** STRUCTURAL ENGINEER: **FORDHAM CONSULTING**
MAIN CONTRACTOR: **AMB CONSTRUCTION** PARTY WALL SURVEYOR: **ROC HAUS**



ALEX & MARK'S HOUSE

BARNES, HARINGEY, N8

A zinc-clad side extension, pitched rooflight, oak rafters and a large pivot door create the heart of the home in this Victorian terraced property

———— The multiple rooms on the lower ground floor of this five-storey Victorian mid-terrace house were combined together with a new side extension to form a large open-plan kitchen dining area to the rear. Clad in zinc, the extension forms a contrast to the existing brickwork in texture and colour, featuring a large pivot door which ties into the modern language. The pitched rooflight with its large expanse of glass, sits on exposed solid oak rafters. The interiors are finely detailed with handleless grey kitchen doors combined with vivid granite worktops, bespoke joinery in dark blue and oak vitrines.

SIZE BEFORE: **184 SQM** SIZE AFTER: **188 SQM** COMPLETED: **MARCH 2018**
ARCHITECT: **A2STUDIO** STRUCTURAL ENGINEER: **CONSTANT SD**
MAIN CONTRACTOR: **LAMABUILD** GLAZING: **MAXLIGHT** CLADDING: **VMZINC** PHOTOGRAPHER: **RICK MCCULLAGH**



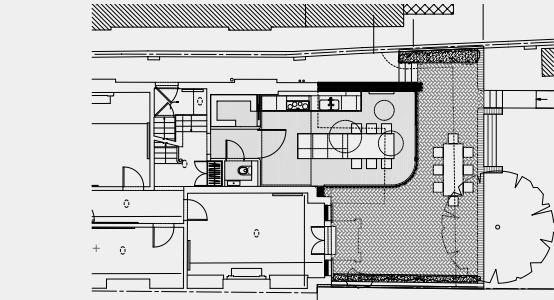
THE BLACK CURVE

BECKENHAM, BROMLEY, BR3

Laura and Scott didn’t feel their garden was part of their house due to the awkward ground floor layout. Now, the kitchen-breakfast room jets out into the garden within a curved glass pod

—— The under-sized kitchen-diner had little access to the private garden because of the old obstructing Victorian toilet room. Relocating this to the centre of the house allowed the kitchen-breakfast room to be doubled in size. A solid flank wall screens off the neighbour’s rear extension with sheer glazing and a dramatic curved corner to the new side return terrace. This completely transformed the way this family uses their ground floor spaces without adding much mass to the existing house.

SIZE BEFORE: 230 SQM SIZE AFTER: 245 SQM COMPLETED: APRIL 2017 ARCHITECT AND INTERIOR DESIGNER: ARCHIC STRUCTURAL ENGINEER: AST MAIN CONTRACTOR: MARTINS BUILDERS PARTY WALL SURVEYOR: ROC-HAUS BLUE ENGINEERING BRICK: KETLEY LTD. SLIDING DOORS & FRAMELESS CURVED GLAZING: MAXLIGHT LTD. GREEN ROOF: WILD FLOWER TURF LTD. POLISHED CONCRETE: MORTISE CONCRETE LTD. LIGHT FITTINGS: BUSTER AND PUNCH



Ground floor plan



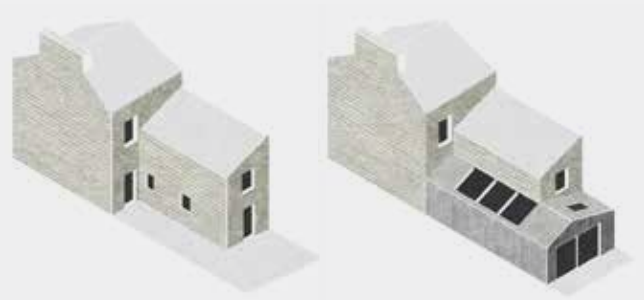
BROCKLEY HOUSE

BROCKLEY, LEWISHAM, SE4

Black charred-larch-clad side and rear extension to a Victorian house, creating open plan living with modern urban garden

—— This large single storey rear and side infill extension creates a collection of spaces for modern life, with an emphasis on open plan living with fluid circulation and interconnected spaces. The extension acts as a transitional space between the existing formal living and the outdoor space. The pitched volume is not only a familiar language from the local architecture, but also minimises the impact towards the neighbouring properties whilst maximising the height of the dining space. Black charred-larch cladding distinguishes the addition from its Victorian context.

SIZE BEFORE: 108 SQM SIZE AFTER: 132 SQM COMPLETED: AUGUST 2018 ARCHITECT: SAM ARCHITECTS & LUNAR ARCHITECTS STRUCTURAL ENGINEER: CUPOLA DESIGN LTD. MAIN CONTRACTOR: WMF INTERIORS INTERIOR DESIGNER: LINGJING YIN LANDSCAPE ARCHITECT: GRDN LANDSCAPE AND DESIGN PARTY WALL SURVEYOR: WATSON WOODS PARTNERSHIP KITCHEN UNITS: KRAFTWORK LONDON LTD CLADDING INSTALLER: KOKA_ARTAN INTERNAL FLOORING: LORDSHIP FLOORING COMPANY, WOODPECKER FLOORING EXTERNAL FLOORING: CHARRED TIMBER, SHOU SUGI BAN GLAZING & CRITTALL DOOR: YES GLAZING, CRITTALL FURNITURE & LIGHTING: TWENTYTWENTYONE EXTERNAL DECKING: EDECKS EXTERNAL CLADDING: SHOU SUGI BA PHOTOGRAPHER: DA FENG



Axonometric before and after



BURRARD HOUSE

WEST HAMPSTEAD, CAMDEN, NW6

An exercise in exploiting the quirks of a particular location with limited outdoor space, this transformation embraces nature at more than one level

—— A side infill extension with a continuous ribbon of glass that runs along the side infill and up the rear elevation enclosing a small niche on the first floor has dramatically improved light levels in this renovation. The glass provides a clear visual break between the host properties and the new insertion. Internally, the spine wall was relocated to accommodate utility spaces central to the plan. The rear extension gently merges with the garden, the trampoline sunken into the garden further avoids visual clutter. To the first floor, the kids’ bedrooms have been allowed to be a little more playful with the custom-made furniture.

SIZE BEFORE: 119 SQM SIZE AFTER: 145 SQM COMPLETED: FEBRUARY 2017 ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: PAUL ARCHER DESIGN STRUCTURAL ENGINEER: TALL ENGINEERS MAIN CONTRACTOR: FIELD JAMES LTD. PARTY WALL SURVEYOR: PHILIP NORRIS ALUMINIUM CLADDING: ICB FABRICATIONS PHOTOGRAPHER: BEN BLOSSOM



CHAPEL HOUSE

PRIMROSE HILL, CAMDEN, NW3

Unplugging and repositioning of the entrance into this most unusual home suddenly unlocked the views, the light and the flow of space

—— Updating this ecclesiastical building, the project was gifted the original hall with its central, double-height space with a seven-metre high ceiling. The new entrance landing presents the rearranged home in a clear and flowing gesture of light and space. Half a flight up, is the hall, which serves as the principle living space for cooking, eating and lounging. Half a flight down are the bedrooms, with associated bathrooms and utility services. The lower level leads directly out into the garden, whereas the upper-ground great room leads directly onto the rear terrace.

SIZE BEFORE: 213 SQM SIZE AFTER: 233 SQM COMPLETED: DECEMBER 2017 ARCHITECT: STUDIO MARK RUTHVEN (SMR) STRUCTURAL ENGINEER: RICHARD F. GILL AND ASSOCIATES LLP MAIN CONTRACTOR: SARA-INT. LTD. INTERIOR DESIGNER: CLIFTON INTERIORS LANDSCAPE ARCHITECT: STUDIO MARK RUTHVEN AND CLIFTON INTERIORS PARTY WALL SURVEYOR: PAUL HARGREAVES GLAZING: CLEMENT WINDOWS GROUP LTD. KITCHEN: BULTHAUP FLOORING: AH PECK SPECIALIST PLASTER: POLIDORI BARBERA PHOTOGRAPHER: GRAHAM GAUNT



THE CORNER HOUSE

EAST DULWICH, SOUTHWARK, SE5

Maximising the volume of an awkwardly proportioned Victorian house creates an additional bedroom and a play area through simple interventions

———— The brief was to adapt this Victorian terrace to suit a young family who relocated to London from Sydney and were accustomed to generous spaces and a connection with the outside. The project included the refurbishment of the kitchen-diner to the rear terrace via a huge new opening in the facade, allowing daylight to flood in. Down a short flight of steps, a large lawn links to a play den tucked under the terrace, creating a fun area for children to enjoy the fresh air; while adults can share the garden on the raised sun-terrace and barbeque deck. The accommodation at first floor is reconfigured to create an additional bedroom ensuite and better proportioned children's bedrooms.



SIZE BEFORE: **185 SQM** SIZE AFTER: **217 SQM** COMPLETED: **APRIL 2018**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **STUDIO 30**
STRUCTURAL ENGINEER: **RODRIGUES ASSOCIATES** MAIN CONTRACTOR: **SUTTON CONSTRUCTION LTD.** SASH WINDOWS AND INTERNAL GLASS DOORS: **WINDOWS4UK.EU** EXTERNAL CRITTALL DOORS: **WEST LEIGH**
TIMBER FLOORING: **GOODFELLOW FLOORING** SANITARYWARE: **BATHROOMS BY DESIGN** CEDAR CLADDING & DECKING: **SILVA TIMBER**
PLANTING: **GARDENIA GARDEN SERVICES** OUTDOOR KITCHEN WORKTOP: **PRECIOUS MARBLE**



CRANFIELD ROAD

BROCKLEY, LEWISHAM, SE4

Creating a bright and spacious kitchen and dining space through a contemporary rear extension with a dramatic pitched roof

———— By introducing glazing to the rear elevation, the pitched roof profile is exploited to draw morning light into the depth of the house. The connection between inside and out is enhanced by the rear glazing sliding panels with minimal frames that can be almost entirely withdrawn. Integrated lighting provides accent illumination to the patio, encouraging its use long into summer evenings. Internally, a minimal material palette echoes features of the existing property; the new kitchen fronts adopting the bottle green of the victorian-style hallway tiles, and brass details providing a contemporary reference to metalwork of the period.



COST: **£198,600 + VAT** SIZE BEFORE: **19 SQM (KITCHEN)** SIZE AFTER: **39 SQM (KITCHEN)** COMPLETED: **JULY 2018** ARCHITECT AND INTERIOR DESIGNER: **GRUFF LIMITED** STRUCTURAL ENGINEER: **FOSTER STRUCTURES**
MAIN CONTRACTOR: **LEWEL CONSTRUCTION LIMITED** PARTY WALL SURVEYOR: **COLLIER STEVENS** ZINC: **VMZINC** GLAZING: **ID SYSTEMS**
FLOOR TILES: **DOMUS** KITCHEN FRONTS / HANDLES: **SUPERFRONT** KITCHEN WORKTOPS: **SILESTONE** KITCHEN TAP: **OLIF**



DOVERCOURT 02

EAST DULWICH, SOUTHWARK, SE22

Giving new life into a dark, inward looking Edwardian house by forging positive connectivity between inside and outside and bringing light and air deep into the ground floor accommodation

———— Creating a necessary second living space, this single-storey rear extension brings light into a new spacious kitchen and dining space, with positive connectivity with the back garden and the creation of a secure office located near to the kitchen for working from home. From the outset, the impact of an extension on the neighbours was a primary consideration so the form was sculpted so that it did not interrupt the sight-lines enjoyed by the neighbours. In addition, the stringent conservation area guidelines were considered and adhered to. The rear rooflight and the curved balustrade help mediate between the significant changes of levels, which, in turn, allows a natural hierarchy of space in the ground floor.



SIZE BEFORE: **140 SQM** SIZE AFTER: **178 SQM** COMPLETED: **JANUARY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **AMBROSE MCCALLUM ARCHITECTS** STRUCTURAL ENGINEER: **AKERA ENGINEERS** MAIN CONTRACTOR: **GCK CONSTRUCTION** PARTY WALL SURVEYOR: **WATKINSON & COSGRAVE** KITCHEN DESIGNER: **CHARTERWALK** APPROVED INSPECTOR: **SOUTHWARK BUILDING CONTROL** ROOFLIGHTS: **ALPHA STRUCTURES** GLAZED SCREEN: **K&D JOINERY** FACE BRICKWORK: **KETLEY STAFFORDSHIRE REDS** IRONMONGERY: **DLINE** BRICK PAVIOURS: **CHELMER VALLEY** FLOORING: **JUNCKERS** PHOTOGRAPHER: **EDMUND SUMNER**



DUKES HOUSE

MUSWELL HILL, HARINGEY, N10

An Edwardian terrace, nestled in the shadows of Alexandra Palace, is transformed to suit the changing needs of a family

———— The brief was to update this home to suit the changing dynamic of family life, with the offspring now fully grown. The architectural intervention involved the opening up of the rear rooms of the house to provide a large open plan kitchen, dining and living spaces that flow effortlessly into the garden. The ceiling of the new extension neatly connects with the existing ceilings, while joinery items neatly line through, allowing one's gaze to journey through the space without interruption. A simplicity of form eliminates visual clutter, allowing carefully selected interior pieces to flourish within the open plan space.



SIZE BEFORE: **208 SQM** SIZE AFTER: **217 SQM** COMPLETED: **DECEMBER 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **PAUL ARCHER DESIGN** STRUCTURAL ENGINEER: **TZG PARTNERSHIP** MAIN CONTRACTOR: **B & A WOODWORKING LTD.** PARTY WALL SURVEYOR: **THE HOPPS PARTNERSHIP** GLAZING: **CLEAR LIVING** PHOTOGRAPHER: **WILL PRYCE**



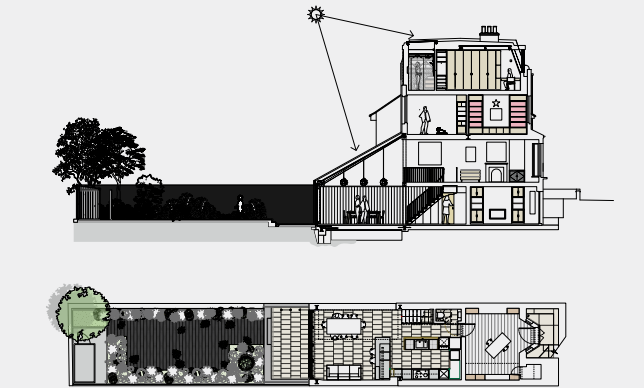
DUSHEIKO HOUSE

STOKE NEWINGTON, HACKNEY, N16

This remodeled terrace house, with double volume interconnected spaces between floors, celebrates natural light and materials and features an outdoor shower open to the sky

———— Designed by the architect for himself and his family, this project resolved a number of key problems to the existing layout, including poor lighting and no connection to the garden. Light and circulation issues were improved by moving the staircase to the opposite wall – connecting the living room space directly to the kitchen. By removing part of the rear facade, a large sloped double-storey skylight brings light into the two levels. There is emphasis on using durable natural materials like wood and stone throughout and there are four opening vents, allowing passive cooling during the summer months.

SIZE BEFORE: **126 SQM** SIZE AFTER: **170 SQM** COMPLETED: **SEPTEMBER 2018** CLIENT, ARCHITECT, AND INTERIOR DESIGNER: **NEIL DUSHEIKO** STRUCTURAL ENGINEER: **MOMENTUM** MAIN CONTRACTOR: **SYGNET STYLE** LANDSCAPE ARCHITECT: **JANE BROCKBANK** PARTY WALL SURVEYOR: **TPWP** LANDSCAPE BUILD: **JEREMY HINDMARSH OF LANCASTERS HOME & GARDEN** QS: **MEASUR** JOINERY CONTRACTOR: **MG JOINERY**



Section and ground floor plan



EFFINGHAM ROAD

LEE, LEWISHAM, SE12

A single-storey wrap-around extension creates a large and bright kitchen, dining and family space, complementing the original Victorian family home

———— This ground floor extension to a Victorian terraced house includes a small courtyard to allow natural light back into the main house and also views from old to the new. A loft conversion also provides a compact additional bedroom and ensuite overlooking the front and rear of the house. The ground floor extension retains the side pedestrian access while the inclusion of a small courtyard allows not only natural light back into the main house but also views from one to the other. Internal timber joinery and parquet flooring gives the space a rich and warm feeling, complemented by furniture and lighting.

SIZE BEFORE: **118 SQM** SIZE AFTER: **133.5 SQM** COMPLETED: **OCTOBER 2017** ARCHITECT: **MEME ARCHITECTS LLP** MAIN CONTRACTOR: **DJR CARPENTRY & BUILDING WORKS LTD.** PARTY WALL SURVEYOR: **CLIVE EDGEHILL LTD.** APPROVED INSPECTOR: **BBS BUILDING CONTROL** GLAZING: **CANTIFIX ARCHITECTURAL GLASS** KITCHEN AND JOINERY: **UNCOMMON PROJECTS** PHOTOGRAPHER: **ANDY MATTHEWS**

◀ ‘A balanced home – elegant but feels like home’



ELLIOTT SQUARE HOUSE

PRIMROSE HILL, CAMDEN, NW3

A complete reconfiguration and extension of a 1970s terraced house in northwest London, completely opening up the ground floor front-to-back

———— Reconfiguring a 1970s brick terrace, a short walk from Primrose Hill, this project integrated the garage and small rooms on the ground floor into one single, continuous space linking front to back and extending into the garden. The first floor was divided to create a room for guests or study. The top floor bedrooms went through some minor reform to simplify the plan. Two wide skylights bring light to the deep plan: one above the framed staircase and one in the rear extension where the unlined brick and timber fabric are modelled by sunlight throughout the day.

SIZE BEFORE: **155 SQM** SIZE AFTER: **169 SQM** COMPLETED: **JUNE 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **DF_DC ARCHITECTS** STRUCTURAL ENGINEER: **AMEET MISTRY** MAIN CONTRACTOR: **GMS BUILDING SERVICES** PARTY WALL SURVEYOR: **HAMILTON DARCEY** PHOTOGRAPHER: **RORY GARDINER**



Ground floor plan



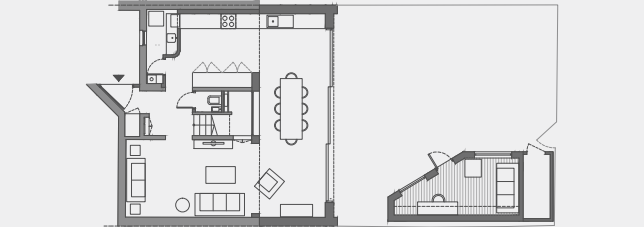
3 ELM CLOSE

ARCHWAY, ISLINGTON, N19

A striking conversion and extension of an existing 1970s ex-council house – providing ample space for living and work for a young family

———— The extension and reconfiguration of the small, run down 1970s ex-council house converts it into an attractive, spacious and practical home for a young family. The open plan interior gives visibility through the central stairway to the upper floor, and a wide, expansive vista onto the garden area and its studio. A new skylight running the width of the extension introduces light to otherwise dark areas. The placement of a small studio, sunken into the garden, provides its mixologist owner with a space to experiment. Both the extension and the studio are clad in black zinc, achieving an external coherancy which contrast against the existing London stock bricks.

SIZE BEFORE: **79 SQM** SIZE AFTER: **105 SQM** ARCHITECT: **ULLA GALA** STRUCTURAL ENGINEER: **GURNEY CONSULTING ENGINEERS** MAIN CONTRACTOR: **GERRY UGHTON** PARTY WALL SURVEYOR: **HALSTEAD ASSOCIATES** PHOTOGRAPHER: **O. MANZI**



Ground floor plan



ENGLEFIELD ROAD

CANONBURY, ISLINGTON, N1

Seamlessly combining a new contemporary light-filled extension with the moody tones of period rooms

———— The existing Victorian terrace house was in absolute disarray when it was purchased by the client, and was completely reimagined. The project is a sensitive refurbishment and extension of the existing period terrace which seeks to integrate all of the aspects of contemporary living into a period home whilst enhancing the original features of the house. This five bedroom, five bathroom house boasts a combination between open plan living and the classic Victorian room based design.



SIZE BEFORE: **220 SQM** SIZE AFTER: **300 SQM** COMPLETED: **OCTOBER 2016** ARCHITECT AND INTERIOR DESIGNER: **DR00-DA COSTA MAHINDROO** STRUCTURAL ENGINEER: **TAYLOR WHALEY SPYRA** MAIN CONTRACTOR: **NOFAX LTD.** LANDSCAPE ARCHITECT: **CATRIONA CALDWELL STUDIO** PARTY WALL SURVEYOR: **FIDLER ASSOCIATES LTD.** PROJECT MANAGEMENT: **KRISCAPITAL** JOINERY: **SZUBERT CARPENTRY** KITCHENS: **BALTHAUP** PHOTOGRAPHER: **ED REEVE**



FERNCROFT AVENUE

HAMPSTEAD, CAMDEN, NW3

The remodelling of an Arts and Crafts house to provide a dramatic contemporary brick extension over a new basement

———— The extension is designed to allow the house to move further into the garden and be more engaged with the landscape and views behind. The new extension combines at ground floor level each of the functions of kitchen, dining and family room, a place where the family would spend most of their time together. The gap between the extension and the side garden wall is treated to form an outdoor room with a fireplace. The rooflights to the basement create an asymmetrical pattern in the floor, and in the evening enhance the garden room and bring further warmth from below.



SIZE BEFORE: **18 SQM (EXTENSION ONLY)** SIZE AFTER: **130 SQM (EXTENSION ONLY)** COMPLETED: **OCTOBER 2016** ARCHITECT AND INTERIOR DESIGNER: **BELSIZE ARCHITECTS** STRUCTURAL ENGINEER: **DAVID BENNETT STRUCTURAL ENGINEER** MAIN CONTRACTOR: **B & G CONSTRUCTION ENGINEERING LTD.** LANDSCAPE ARCHITECT: **SARA JANE ROTHWELL LONDON GARDEN DESIGN** PARTY WALL SURVEYOR: **CUSACK ASSOCIATES** QUANTITY SURVEYOR: **COX DREW NEALE LLP** BRICKS: **IBSTOCK** GLAZING: **NORTHOLT GLASS** LIGHTING: **ORLIGHT** EXTERNAL FIREPLACE: **URBAN FIRES** PHOTOGRAPHER: **WILL SCOTT**



FOLDING HOUSE

BALHAM, LAMBETH, SW12

A rear and side extension that fold back into the original living spaces

———— Folding House is a terraced Balham townhouse with a side and rear extension that folds back onto the original living spaces and completes the wrapping of rooms into open plan, free flowing kitchen, dining and living spaces with uncluttered access to the rear garden.



SIZE BEFORE: **145 SQM** SIZE AFTER: **160 SQM** COMPLETED: **MARCH 2017** ARCHITECT: **THOMAS AND SPIERS** STRUCTURAL ENGINEER: **BINI STRUCT-E LTD.** MAIN CONTRACTOR: **ELITE PROPERTY CONSTRUCTION LTD.** INTERIOR DESIGNER: **THOMAS AND SPIERS WITH CLIENT** PARTY WALL SURVEYOR: **WATSON WOODS ASSOCIATES** PHOTOGRAPHER: **JAMES WHITAKER**

Shortlisted

DON'T MOVE, IMPROVE!



HACKNEY EXTENSION

HACKNEY DOWNS, HACKNEY, E8

A new garden pavilion with anodised aluminium slimline glazing transforms the internal relationship of the Victorian ground floor flat with the large rear garden

———— The new rear pavilion extension flanked by the existing brick wall is sunken into the garden to gain ceiling height. The roof promotes views out, while keeping the eaves low at the back. A small courtyard frames the large original window to the new bedroom, permeating light and ventilation. The rear courtyard provides level outdoor space, with in-situ concrete steps and planters forming the border with the main garden. The fair-faced exposed concrete expressed the notion of carving into the ground while also providing underpinning and reinforcement. On top of this concrete base is a steel and timber framed pavilion with full width slimline glazed doors to the front and back. The anodised aluminium door frames and fascias reflect the light and surrounding garden greenery.



SIZE BEFORE: **78 SQM** SIZE AFTER: **111 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT AND INTERIOR DESIGNER: **PROCTOR & SHAW** STRUCTURAL ENGINEER: **ENGINEERIA LTD.** MAIN CONTRACTOR: **CRANE DESIGN & BUILD LTD.** SLIDING DOORS: **FINELINE ALUMINIUM** ROOFLIGHT: **VELUX** CONCRETE FLOOR: **CONCRETE FLOORING COMPANY** PHOTOGRAPHER: **BEN BLOSSOM**



Lower ground floor plan



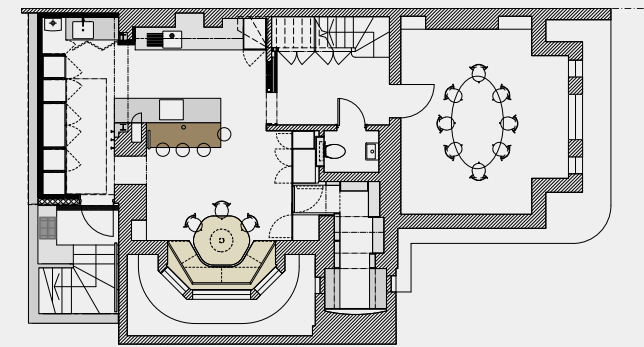
HIGHBURY NEW PARK

HIGHBURY, ISLINGTON, N5

A stealthy, low profile addition to the side elevation of a Grade II-listed end of terrace house, including new and reworked subterranean spaces

———— Working within the constraints of a Grade II-listed Victorian house, this extension addresses the shortcomings of the existing basement level – a compartmentalised layout, with lack of access to outside spaces and poor provision of natural light – to create a discrete side addition barely rising above the existing ground level. Adding 12 sqm of living space and storage, the addition extends under the driveway much as Victorian houses appropriated space under pavements and roads to provide coal vaults. A sliding roof light to the extension, glazed to both horizontal and vertical planes, allows copious amounts of light, whilst the original vault space has become a climate controlled walk-in wine room.

SIZE BEFORE: **254 SQM** SIZE AFTER: **266 SQM** COMPLETED: **MARCH 2018**
ARCHITECT: **APPLETON WEINER** STRUCTURAL ENGINEER: **SYMMETRYS LTD.**
MAIN CONTRACTOR: **BUILTAIN LTD.** PHOTOGRAPHER: **LYNDON DOUGLAS**



Basement floor plan



LIGHT PLAY, KINGSTON

KINGSTON UPON THAMES, KINGSTON, KT2

Designing with light and shadow, framing views within the house and providing flexible living spaces

———— Adding a rear extension and carefully reconfiguring the floorplan, this home reorders the ground floor to exploit lighting, to enjoy changes in natural light and shadow during the day and throughout the seasonal changes of the year. A full-width rooflight divides the open plan space into living and dining areas, controlling glare in summer and providing light to the back of the room. Hatches from the kitchen and utility room bring light and views into the centre of the plan, the openings providing views into the front room and morning light to the kitchen.

COST: **£67,000** SIZE BEFORE: **119 SQM** SIZE AFTER: **138 SQM** COMPLETED: **MARCH 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **SOPHIE BATES ARCHITECTS** STRUCTURAL ENGINEER: **STRUCTURE WORKSHOP** MAIN CONTRACTOR: **GMS BUILDING SERVICES LTD.** GLAZING: **CULMAX** ROOFLGHT: **SUNSQUARE** FLOORING: **REEVE WOOD** KITCHEN: **BENCHMARK UNITS**



LONDON FIELDS

LONDON FIELDS, HACKNEY, E8

Blurring the lines between inside and out, this homage to a New York townhouse provides an oasis from the hustle and bustle of London life

———— The client wanted to blur the lines between indoor and outdoor and give the property a 'New York townhouse' feel. The proposal maximised the foot print, extending to the rear whilst improving the ceiling height by excavating down. By forming a terrace on top of the rear extension the full footprint of outdoor space was retained. The closet wing extension provides a second bathroom with a large projecting glass box, using planters to create privacy. The landscaping 'blurs lines' by creating stepped seating and keeping the patio flush to the interior. A covered, sunken seating area to the rear of the garden provides shelter on inclement days.

COST: **£290,000** SIZE BEFORE: **173 SQM** SIZE AFTER: **200 SQM** COMPLETED: **SEPTEMBER 2017** ARCHITECT: **MAXWELL & COMPANY** STRUCTURAL ENGINEER: **FAIRHUST** MAIN CONTRACTOR: **ABBOTS CONSTRUCTION** INTERIOR DESIGNER: **RACHEL CHUDLEY** PARTY WALL SURVEYOR: **HOPPS PARTNERSHIP** MICROCRETE: **MORTISE CONCRETE** KITCHEN: **CRITERIA CONTRACTING** DOORS: **CEDAR BIFOLD, STEEL WINDOW COMPANY** DECKING: **ECODEK** SKYLIGHTS: **LORKINS CONTRACTS** TILES: **BERT AND MAY** PHOTOGRAPHER: **PETER LANDERS**



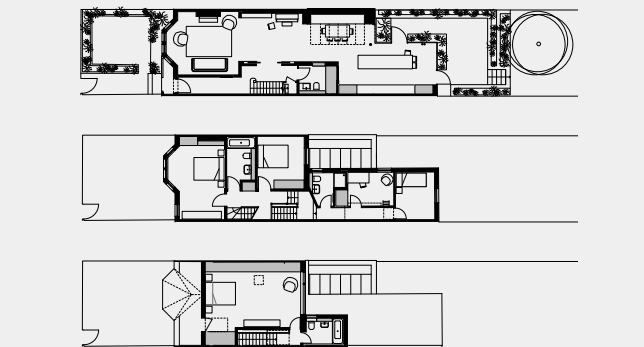
LONG HOUSE

HERNE HILL, SOUTHWARK, SE24

Remodelling an introverted Victorian terraced house into a bright, light and airy family home, pushing daylight deep into the house

———— The existing house, while of generous proportions, had a very long footprint with a series of introverted rooms that acted as barriers to the garden. In the remodelled layout, the spaces for cooking, eating and playing have been placed at the heart of the house, connecting living areas which flip sides as you move through the space, thereby visually shortening the distances. A modest side extension was inserted to partially infill the narrow courtyard and provide width to create a dining area. On the upper floors, a rationalised layout has created additional bedrooms and bathrooms, arranged around a new staircase leading up to the master suite in the loft.

SIZE BEFORE: **165 SQM** SIZE AFTER: **200 SQM** COMPLETED: **MAY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **R2 STUDIO ARCHITECTS** STRUCTURAL ENGINEER: **TORCAL LTD.** MAIN CONTRACTOR: **HARDWOOD JOINERY** PARTY WALL SURVEYOR: **BENCHMARK SURVEYORS** PHOTOGRAPHER: **ANDY STAGG**



Ground floor, first floor and loft plans



MUSWELL HILL

MUSWELL HILL, HARINGEY

Reconstructing and extending a Victorian villa to form a unique three-bedroom home

———— Linking traditional and contemporary architecture, the new extension is orientated to enhance connections with the garden, and harness south facing light. The hillside location allowed for a playful approach to rationalising internal levels and maximising space. A large entrance opens towards a lightwell that floods the home with light and provides glimpses of outside. A sculptural, yellow perforated steel staircase within the entranceway creates a focal point within the home. Polished concrete flooring continues from the entrance through to the open plan living space. The first floor encompasses the Victorian style building with a studio, utility room, guest bedroom and bathroom while the new and contemporary element adds two further light-filled ensuite bedrooms.



COST: **£648,436** SIZE BEFORE: **102 SQM** SIZE AFTER: **256 SQM**
COMPLETED: **NOVEMBER 2017** ARCHITECT: **MULROY ARCHITECTS**
STRUCTURAL ENGINEER: **OSBORNE EDWARDS** MAIN CONTRACTOR: **KARLEX SERVICES** PARTY WALL SURVEYOR: **R.HOWORTH & CO LTD.**
GARDEN DESIGN: **EMILY ALLEN GARDENS** STAIRCASE CONSULTANT: **DESIGN + WELD** PHOTOGRAPHER: **PAULA BEETLESTONE**



N3 HOUSE

FINCHLEY, BARNET, N3

A contemporary, asymmetrical gabled roof extension, with large skylights and panoramic sliding doors

———— With a design brief to ‘open to the sky’, the rear extension to this Edwardian terrace house has pushed the utility room and WC into the centre of the house, making way for a kitchen, dining area, large sitting area and reading seat all housed under the gabled roof. The extension takes into account the neighbouring homes through an asymmetrical gabled roof pitching at two angles – 20 and 30 degrees. A large angled glass picture window follows the pitch of the roof to accentuate the form, while three large glass skylights face east and west, opening views to the sky from every angle of the internal space.



SIZE BEFORE: **115 SQM** SIZE AFTER: **158 SQM** COMPLETED: **DECEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **PD ARCHITECTURE + INTERIORS**
PRINCIPAL CONTRACTOR: **PHI DESIGN + BUILD** STRUCTURAL ENGINEER: **JDA BUILDING CONSULTANTS** PARTY WALL SURVEYOR: **SIMON LEVY ASSOCIATES**
SLIDING DOORS AND WINDOW: **DENIS WINDOWS** SKYLIGHT: **ROOFGLAZE** EXTERNAL BRICKS: **KETLEY BRICKS** MAIN LIGHT FIXTURES: **TOM DIXON** KITCHEN: **WOODCAM** PHOTOGRAPHER: **RICHARD CHIVERS**



PEPPI'S HOUSE

TEDDINGTON, RICHMOND UPON THAMES, TW11

A gentle and unassuming extension that resonates with the humility of the Victorian cottage

———— Providing light-filled spaces and upgrading the fabric of the building to – mostly – exceed sustainability requirements while also providing a little playfulness has giving this building a new lease of life. The external appearance compliments its surroundings; with the unique yet thoughtfully designed loft dormer. Internally, views from one end of the property create a sense of openness, continued to the upper floor with an open tread staircase. Everything used in the building was carefully considered, such as the dining table made from a section of left-over plywood.



COST: **£245,000 + VAT** SIZE BEFORE: **66 SQM** SIZE AFTER: **102 SQM** COMPLETED: **SEPTEMBER 2018** ARCHITECT, INTERIOR DESIGNER, LANDSCAPE ARCHITECT AND PARTY WALL SURVEYOR: **ARCHITECTURE:WK LTD.** STRUCTURAL ENGINEER: **SSA ENGINEERS** MAIN CONTRACTOR: **FINCH LOCKERBIE** METAL DOORS: **FABCO** SKYLIGHTS: **GLAZING VISION** WINDOWS: **DM WINDOWS** VINYL FLOORING: **KARNDEN** PHOTOGRAPHER: **TONY TIMMINGTON**



PRIMROSE HILL HOUSE

PRIMROSE HILL, CAMDEN, NW1

Once a bachelor’s pied-a-terre, this dark, cluttered Victorian house has been transformed into a sun-filled family home, with a bold glazed double-height volume added to the garden elevation

———— This sympathetic modern addition complements the original house, reorders the rear elevation and creates an exciting new circulation route between the two main family floors. A sliding and pivot glazed door improves the connection to the garden, while internally providing a strong link between the floors, and flooding all living spaces with natural light. The two floors are volumetrically closely connected meaning family life for children and parents is closely intertwined, yet still allowing a useful degree of acoustic separation. The bespoke joinery uses natural, hard-wearing and long-lasting materials, giving a level of perceived luxury while also being cost-effective.



SIZE BEFORE: **226 SQM** SIZE AFTER: **206 SQM** COMPLETED: **NOVEMBER 2017** ARCHITECT: **BARBARA WEISS ARCHITECTS** STRUCTURAL ENGINEER: **PRICE & MYERS** MAIN CONTRACTOR: **FISKE** INTERIOR DESIGNER: **SARAH DELANEY DESIGN** LANDSCAPE ARCHITECT: **JANE BROCKBANK GARDENS** PARTY WALL SURVEYOR: **WATKINSON + COSGRAVE** M & E ENGINEER: **PETER DEER AND ASSOCIATES** BESPOKE GLAZING & METAL WORK: **UK GLASS** CONCRETE FLOORING: **LAZENBY** TIMBER FLOORING: **ARDEN HODGES** STONE: **GD STONES & NEW IMAGE STONE**



RICHMOND AVENUE

BARNSBURY, ISLINGTON, N1

A highly glazed garden room to the rear of a terraced house. The project includes a semi-cantilevered flower pot deck with a glass balustrade and a hardwood clad garden store

———— This project replaced a leaky conservatory with a new highly glazed garden room and set of steps. A concealed gutter to the rear of the new enclosure reduces the front fascia and maximises exterior views of the sky and garden, at the same time creating a structural simplicity that contrasts positively with the original building's brickwork. Ultra slim doorframe profiles open on to a pavioured landing and galvanized open mesh plant pot deck, semi-cantilevered, supported partly via a simple mild steel triangular bracket. Hardwood cladding conceals a garden storage accessed from an existing light well. In contrast to the toughened glass panels to the front of the garden room elevation, the balustrade to the staircase is formed in painted mild steel. A delicate painted steel frame infilled with slim circular balusters hovers above the steps with minimal fixings. This material is repeated in the sculptural handrail leading from garden level down into the light well.

SIZE BEFORE: **263 SQM** SIZE AFTER: **263 SQM** COMPLETED: **SEPTEMBER 2018** ARCHITECT: **APPLETON WEINER** STRUCTURAL ENGINEER: **IAN DRUMMOND CONSULTING ENGINEERS** MAIN CONTRACTOR: **STEVE RUSTON BUILDERS LTD.** PHOTOGRAPHER: **LYNDON DOUGLAS**



THE ROSENDALE HOUSE

WEST DULWICH, LAMBETH, SE21

A modern family completely refurbishes and extends their Victorian Conservation-area dwelling into a contemporary, light-filled and luxurious family home, while retaining the best of its original features

———— As traditional Victorian floor tiles give way to chevron timber boards, the eye is drawn into the heart of the home; an open living, kitchen and dining space within a sleek modern glass box, with a porcelain worktop and gold encaustic detailing. A glass-balustrade stair leads up to the private spaces and downstairs, via a wine display, to a large basement, where a glazed lightwell floods the space in natural light. Upstairs, five double bedrooms and a large family bathroom are fitted with bespoke joinery, and full height doors emphasise their generous proportions. A bedroom suite is created in the loft, new rooflights flood the space with natural light and offer views across old Victorian chimney stacks.

SIZE BEFORE: **200 SQM** SIZE AFTER: **350 SQM** COMPLETED: **NOVEMBER 2017** ARCHITECT: **STUDIO 30 ARCHITECTS** STRUCTURAL ENGINEER: **BTA STRUCTURAL DESIGN** MAIN CONTRACTOR: **CORNERSTONE CONTRACTORS** INTERIOR DESIGNER: **STUDIO 30 ARCHITECTS** LANDSCAPE ARCHITECT: **GARDENIA GARDEN SERVICES** PARTY WALL SURVEYOR: **THE PARTY WALL PARTNERSHIP** STRUCTURAL GLASS CONSULTANT: **JOHN COLVIN GLASS CONSULTANT** SLIDING DOOR: **MAXLIGHT** PHOTOGRAPHER: **SALT PRODUCTIONS AND STUDIO 30**



ST MAUR ROAD

PARSONS GREEN, HAMMERSMITH AND FULHAM, SW6

Substantial re-modelling and extension to a photographer's Victorian terraced house. The traditional entrance sequence is re-imagined creating beautiful open-plan, naturally-lit living spaces

———— The design created an open-plan living spaces on two levels, with glass partitions that offer uninterrupted views of the garden. The new kitchen and living spaces are lit by large skylights, positioned to maximise daylight, yet restricting views of opposite houses. A dramatic curved ceiling draws the eye upwards and creates a soft transition to frameless views of the sky. The hallway has been blocked-off by a tall red-elm cloak cupboard which continues up the side of the staircase. Entry to the living spaces is now via an oversized pocket door, with a quiet transitional library space dividing the hallway and kitchen.

SIZE BEFORE: **207 SQM** SIZE AFTER: **207 SQM** COMPLETED: **MARCH 2018** ARCHITECT AND INTERIOR DESIGNER: **OLIVER LEECH ARCHITECTS** STRUCTURAL ENGINEER: **MOMENTUM** MAIN CONTRACTOR: **SUTTON CONSTRUCTION** LANDSCAPE ARCHITECT: **ANDERSON WOODS** PARTY WALL SURVEYOR: **SCRIVENER TIBBATTS** PHOTOGRAPHER: **TIM CROCKER**



TIMBER FRAME TWO

HIGHGATE, CAMDEN, NW5

Revisiting a much-loved extension for a former client in a new setting

———— Working again with a previous client – having upsized to house their growing family – this project reworks the previous home's extension design to create a sense of familiarity for the client, whilst also responding to the new house and different context. A large door doubles as a picture window onto the garden, while an extra-wide casement window in the kitchen double as a place to sit, inside or out. On the upper floors, the loft was enlarged and the floor lowered to create a usable bedroom, and the house was refurbished throughout.

COST: **£155,000** SIZE BEFORE: **94 SQM** SIZE AFTER: **120 SQM** COMPLETED: **AUGUST 2018** ARCHITECT AND INTERIOR DESIGNER: **YARD ARCHITECTS** STRUCTURAL ENGINEER: **BINI STRUCT-E** MAIN CONTRACTOR: **YZZY INTERIORS** PARTY WALL SURVEYOR: **THE PARTY WALL COMPANY** WINDOWS: **WEATHERBREAK** LIGHTS: **GANT LIGHTS, CLIPPINGS** KITCHEN: **KESSLER DIRECT** PHOTOGRAPHER: **AGNESE SANVITO**

Special Prize: **Best Historic Intervention**



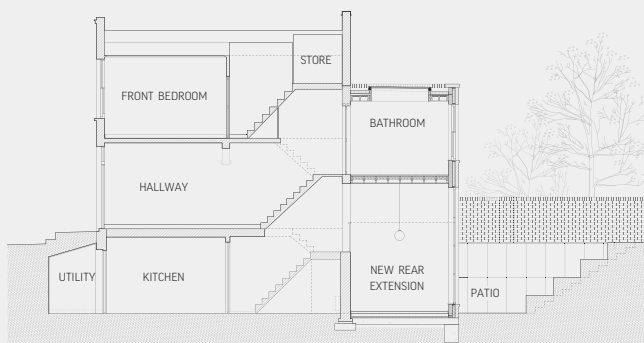
TOWER HOUSE

BARNSBURY, ISLINGTON, N1

Contemporary and sensitive intervention to a Grade II-listed building, inspired by the towers constructed in the Italian hill town of San Gimignano

—— Adding a new 2½ storey rear extension – replacing a poorly insulated 1980s extension – this project creates a slender tower at the back of the Grade II-listed house. The upper part of the tower contains a new bathroom. Beneath, a dramatic new 1½ storey space contains the lower ground floor dining room. Large glazed elements produce a playful, unexpected shift in scale on entry to the lower ground floor and garden.

SIZE BEFORE: **107.4 SQM** SIZE AFTER: **120.4 SQM** COMPLETED: **MARCH 2018** ARCHITECT: **DOMINIC MCKENZIE ARCHITECTS** STRUCTURAL ENGINEER: **ENTUITIVE** MAIN CONTRACTOR: **ASTONWORLD** PARTY WALL SURVEYOR: **RICHARD CLAYSON** JOINERY: **DAVID RESTRORICK INTERIORS** GLAZING & WINDOWS: **ORIGI L SASH** STONE: **LONDON STONE** ARCHITECTURAL SALVAGE: **THE ARCHITECTURAL FORUM** PHOTOGRAPHER: **WILL PRYCE**



Section

Build your own eco home

Choose a Baufritz timber frame prefab house to realise your own high quality, sustainable dream home



Baufritz has been building timber-framed houses in Germany for more than a century. In the UK, the family firm is known for its eco homes of exceptional quality which combine an unrivalled level of comfort and luxury with an abundance of natural materials.



Based near Cambridge, Baufritz is committed to building homes that minimise adverse effects on both the environment and the well-being of those who occupy them.

Office +44 1223 235 632
enquiries@baufritz.co.uk

www.baufritz.co.uk



EFFICIENT USE OF SPACE

Carl Turner of Carl Turner Architects reflects on 'feeling the squeeze' when creating compact homes in London

Whether you are considering updating a terraced town house or a semi-detached suburban home the challenges tend to be similar. How do you open up space, allow light into your home and perhaps create more direct links to a courtyard or garden, maximising usable area, minimising circulation space? Here's the rub; whether it's extending a 1930's semi to create a larger kitchen or extending into the loft of a Victorian terrace, those gloomy but very useful storage and back-of-house spaces are likely to be lost in the push for more space or lateral living. Where will the washing machine, suitcases, exercise bike and the stuff of life end up?

This will be felt to an even greater extent with smaller homes or apartments where the balance between effective storage and maximising every square inch of space needs to be found. Let's take a typical side or rear extension to any period of home. The objective here will usually be to create a larger kitchen with strong visual links to the rear garden, perhaps a more family focused room without the formality of the main living spaces. This will normally entail the removal of utility rooms, the outside lean-to and the opening up of the rear wall creating a large window to the garden (which also means you will need to think of the garden as an outdoor 'room' as you will spend a lot more time looking at it).

We use tactics such as roof lights to bring light into what may now be a deeper floor plan, full height internal doors to give a sense of rooms flowing into one another, combined with removing skirting boards and covings to give a sense of more height to rooms and a less traditional sense. We may also bring external materials such as brick into the new space. We often find the 'middle room' that has now been created (the original dining room) can now house overspill

storage and becomes the TV or work room acting as a link between the living space to the front and the new 'everyday' room linking to the garden. Within the new rear space, we try to design the kitchen to feel more like furniture and often using bespoke design means that the storage can be much more tailored and cupboards can be floor to ceiling. Perhaps a bench along the wall to a dining area can have a lift up top and house a large amount of stuff. Generally built-in means maximum storage. Additional storage space can also be integrated stealthily into the garden. With a bit of thought open plan can be practical, but it could also be the right time to declutter.



www.ct-architects.co.uk @studio_cta @CarlCTA



106-BR

LADBROKE GROVE, KENSINGTON & CHELSEA, W10

Careful use of vaulted ceilings and internal glass screens open up views through this 1970s ex-council flat to re-energise the space

Having remained virtually unchanged since 1974, poor circulation and poor lighting meant that 80 to 90 per cent of this property was in darkness. However, the primary roof structure was supported on single-span purlins creating a clear floorplate in the loft. This, accompanied by a vaulted ceiling over a central stair core, meant that the space was very adaptable – a design consideration of the original architect who planned for the the changing needs of occupiers. The loft space becomes the master bedroom with en-suite; the existing bedroom and living room create an open-plan kitchen, living and dining room; and the existing kitchen becoming a second bedroom and study.

SIZE BEFORE: 47 SQM SIZE AFTER: 77 SQM COMPLETED: SEPTEMBER 2018
ARCHITECT AND PARTY WALL SURVEYOR: PAUL TIERNEY
STRUCTURAL ENGINEER: CONCEPT CONSULTANCY MAIN CONTRACTOR:
BAES DESIGN & BUILD INTERIOR DESIGNER: REBECCA & PAUL TIERNEY
PHOTOGRAPHER: DAVIDE SAIBENE



ALMINGTON STREET HOUSE

FINSBURY PARK, ISLINGTON, N4

A dark and cluttered kitchen becomes a light and spacious space with a simple side extension, creating a practical space for a young, growing family

This side extension, ground floor internal reconfiguration and refurbishment creates a larger kitchen and more space on the ground floor, with efficient storage solutions throughout. The extension is finished in brick and a large, frameless glass window acts as a window seat internally, providing views to the garden from the new light-filled side extension and kitchen. A large rooflight brings daylight into the kitchen and improves connections between the spaces linking the front living room with the rear garden. Energy efficient features, including LED lighting and new plumbing with underfloor heating in the kitchen and dining area, also add aesthetic uniformity and reduce clutter.

SIZE BEFORE: 137 SQM SIZE AFTER: 147 SQM COMPLETED: MAY 2018
ARCHITECT AND INTERIOR DESIGNER: AMOS GOLDBREICH ARCHITECTURE
STRUCTURAL ENGINEER: MOMENTUM MAIN CONTRACTOR AND
LANDSCAPE ARCHITECT: SYGNET STYLE PARTY WALL SURVEYOR:
MARTIN SURVEYING BUILDING CONTROL: ANDRE SAMSON/PWC
PHOTOGRAPHER: RORY GARDINER



BALHAM LOFT APARTMENT

BALHAM, WANDSWORTH, SW12

A contemporary and alternative approach to a loft conversion transforms a modest flat into a large home with upside down living spaces and roof terrace

———— This project offers an alternative to the typical loft conversion project, moving the living space to the top floor to benefit from vast open spaces and natural light. A loft apartment feel is created with a mixture of minimal contemporary and traditional industrial detailing. The loft conversion occupies the majority of the footprint of the original flat, with a void carved out for a double height hallway and dramatic new sculptural timber staircase. The terrace has a tree-lined aspect in front of the railway line, with industrial steel framed privacy screens infilled with reeded glass. A new oil-de-beouf window is cut out of the old gable wall.

COST: £185,000 SIZE BEFORE: **80 SQM** SIZE AFTER: **121 SQM** COMPLETED: **JUNE 2018** ARCHITECT AND INTERIOR DESIGNER: **YARD ARCHITECTS** STRUCTURAL ENGINEER: **AXIOM STRUCTURES** MAIN CONTRACTOR: **MAG CONSTRUCTION** PARTY WALL SURVEYOR: **SCRIVENER TIBBATTS** KITCHEN: **THE SHAKER KITCHEN COMPANY** STEEL DOORS: **FABCO SANCTUARY** COMPOSITE WINDOWS: **IDEAL COMBI** LIGHT SWITCHES: **BUSTER & PUNCH** PHOTOGRAPHER: **RICHARD CHIVERS**



70 BEULAH ROAD

WALTHAMSTOW, WALTHAM FOREST, E17

The conversion and extension of a dilapidated but prominent corner building to provide a new office, workshop and home: designed to enhance the character and quality of the conservation area

———— Updating a dilapidated building – previously a takeaway restaurant on the ground floor and a cramped flat above – the footprint of this corner building, situated within a row of Victorian 'model' cottages built in 1850, has been extended north and west. This has greatly improved the relationship to the street, with more usable space at the ground floor and a good sized two bedroom flat on the first floor. The corner has been extended and rebuilt largely to match the original historic building.

COST: £550,000 SIZE BEFORE: **125 SQM** SIZE AFTER: **170 SQM** COMPLETED: **JULY 2018** ARCHITECT: **STUDIO 54 ARCHITECTURE** STRUCTURAL ENGINEER: **KNAPP HICKS AND PARTNERS** MAIN CONTRACTOR: **FULLERS BUILDERS** LANDSCAPE ARCHITECT: **GREATER LONDON** PARTY WALL SURVEYOR: **HOPPS PARTNERSHIP** ZINC: **FMJ** CONCRETE FLOOR: **STEYSONS** PHOTOGRAPHER: **SARAH BLEE**

Special Prize: **Best Value**



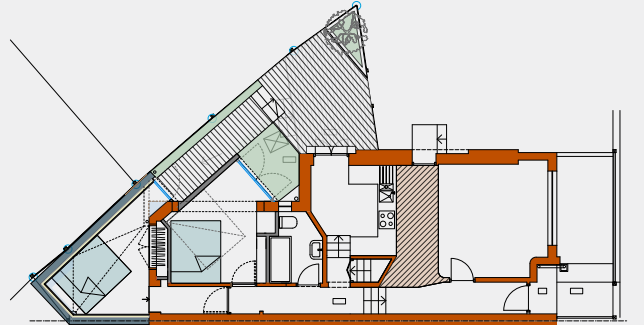
BREAKOUT EXTENSION

CROUCH END, HARINGEY, N8

A small one bedroomed flat breaks out into a small yard, resulting in an extra bedroom

———— This small one bedroomed flat within a conservation area became too small on the arrival of the owners' first child. The small rear/side garden, with its skewed boundary fences, offered the only room for expansion. Two extensions break out from the existing bedroom, responding to and limited by, the angles of the fences. In a potentially darker corner the roof breaks out, by being prized open, and folded back, allowing the daylight in.

COST: £75,000 SIZE BEFORE: **46 SQM** SIZE AFTER: **59.5 SQM** COMPLETED: **JUNE 2017** ARCHITECT: **KNOTTARCHITECTS** STRUCTURAL ENGINEER: **MBOK** MAIN CONTRACTOR: **A&N CONCEPTS LIMITED** PHOTOGRAPHER: **DOVE PHOTOGRAPHY**



Ground floor



COLYTON ROAD

PECKHAM RYE, SOUTHWARK, SE22

Renovation and extension of a 1930's terrace house with a focus on the relationship between ground and loft level

———— Most of the original features of this 1930's house were lost and the strange pre-fab room which had been added was starting to fall down. The clients needed an extra bedroom to free up space for a home office and they wanted to create an area which could easily be converted to a self-contained studio home for their son. Reconfiguring the ground floor with a new extension at the same time as the loft enabled the creation of a strong relationship with the rest of the house. The canopy at ground floor level shelters and shades, and the strong line of its leading edge is echoed in the dormer roof edge, along with the cedar cladding signaling new interventions.



COST: **£400,000** SIZE BEFORE: **163 SQM** SIZE AFTER: **214 SQM**
COMPLETED: **NOVEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **BURGES ARCHITECTS** STRUCTURAL ENGINEER: **QED**
MAIN CONTRACTOR: **PLENTA EFFECT** PARTY WALL SURVEYOR: **GRANTCHESTER ASSOCIATES** WINDOWS: **VELFAC** RENDER: **WEBER**
OAK FLOORING: **TED TODD** OIL FOR TIMBER CLADDING: **OSMO**



CROXTED ROAD

HERNE HILL, SOUTHWARK, SE2

Transforming a one-bed into a two-bed flat for two professional sharers as a cost effective solution to first-time buyers in the London property market

———— Two friends – individually unable to afford one-bedroom properties and jointly unable to afford a two-bed in London – set the brief to transform a one-bedroom Victorian flat into a light, open two-bedroom space for the two young professionals. The building was extended to the rear and side to maximise living space and efficiently reconfigure sleeping, bathroom and storage space. The re-design creates four living zones; kitchen, dining, sitting and working – four zones that overlap, without feeling entirely connected, to create a series of combination spaces. The use of exposed natural materials and simple, honest detailing combine to create a building that is warm, robust and rich in character.



COST: **£95,000** SIZE BEFORE: **54 SQM** SIZE AFTER: **76 SQM** COMPLETED: **JANUARY 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **MARSH KEENE ARCHITECTS** STRUCTURAL ENGINEER: **DAVID JOSEPH CONSULTING** MAIN CONTRACTOR: **TW SPACE CONVERSION** PARTY WALL SURVEYOR: **DESIGN SQUARED** BRICK: **WEINERBERGER - MARZIALE** SLIDING DOORS: **SMART - VISOGLIDE** WOOD FLOOR: **HAVWOODS** KITCHEN: **IKEA** PHOTOGRAPHER: **ANNA STATHAKI**



DUKES AVENUE

CHISWICK, HOUNSLOW, W4

Doubling the space inside this typical London townhouse with the addition of a pair of 'secret' new floors at the top and bottom of the property

———— With the intention of only making discreet changes to this home, the project also sought to re-model the house, re-build the roof, reconfigure the ground and first floors, whilst extending the basement. The loft extension is partially concealed behind the retained brick gable end of the existing roof, with the roof itself opened up to create a large shared space for the kids, leading onto their bedrooms. This lofty, light-filled roof space, lined in painted timber-boarding and decorated in muted greys and pinks, provides a generous play area. A new kitchen space was created across the entire rear elevation, opening out on to a decking area. The enlarged basement includes a bedroom with ensuite, a laundry room and a large recreation room.



SIZE BEFORE: **200 SQM** SIZE AFTER: **375 SQM** COMPLETED: **MARCH 2018**
ARCHITECT: **IBLA** STRUCTURAL ENGINEER: **PRICE AND MYERS** MAIN CONTRACTOR: **FEROX LTD.** PARTY WALL SURVEYOR: **ROBERT PARSONS**
HEALTH AND SAFETY: **GODDARDS** PHOTOGRAPHER: **BROTHERTON LOCK**



GARDEN OFFICE IN HAMPTON

HAMPTON, RICHMOND UPON THAMES, TW12

This efficient garden studio works within existing site constraints to deliver a flexible space which utilises durable materials

———— Maximising the limited space within the rear garden of a 19th century terraced house, this independently functioning garden studio offers flexible office space for up to three desks plus support facilities such as a kitchenette, bathroom with shower, and integrated storage. The large sliding door and skylight provides ample natural light and reduces the need for artificial lighting while highlighting the texture of the internal materials, in particular oak veneer and slate flooring. The use of Siberian larch slats along the external facades relates, with a modern interpretation, to the materiality of the surrounding timber fencing whilst also providing durability and access from the street.



COST: **£38,000** SIZE BEFORE: **0 SQM** SIZE AFTER: **21 SQM** COMPLETED: **JULY 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **SQUARE ONE ARCHITECTS** STRUCTURAL ENGINEER: **WALLACE-WHEATING** MAIN CONTRACTOR: **FAFA CONSTRUCTION** TIMBER CLADDING: **RUSSWOOD SLIDING DOORS** SKYLIGHTS: **URBAN** GREY LIGHTING DESIGN: **SQUARE ONE ARCHITECTS**



GREENWICH GARDEN STUDIO

GREENWICH, SE10

Creating links between internal and external spaces, this writer's garden studio and courtyard transforms what was once a cramped rear garden and outhouse

————— An old derelict washhouse in danger of slipping down a steep slope was transformed into a compact outbuilding, shoring up the slope and rearranging the garden to a courtyard. The studio is built from bricks reclaimed from the old washhouse, with Crittall style glazing creating continuity between the studio and house. A rooflight and other 'pockets of sun' allow the morning sun to fall into the back corner of the studio. The roof is covered with sedum, referencing the overgrown old washhouse. The courtyard is split into two levels, one relating to the studio that catches the morning sun, and the other relating to the house and catches the evening sun.



SIZE BEFORE: **7.5 SQM** SIZE AFTER: **10 SQM** COMPLETED: **NOVEMBER 2017**
ARCHITECT AND INTERIOR DESIGNER: **MW ARCHITECTS** STRUCTURAL ENGINEER: **BRIMSTONE ENGINEERING** MAIN CONTRACTOR: **SMS CONSTRUCTION SERVICES LTD.** PARTY WALL SURVEYOR: **GLEN HADDON** GLAZING: **FABCO SANCTUARY** PAVING: **MANDARIN STONE** TIMBER FLOOR: **HAVWOODS** SEDUM ROOF COVERING: **ENVIROMAT** PHOTOGRAPHER: **FRENCH + TYE**



A HOUSE FOR A TABLE

SOUTH WOODFORD, REDBRIDGE, E18

Woven brickwork and seamless indoor and outdoor spaces for entertaining define this minimal project

————— Living in close proximity to their extended families, this home has been extended to create a hub for entertaining around a large table. The original opening of the family room window has been maintained as a threshold between old and new, neatly framing the views down to the dining table and up to the sky. Staggered oak steps descend to create informal seating or even an impromptu stage. Positioned above the table, a rooflight floods light into the open plan space and leads the eye outside. The rear terrace is defined by articulated bricks chosen for their varied shadows as the sun tracks across the sky.



SIZE BEFORE: **100 SQM** SIZE AFTER: **135 SQM** COMPLETED: **JULY 2017**
ARCHITECT AND INTERIOR DESIGNER: **MUSTARD ARCHITECTS** STRUCTURAL ENGINEER: **SD STRUCTURES** MAIN CONTRACTOR: **DEREK PIDGEON BUILDERS** PARTY WALL SURVEYOR: **DAVID MAYCOX & CO** SLIDING DOORS AND ROOFLIGHT: **IQ GLASS** JOINERY AND DINING TABLE: **BESPOKEA & BARNABY REYNOLDS** WORKTOP: **MKW** CONCRETE FLOOR: **THE CONCRETE FLOORING CONTRACTORS** BRICKS: **IBSTOCK** LIGHT FITTINGS: **ECOLED** PHOTOGRAPHER: **TIM CROCKER**



HUGO ROAD

TUFNELL PARK, ISLINGTON, N19

Altering the diagram of the terraced house: the extension and renovation of a locally listed, end-of-terrace Victorian house

————— Having just had their third child, the homeowners were worried they had outgrown their house – this problem was a function of its diagram. By utilising an existing side passage, a slender, two-storey extension now connects the lower level to the street. The basement becomes a large, bright, open-planned living space, with plenty of storage, one cupboard opens to reveal the new corridor, through the old fireplace alcove, as does the parents' bedroom suite via a 'jib' door on the ground floor. The old front room, now the home office, has an ensuite storage room. The existing all-glass kitchen extension with green roof were restored, the house renovated, and a new zinc-clad dormer loft was added.



COST: **£388,000** SIZE BEFORE: **216 SQM** SIZE AFTER: **245 SQM** COMPLETED: **DECEMBER 2017** ARCHITECT: **ROBERT RHODES ARCHITECTURE + INTERIORS** STRUCTURAL ENGINEER: **QED** MAIN CONTRACTOR: **PROJECTS TEN LTD.** PARTY WALL SURVEYOR: **AJG GRANTCHESTER ASSOCIATES LTD.** SPECIALIST GLAZING CONTRACTOR: **MAXLIGHT LTD.** PHOTOGRAPHER: **MATT CLAYTON**



JANUS HOUSE

WALTHAMSTOW, WALTHAM FOREST, E17

This 'two-faced' extension, named after the two-faced Roman god Janus, is coated in an industrial spray-on rubber which was first developed for oil rigs

————— Containing both a bathroom and a kitchen over looking the garden, this extension makes the best use of space by splitting the addition diagonally with a storage wall. This wall removes the need for separate circulation space by hiding the bathroom, shower and storage while also framing views of the garden. The kitchen is flooded with daylight, while the bathroom has a view of the garden from the tub. The 'two-faced' design is exhibited externally with circular openings on the side of the bathroom, while the rectangular side is the kitchen. These motifs continue throughout the project, with rectangular light switches and circular door pulls.



SIZE BEFORE: **75 SQM** SIZE AFTER: **90 SQM** COMPLETED: **MAY 2018**
ARCHITECT: **OFFICE S&M** STRUCTURAL ENGINEER: **MDA STRUCTURES** KITCHEN: **TOBY MOWER** POLYUREA CLADDING: **ESW** RECLAIMED BATHROOM: **MONGERS ARCHITECTURAL SALVAGE** LIGHT FITTINGS: **IKEA** ROOFLIGHTS: **DUPLUS** WINDOW AND DOOR: **COTSWOLD WINDOWS** PHOTOGRAPHER: **FRENCH + TYE**



MARKHOUSE MAISONETTE

WALTHAMSTOW, WALTHAM FOREST, E17

A small flat is transformed into a surprisingly spacious family maisonette, occupying the first floor and loft of a converted mid-terrace house

———— Previously constrained by compartmentalised rooms, the project maximises available area, and makes the spaces as active as possible. Birch plywood elements precisely integrated throughout provide full-height and below-window storage whilst doubling as places on which to sit or sleep. Pocket doors ensure the rooms feel open whilst providing privacy when required. From the street, the house appears unaltered yet the rear half of the existing roof now accommodates a crisply-detailed dormer, clad in fibre-reinforced concrete strips surrounding a generous south-facing anodised window. This study-cum-bedroom reached by a new toplit stair enjoys an expansive view of allotments and a church spire juxtaposed against London's skyline, framed by a library wall with a window seat.

COST: £118,340 SIZE BEFORE: **38 SQM** SIZE AFTER: **55 SQM** COMPLETED: **FEBRUARY 2017** ARCHITECT: **ANDREW TAM** STRUCTURAL ENGINEER: **OSBORNE EDWARDS** MAIN CONTRACTOR: **SEMI LIKA, THE ECO REFURBISHMENT COMPANY** INTERIOR DESIGNER: **ANDREW TAM AND MABEL LAW** PARTY WALL SURVEYOR: **MARTIN LEWY** BESPOKE JOINERY: **MCCORMACK JOINERY** WINDOWS: **VELFAC** CONCRETE CLADDING: **PURA FACADES** CEMENT TILES: **ALHAMBRA TILES** PHOTOGRAPHER: **DIRK LINDNER**

LOFT LIBRARY

WALTHAMSTOW, WALTHAM FOREST, E17

Innovative conversion of a trussed rafter roof, creating a CNC-cut plywood-arched library

———— Working with a tight budget within a two-storey 1980's end-of-terrace house, this design works within the fabric of the existing building rather than create a new loft structure or extension. Utilising the awkward spaces within the single pitch, trussed rafter roof, the design replaces the diagonal truss members with plywood arches to form the Loft Library – providing a stair access, four new windows, and a library space formed entirely of 18mm spruce plywood, including a small bench, shelves between arches and a study space at the end. To create the curved arches, detailed measurements were taken of the existing space, with templates then drawn in CAD and plywood elements cut precisely to size and shape.

COST: £51,300 + VAT SIZE BEFORE: **80 SQM** SIZE AFTER: **90 SQM** COMPLETED: **JULY 2018** ARCHITECT AND INTERIOR DESIGNER: **ARBOREAL ARCHITECTURE** STRUCTURAL ENGINEER: **CORBETT & TASKER** MAIN CONTRACTOR: **GET TURNER** CNC CUTTING AND SPRUCE PLYWOOD SUPPLIER: **CUT & CONSTRUCT** PLYWOOD: **WISA SPRUCE** WINDOWS: **RATIONEL** POLYX OIL: **OSMO** FIRE RETARDANT: **ECOSOL** PHOTOGRAPHER: **AGNESE SANVITO**

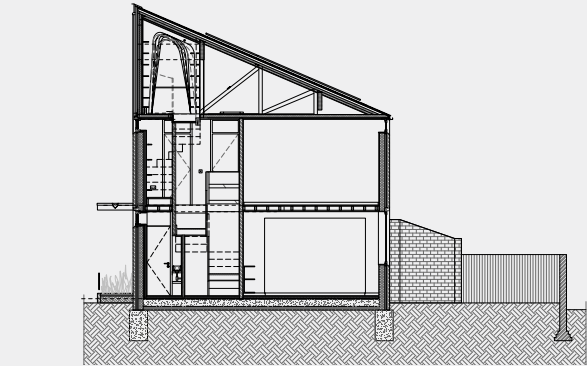
LUCY AND JACK'S HOME

WOOD GREEN, HARINGEY, N22

The transformation of a first floor flat in Alexandra Palace for a couple with two young children, by alterations and addition of a roof extension, to create four more rooms

———— Lucy & Jack bought the flat ten years ago, and it was becoming increasingly small for their growing family. Externally, an "L" shaped dormer was added, designed to avoid dominating the existing building. Internally, on the first floor the master bedroom and kitchen/dining areas were swapped, so that more public, family spaces are at the front, and more private, personal ones are at the rear. Two stairs were inserted at each end, with an enfilade of shower room, two bedrooms, and mezzanine study between.

SIZE BEFORE: 77 SQM SIZE AFTER: **122 SQM** COMPLETED: **OCTOBER 2018** ARCHITECT AND INTERIOR DESIGNER: **ZMINKOWSKA DE BOISE ARCHITECTS** STRUCTURAL ENGINEER: **AMA CONSULTING ENGINEERS** MAIN CONTRACTOR: **IREK MADUZIA** PARTY WALL SURVEYOR: **PAUL SHAVERIN** ZINC CLADDING: **ROLES BRODERICK ROOFING LTD.** DORMER WINDOWS: **PERFECT CRYSTAL WINDOWS** ROOFLIGHT: **VELUX** TIMBER FLOORING: **HAYWOOD** PHOTOGRAPHER: **TOM CRONIN**



Section



MILNER LOFT

WIMBLEDON, MERTON, SW19

A fresh take on the loft conversion, providing a suite with open sleeping, living and bathing spaces

———— This loft conversion creates an opulent open plan bedroom and ensuite at loft level, with lots of natural light. Crittall windows fit with the industrial look and replicate the existing doors at ground floor. At the rear, the existing pitch and overhang was replicated meaning the new zinc form is nestled behind the existing walls reducing the bulk of the extension. Internally a wardrobe unit separates the ensuite from the bed area. As the client is an editor of a lighting magazine, lighting played a key role in the design of the space. Lighting strips create light ‘gaps’ in the corners of rooms and ceilings, all part of a sensor and voice control system, including the openable rooflight.



SIZE BEFORE: **110 SQM** SIZE AFTER: **143 SQM** COMPLETED: **APRIL 2018**
ARCHITECT AND INTERIOR DESIGNER: **ATELIERDB** STRUCTURAL ENGINEER: **BUXTON ASSOCIATES** MAIN CONTRACTOR: **MAC BUILDING SOLUTIONS**
PARTY WALL SURVEYOR: **STANLEYSTRONG** LIGHTING: **RAY MOLONY**
PHOTOGRAPHER: **NATHALIE PRIEM**



NUMBER 22

DULWICH, LAMBETH, SE27

A mansard loft retrofit and two-storey extension transforms a small Victorian townhouse into a vibrant family home with interconnected spaces, filled with daylight and dramatic double-height volumes

———— The mansard roof extension fits a contemporary master suite into a traditional roof shape, lined in plywood it provides a cosy window seat between fitted cupboards. The lower floors have been rationalised, as well as the addition of a double-storey rear extension with open plan living space. The staircase now extends to the roof level, switching from traditional to steel construction underneath a continuous handcrafted teak handrail. The bathrms sit within a tall blue textured pod on the double-height landing. Softer organic shapes and materials are used in the historic part contrasting with brighter bolder ones in the new extension, recognising the dual daytime, night-time life of the house.



SIZE BEFORE: **100 SQM** SIZE AFTER: **150 SQM** COMPLETED: **MAY 2018**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **R2 STUDIO ARCHITECTS** STRUCTURAL ENGINEER: **PAUL OWEN ASSOCIATES**
MAIN CONTRACTOR: **HARDWOOD JOINERY** PARTY WALL SURVEYOR: **MH ASSOCIATES** WINDOWS: **VELFAC** HANDCRAFTED TIMBER HANDRAIL TO STEEL STAIR: **PATRICK LITTLE** KITCHEN: **LWK KITCHENS LONDON**
PHOTOGRAPHER: **ANDY STAGG**



OLIPHANT STREET

QUEENS PARK, CITY OF WESTMINSTER, W10

A simple, cost-effective project providing space for a growing family to work, play, and socialise – with a swinging chair!

———— By rebuilding an existing lean-to and adding a side infill extension this Victorian terraced was transformed into an open plan layout whilst retaining defined areas for relaxing, cooking, and eating. Full-length rooflights, exposed structural timber and a simple but hardwearing palette of birch-faced-plywood, stainless steel and rubber flooring create a light-filled family space with a clear connection to the garden. Bespoke carpentry provides much-needed storage, while moveable units create a flexible kitchen. Protected sight lines meant specific materials were used externally – reclaimed London stock brick and Welsh slate, combined with large format glazing. These materials are detailed to create a modern aesthetic that respects the character of the conservation area.



COST: **£70,000** SIZE BEFORE: **99 SQM** SIZE AFTER: **110 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT: **PAPER HOUSE PROJECT** STRUCTURAL ENGINEER: **KB-2 ENGINEERS** MAIN CONTRACTOR: **BERNARD COLLINS**
PARTY WALL SURVEYOR: **THE PARTY WALL COMPANY** FLOORING: **COLOUR FLOORING COMPANY** WINDOWS AND DOORS: **VELFAC**
PHOTOGRAPHER: **FRENCH+TYE**



THE PRINT STUDIO

HACKNEY, E9

Situated behind a grand terrace of Grade II-listed Georgian townhouses, at the end of a long garden and hidden by mature planting – the Print Studio is both workspace and sanctuary for the artist

———— The Print Studio is a low-cost tailor-made solution designed specifically for an artist’s needs. A long workbench running along one wall follows the artist’s process; from mixing colours, to inking plates, preparing the paper, running the press and setting out the prints to dry. Above, a south-facing ‘light chimney’ harvests natural daylight which reflects off the interior walls, illuminating the space with indirect light. The studio is pulled back from the end boundary, with a large picture window framing the view of this second ‘secret garden’, creating a tranquil space to write and sketch. The ‘light chimney’ defines the exterior form, creating a strong formal elevation as a dramatic end-point to the garden, while the dark timber cladding integrates comfortably with the natural setting.



SIZE BEFORE: **0 SQM** SIZE AFTER: **25 SQM** COMPLETED: **OCTOBER 2018**
ARCHITECT: **STUDIO RO\ST** STRUCTURAL ENGINEER: **JAMPEL DAVISON & BELL** MAIN CONTRACTOR: **MCELLIGOT BUILDING LTD.** PHOTOGRAPHER: **DIOGO REAL**



ROOFTOP SUITE

STOKE NEWINGTON, HACKNEY, N16

A pair of unadorned, utilitarian zinc clad boxes sit on top of two late 20th century houses in Hackney

———— After six years, two refusals and an appeal, permission was granted. The product of planning constraints, neighbouring views and adjacent party wall conditions the extension is entirely shaped by its context. Following its success, the neighbour, also an architect, commissions a similar project on his property, continuing in sequence with the same set of contractors. Designed as low-cost and low-impact house extensions, the sloped structures follow the exact roofline of the existing buildings, the original joists were re-used to save on waste and transport. The project has been designed inside out to provide a new bedroom, shower & WC, relieving pressure on the houses below.



SIZE BEFORE: **80 SQM** SIZE AFTER: **105 SQM** COMPLETED: **JANUARY 2018** ARCHITECT: **WEST ARCHITECTURE** STRUCTURAL ENGINEER: **ROSE & ASSOCIATES** MAIN CONTRACTOR: **LAWRENCE WEBB** INTERIOR DESIGNER: **ATELIER HI** LANDSCAPE ARCHITECT: **LONDON** PARTY WALL SURVEYOR: **ANDREW KAROLY** SPECIALIST JOINERY: **BARNABY REYNOLDS** WINDOWS: **VELFAC** ROOFLIGHTS: **VELUX** CLADDING: **VM ZINC** PHOTOGRAPHER: **BEN BLOSSOM**

Shortlisted



SHAD THAMES WATER TOWER

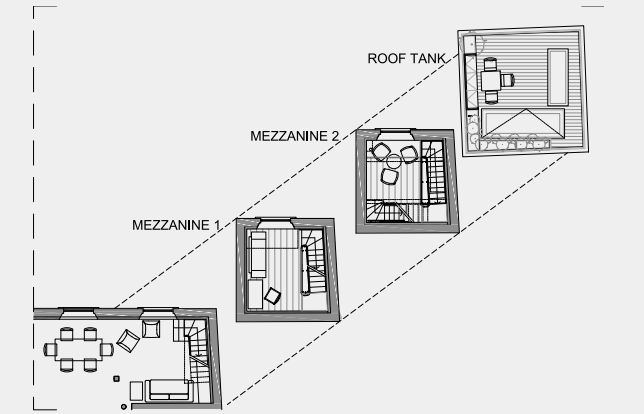
BERMONDSEY, SOUTHWARK, SE17

Rethinking a redundant volume within a disused water tower to create living space and rooftop views

———— Colonising the under-utilised volume of a water tower, located above a 4th floor warehouse loft apartment, this project has created additional living space as part of a rationalised, light-drenched circulation route to a roof-top terrace. Two tightly-configured flights of stairs now link two intermediate mezzanine floors, with a third stair rising from the upper mezzanine to the roof. The first mezzanine provides a work space and the second a sitting eyrie with long-reaching city views. Frameless skylights and glass landings draw natural light down through the slot, and the eye upwards from the previously dark accommodation below.



SIZE BEFORE: **78 SQM** SIZE AFTER: **94 SQM** COMPLETED: **APRIL 2018** ARCHITECT: **FORMSTUDIO** STRUCTURAL ENGINEER: **STRUCTURE WORKSHOP** MAIN CONTRACTOR: **VOLUTE LONDON LTD.** INTERIOR DESIGNER: **FORMSTUDIO** OAK WALL CLADDING: **LASSCO DOUGLAS** FIR FLOOR BOARDS: **PINCKNEY GREEN** DECKING AND STEEL PLANTERS: **KINLEY** LIGHT FITTINGS: **MR RESISTOR** ROOFLIGHT: **PRIME GLASS LTD.** BUILT IN CUPBOARDS: **OXAN FURNITURE** STAIRCASE: **STAIRFACTORY** PHOTOGRAPHER: **MIKE NEALE**



Floor plans



THE SIGNAL HOUSE

KING'S CROSS, ISLINGTON, N1

The design ties the building's floor-plates together through a dynamic staircase, reorienting and opening up a series of living spaces

———— The building was fully refurbished to provide the most efficient use of space, along with adding a lower ground floor and loft extension. Relocating the stair core through the centre of the building opened up the plan to provide generous and dynamic living areas. The existing coal vaults were opened up and the existing floor was lowered to provide a submerged shower room and utility space to service the house. Every opportunity was made to maximise the internal spaces whilst minimising encroachment onto the garden.



SIZE BEFORE: **108 SQM** SIZE AFTER: **150 SQM** COMPLETED: **JULY 2018** ARCHITECT: **FRAHER AND FINDLAY** STRUCTURAL ENGINEER: **CONSTANT STRUCTURAL DESIGN** MAIN CONTRACTOR AND LANDSCAPE ARCHITECT: **FINDLAY FRAHER** INTERIOR DESIGNER: **SHAPE LONDON** PARTY WALL SURVEYOR: **JAMES LEWIS SURVEYORS** JOINERY: **SHAPE LONDON** PHOTOGRAPHER: **ADAM SCOTT**



‘A challenge well met – interesting and tricky’

DON'T MOVE, IMPROVE!



ST PAUL'S ROAD

CANONBURY, ISLINGTON, N1

Transformation of a small one-bedroom flat into a family home by adding just 4 sqm

———— Completely overhauling a poorly laid out lower ground floor flat, this project faced a large constraint – a gas main running across the garden, limiting the footprint of any new addition to 4 sqm. Partially demolishing a previous extension allowed the reconnection of living spaces to the garden through the addition of an 8 sqm extension, enabling the main living space to be reconfigured and re-oriented into distinct areas for cooking, eating and sitting. Water-struck brickwork, with a white engobed finish and light grey mortar, was used internally and externally to clearly define the extension as a new addition to the original building



COST: **£90,000** SIZE BEFORE: **50 SQM** SIZE AFTER: **54 SQM** COMPLETED: **JUNE 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **MARSH KEENE ARCHITECTS** STRUCTURAL ENGINEER: **ADAM SMITH** MAIN CONTRACTOR: **HUT PROJECTS** PHOTOGRAPHER: **ANNA STATHAKI**

PROJECTS – EFFICIENT USE OF SPACE



STUDD STREET

ISLINGTON, N1

Refurbishment of a three-storey 1970's mews house with clever storage solutions and a folded perforated metal screen

———— Situated within a conservation area, and with no scope for an extension due to the plot size, this project has reutilised garage space to increase the size of the kitchen and add a utility room, bike and bin store. Additional storage space has been created by cladding the existing stairwell in a walnut veneer, creating several different cupboards over the building's three levels. Four opening roof lights over the staircase provide natural stack ventilation in the summer while also introducing natural light down into the house. The existing garage door has been replaced with a perforated metal screen and pass door giving ventilation and access to the bin and bike store.



COST: **£112,478** SIZE BEFORE: **130 SQM** SIZE AFTER: **130 SQM** COMPLETED: **MARCH 2018** ARCHITECT, INTERIOR DESIGNER AND MAIN CONTRACTOR: **ABN7 ARCHITECTS** STRUCTURAL ENGINEER: **CONISBEE** LANDSCAPE ARCHITECT: **CLARKE ASSOCIATES** PARTY WALL SURVEYOR: **LAMBERTS SURVEYORS** JOINERY: **WILDER CREATIVE** METALWORK: **METALWORK LONDON** KITCHEN: **MOBALPA** KITCHEN FLOORING: **BOLON** BATHROOMS: **DURAVIT** PHOTOGRAPHER: **TOM TURNER**

Shortlisted



WOODWORKER'S STUDIO

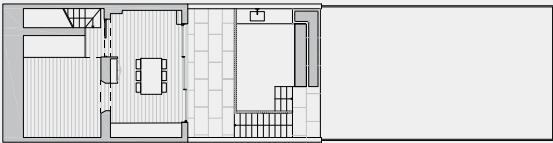
HIGHBURY EAST, ISLINGTON, N19

Full-width terrace and multi-use space within the lower ground floor of a Victorian family home, housing a woodworking studio, study, music studio and ample concealed storage

———— The design aim for this project was to achieve an extensive list of practical requirements while creating a stronger connection between the house and garden. Creating a ground floor full-width sunken terrace, working with an existing double floor extension and using a minimal ground floor extension, the scheme accommodates a music studio with a lounge area and workshop. These practical spaces are flanked with bespoke concealed oak storage, neatly hiding away the multiple functions of the space. Externally, a palette of Shou-Sugi-Ban charred timber contrasts the internal oak finishes, while a bespoke steel balcony contributes bronze details to the external kitchen and terrace.



SIZE BEFORE: **129 SQM** SIZE AFTER: **141 SQM** COMPLETED: **DECEMBER 2018** ARCHITECT AND INTERIOR DESIGNER: **BRADLEY VAN DER STRAETEN** STRUCTURAL ENGINEER AND PARTY WALL SURVEYOR: **CONSTANT STRUCTURAL DESIGN** MAIN CONTRACTOR: **HIRSEN LTD.** BUILDING CONTROL: **MLM** TILES: **STRATA** ROOFING: **KERAKOLL** SLIDING DOORS: **MAXLIGHT** LIGHT FITTINGS: **DELTA** CHARRED TIMBER JOINERY: **SHOU-SUGI-BAN** PHOTOGRAPHER: **BRADLEY VAN DER STRAETEN**



Lower ground floor and ground floor plan



YAKISUGI ROOMS

HAMPTON, RICHMOND UPON THAMES, TW12

Five new spaces, wrapped around the garden, to provide a growing family with space to dine, relax, work, store, and tinker

———— With their children growing up fast, the client sought to extend their accommodation in an economical manner. Eschewing the convention for large open plan spaces, the new works provide smaller spaces which support specific functions – a dining space, a small studio for relaxing and working, a shed for DIY, a potting shed and a shed for storage. The living room and kitchen were refurbished whilst a new dining space was created by adding a 'lean to' onto the existing wall of the kitchen and breaking through with a new door, significantly reducing the construction cost. The tall roof incorporates clerestory windows to admit natural light deep into the plan.



COST: **£62,000** SIZE BEFORE: **122 SQM** SIZE AFTER: **143 SQM** COMPLETED: **NOVEMBER 2017** ARCHITECT, INTERIOR DESIGNER, LANDSCAPE ARCHITECT AND PARTY WALL SURVEYOR: **REED WATTS** STRUCTURAL ENGINEER: **PRICE & MYERS** MAIN CONTRACTOR: **CONKER BUILDING SERVICES** PHOTOGRAPHER: **BEN TYNEGATE**



Inclusive Homes

———— Inclusive home design is often considered a bit niche, however it really isn't. Good access is good for everyone!

But what is inclusive design? I think the best reference for adaptability is the Lifetime Homes standards:

"... ordinary homes designed to incorporate 16 Design Criteria that... are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage"

Our homes are the biggest investment many of us will ever make, inclusive design helps to ensure we provide ourselves with a 'physical insurance policy', a house that can adapt smoothly, and economically, to our future needs.

Like energy efficiency, access and inclusion should form the basis for good design, not added on. Integrating this from the beginning is more cost effective and will feel like a natural part of the whole, almost unnoticeable except to those who need it. To achieve an inclusive home just requires an extra layer of thought about the relationships between spaces, sizes, widths, thresholds and access to a toilet.

Open plan living and wide spaces naturally lend themselves to accessibility, and make wheelchair turning circles easier. Features like walk in showers, which are not only on trend, are a perfect addition to consider for impaired mobility. Step free access to a play room or home office can double as a guest room for a disabled visitor.



Vaila Morrison

www.lifetimehomes.org.uk

@inclusivehome
 @theinclusivehome
 @theinclusivehome

INTERCONNECTED SPACES

Nimi Attanayake, director and founder of nimtim architects discusses the trend of defined yet connected spaces within our homes

———— There has been a significant move away from big open plan rooms towards more articulated and compartmented spaces. Most of our clients are now looking for a sense of open-ness and connection between the spaces in their homes but with a bit more definition and consideration towards the different functions. For architects, this requires a more bespoke and thoughtful response to each client's specific needs.

It's interesting to reflect on how technology has informed this change in a remarkably short period of time. In terms of lifestyle, we are often designing for moments where individuals are using their own personal electronic devices and require their own 'niche' within a larger shared space. As we all adjust to this new dynamic, people also want the opportunity to come together for meals, events, moments without phones, tablets and computers.

The challenge in London is that most of the work done is on existing properties which date from periods with very different philosophies for domestic living. Many Londoners live in Victorian dwellings which were designed around principles of hierarchy and privacy, and can clash with the lifestyles of contemporary households. Having said this, the flexibility of Victorian houses means it can be incredibly interesting to unpick and reimagine the original layouts - bringing in light, creating courtyards - to respond to contemporary requirements.

By contrast, 1960's properties can sometimes have the opposite problem of being quite open without any definition for different living spaces. Interest can be created using layers of new or contrasting materials and playing with floor and ceiling levels to break up and articulate the larger spaces.

The challenge is often to ensure that the design vision for the layout and spaces can also satisfy regulatory and practical requirements so its important to have a good team who can steer you through these challenges, including a flexible Building Control Officer. The input of an architect can be particularly valuable at the initial stages so that the overall spatial strategy can be considered alongside planning, regulatory and practical constraints.

www.nimtim.co.uk [@nimtimarchitects](https://www.instagram.com/nimtimarchitects) [@nimtim_arch](https://www.twitter.com/nimtim_arch)



ACER HOUSE

WHITECHAPEL, TOWER HAMLETS, E1

A rear extension and a new mezzanine provide versatile family living areas on the top and bottom floors of this period terraced house

———— The period character of the original house has been retained whilst new interventions have their own language and materiality - the ground floor has been opened up to improve the relationship between the house and the small courtyard garden, and an attic floor offers potential for further family living space. The rear ground floor extension creates a snug, with glazing in the roof and rear wall illuminating the interior and framing views of the garden. An awkward and impractical linear gallery was removed from the attic floor and replaced with a central mezzanine, accessed via an alternate tread stair.

SIZE BEFORE: **210 SQM** SIZE AFTER: **226 SQM** COMPLETED: **SEPTEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **BRIAN O'TUAMA ARCHITECTS** STRUCTURAL ENGINEER: **MICHAEL BAIGENT ORLA KELLY** MAIN CONTRACTOR: **ORSMAN CONSTRUCTION** PARTY WALL SURVEYOR: **THE HOPPS PARTNERSHIP** APPROVED INSPECTOR: **LONDON BUILDING CONTROL** GARDEN DESIGN: **HAN H STANTON** PHOTOGRAPHER: **SIOBHAN DORAN**



ALBERT STREET

CAMDEN TOWN, CAMDEN, NW1

Renovating and extending a Grade II listed terrace house to preserve and respect the original building while giving it a new life through contemporary interventions

———— The period features of this vacant and dilapidated terraced house were renovated or reinstated to enhance the historic legacy of the building, whilst the flat was fully renovated and extended. A bedroom was added and the quality of the spaces within the flat were improved. The design of the rear extension reflect the Georgian proportions and materiality of the existing building, but distinguishes itself as a separate and modern addition through the use of a separating glass rooflight, modern detailing, frameless windows and thin-format bricks. Internally, the concept is neutral with textured background elements to offset bespoke furniture, joinery and fittings.

SIZE BEFORE: **189 SQM** SIZE AFTER: **213 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT AND INTERIOR DESIGNER: **INSIDEOUT ARCHITECTURE** STRUCTURAL ENGINEER: **SYMMETRYS** MAIN CONTRACTOR: **AKC EUROPE** LANDSCAPE ARCHITECT: **TERKA ACTON GARDEN DESIGN** PARTY WALL SURVEYOR: **EAMES LTD.** PHOTOGRAPHER: **EMANUELIS STASAITIS**



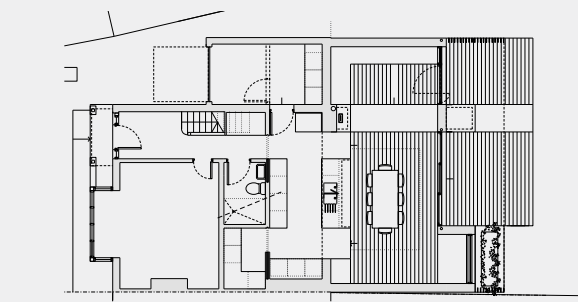
ALGIERS ROAD

LADYWELL, LEWISHAM, SE13

A single-storey residential extension defined by a pair of chimneys and materially bound by a continuous concrete ribbon puncturing the building envelope

Two main concepts accentuated the strong relationship between the extension and garden; the rear glazing with minimal frames offers seamless views of the garden, and the pair of chimneys are materially melded by a continuous concrete ribbon threading across the envelope. The extension draws the outdoors in, and the indoors out via the delicate material transition from the board-marked chimney externally a smooth and polished surface inside. The concrete elements define the snug area and contrast with the natural tones and timber finishes elsewhere, further emphasised by the step in floor level. Externally, the concrete fireplace and slab encourages gathering on the decking. The charred decking seamlessly folding into the pergola and cladding, creating a distinctive profile and accentuating the concrete chimney puncturing through the silhouette.

COST: £180,500 + VAT SIZE BEFORE: 18.5 SQM (KITCHEN) SIZE AFTER: 43.5 SQM (KITCHEN / LIVING / DINING) COMPLETED: AUGUST 2018 ARCHITECT AND INTERIOR DESIGNER: GRUFF LIMITED STRUCTURAL ENGINEER: FOSTER STRUCTURES MAIN CONTRACTOR: MARVAL DEVELOPMENTS CHARRED LARCH CLADDING: SHOU SUGI BAN GLAZING: ID SYSTEMS CONCRETE FLOOR AND INTERNAL CHIMNEY: POLISHED CONCRETE CO. TIMBER FLOOR: REEVE WOOD KITCHEN FRONTS: KED DOORS EXTERNAL DECKING: MILLBOARD



Ground floor plan



THE BISCUIT FACTORY

BETHNAL GREEN, TOWER HAMLETS, E2

A playful refurbishment revives the characteristics of the original baking rooms in an old biscuit factory using plywood joinery pods to maximise volume, useable space and light

This project emphasises the generous volume of the space by using inhabitable 'pods' to divide the rooms rather than conventional walls. These pods, set back from the south-facing windows and newly revealed glazed brick columns, behave as large pieces of furniture within the space. A bright yellow captains ladder staircase doubles up as stationary storage for a new mezzanine office, while the compression of an intimate bathroom enables the creation of a reduced height guest accommodation. These carefully designed spatial relationships transformed the floor area, turning this awkward studio into a work-live home with two bedrooms.

COST: £85,000 SIZE BEFORE: 60 SQM SIZE AFTER: 77 SQM COMPLETED: MARCH 2018 ARCHITECT: SUPRBLK. MAIN CONTRACTOR: PROPERTY DMR KITCHEN: IKEA WITH CUSTOM FRONTS TIMBER FLOOR AND BATHROOM TILES: DOMUS GROUP LIGHTING: INSIDESTORE MUUTO LIGHTING KITCHEN TAP: MEIR BLACK SWITCHES & SOCKETS: FOCUS SB



BOSCASTLE ROAD

KENTISH TOWN, CAMDEN, NW5

Characterful juxtaposition of the contemporary and the traditional creates a unique and spacious family home

A dramatic modernisation has transformed this previously dark and cramped house into a light and modern family home with a three-storey feature bookcase. The bookcase appears to punch its way through the building, with glass transitions allowing light to be diffused continuously down from a large frameless roof light. Supporting the delicately detailed shelving and bracing the rear facade of the existing building, a 'cage' of four steels is concealed within the walls of the house and tied together with rings hidden within the floor levels.

SIZE BEFORE: 225 SQM SIZE AFTER: 345 SQM COMPLETED: JULY 2017 ARCHITECT: FINKERNAGEL ROSS STRUCTURAL ENGINEER: ELLIOTT WOOD MAIN CONTRACTOR: JK GENERAL BUILDING PHOTOGRAPHER: NATHALIE PRIEM



CHARCOAL HOUSE

NEW MALDEN, KINGSTON, KT3

A rectangular corner plot extension, clad with black timber, wrapped in glazing and set in a concrete landscape

Transforming a dark and fragmented space into a bright kitchen and dining area, this extension allows for more natural light and garden views. The new building stands towards the side street with a blind wall while opening up with large windows towards the top, front and back. The wrapped glazing strip allows for garden views to extend all the way to the new study room and helps create a weather protected external patio with integrated seating. The redesigned back garden sits several steps lower than the house, ensuring privacy. Black vertical timber cladding is applied to the extended volume, with only a strip of glazing separating the side wall.

COST: £200,000 SIZE BEFORE: 137 SQM SIZE AFTER: 177 SQM COMPLETED: AUGUST 2017 ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: YELLOW CLOUD STUDIO STRUCTURAL ENGINEER: JOHN MOLLOY MAIN CONTRACTOR: TOMASZ OCHEDALSKI GLAZING CONTRACTORS: THE FOLDING SLIDING DOOR COMPANY, RIMI RENOVATIONS LTD. KITCHEN AND CABINETRY: ASHCROFT INTERIORS LTD. EXTERNAL WOOD CLADDING: RUSSWOOD PHOTOGRAPHY: YELLOW CLOUD STUDIO LTD.



Ground floor plan



CROUCH END HOUSE

CROUCH END, HARINGEY, N8

The addition of a colourful timber framed kitchen and dining room extension, attic space and external terraces to this home enhances connections between the house and garden

———— Reconfiguring the internal ground floor layout allowed for a full-width rear kitchen and dining room extension with rooflights. The large timber framed glazed screen allows daylight in and provides connecting views across the new dining space to the terrace and garden beyond. Bespoke birch plywood storage units incorporate timber and coloured veneered panels with the deep red also used between the exposed structural timbers across the ceiling. A smaller terrace at first floor over the extension provides additional external amenity space and includes a green roof around the perimeter. A second floor attic was extended and has a large picture window framing rooftop views across London.



SIZE BEFORE: **165 SQM** SIZE AFTER: **200 SQM** COMPLETED: **JULY 2018**
ARCHITECT: **CATRIONA BURNS ARCHITECTS LTD.** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** MAIN CONTRACTOR: **TBS TUTKA**
JOINERY AND EXTERNAL HARD WOOD WINDOWS AND DOORS: **TMA CONSTRUCTION LTD** BRICKS: **PETERSEN BRICKS ECO** ROOF: **GREEN ROOFS** SASH WINDOWS: **NATURAL WINDOWS LTD** STONE SUPPLIER: **CED LTD** FLOORING: **THE RESIN FLOOR COMPANY** PHOTOGRAPHER: **ADELINA ILIEVE**



CHIVALRY ROAD

BATTERSEA, WANDSWORTH, SW11

Transforming a traditional terraced house into a light, open and spacious home with double-height void, maximising storage solutions and making the most of natural materials

———— Looking to maximising the use of the existing basement, a double-height space was formed in the centre of this small terraced house, shifting the location of the stairs to allow light in from the glass roof at the rear and to create an inviting space. The floor of the kitchen at the rear of the property was lowered both to enhance the flow into the garden and increase the lines of sight into the basement. The front reception room was re-instated to its original dimensions but with a full-height glass wall overlooking the double-height space and maintaining the connection with the rest of the house.



SIZE BEFORE: **148 SQM** SIZE AFTER: **208 SQM** COMPLETED: **JULY 2018**
ARCHITECT: **SKETCH ARCHITECTS** STRUCTURAL ENGINEER: **PACKMAN LUCAS** MAIN CONTRACTOR: **SGBC LONDON LTD.** PARTY WALL SURVEYOR: **YOUNG ASSOCIATES** KITCHEN: **THE SHAKER KITCHEN COMPANY** PHOTOGRAPHER: **ADAM SCOTT**



DARTMOUTH PARK FAMILY HOUSE

CAMDEN, NW5

A grand late Victorian home is re-structured to offer a series of places with a new relationship to the garden

———— This four storey semi-detached house benefits from a generous south-facing garden and, at the top floors, views of central London. Due to the steepness of the local terrain, the raised ground floor is a whole storey above street level. The design makes simple adjustments to the lower ground and raised ground floor, using the garden as the main connecting feature: the garden is now seen at either level, the rear rooms having been removed. The lower ground floor extension is also pushed forward to bring the new dining space into the light.



SIZE BEFORE: **67 SQM** SIZE AFTER: **75 SQM** COMPLETED: **JULY 2017**
ARCHITECT: **PARDON CHAMBERS ARCHITECTS** STRUCTURAL ENGINEER: **MICHAEL DAVENPORT** MAIN CONTRACTOR: **S AND P CONSTRUCTION** PARTY WALL SURVEYOR: **JOHN NYSS** FOLDING DOORS: **FINELINE** IN SITU POLISHED CONCRETE FLOOR: **MIDLAND FLOORING** OAK STAIR: **K AND D JOINERY** SASH WINDOWS: **K AND D JOINERY** KITCHEN: **CRISPIN & GEMMA FURNITURE DESIGN**



Ground floor plan



GARDEN HOUSE

HAMMERSMITH, HAMMERSMITH AND FULHAM, W6

Garden House is the complete reorganisation of a terraced mews house, adding a new roof level and a connected garden room encouraging living, working and socialising to overlap and interact

———— Designed specifically for renting, Garden House can adapt to a couple or to a group of sharers. External spaces are connected with living and shared spaces, organised to be flexible. Inverting the traditional relationship, bedrooms are located at ground floor with living spaces on the top floors. The living spaces are double height, triple aspect and connected to a garden room, overlapping and interconnected, allowing social interaction between spaces. In the living space sculptural joinery defines areas, while built-in furniture allows residents to arrive with a bag and start living. Garden House anticipates a new type of rental space, flexible, adaptable and connected to a network of spaces.

COST: £250,000 SIZE BEFORE: **70 SQM** SIZE AFTER: **100 SQM** COMPLETED: **DECEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **TEATUM + TEATUM LTD.** STRUCTURAL ENGINEER: **FLUID STRUCTURES** MAIN CONTRACTOR: **NMB DEVELOPMENTS** PARTY WALL SURVEYOR: **DJC LTD.** APPROVED INSPECTOR: **BUTLER & YOUNG** CONTRACTORS CONCRETE FLOOR: **STEYSON** CONCRETE AND RESIN FLOORS: **PUUR FLOORS** METAL BRIDGE, BALUSTRADE AND BATHROOM CLADDING: **DIAPO** CONCRETE WORKTOPS: **PAUL DAVIES** CONCRETE BASINS: **KAST** FITTED BIRCH JOINERY: **VILLAGE CABINETS** VALCHROMAT JOINERY: **TMA** PHOTOGRAPHER: **LUKE HAYES**



Section



GLAZED FISSURE HOUSE

ACTON, EALING, W3

A combination of volumes, light and materiality create integral zones with different spatial qualities for this young family

———— Retaining visual connections through the house whilst still respecting the original layout was an integral part of this extension and refurbishment. This was achieved by using a linear skylight and eaves glazing to divide old and new, allowing a convenient view up to the first floor nursery and bringing light into the kitchen. Zoning of the open floor plan was realised via a combination of spatial volumes and physical or visual 'gates'. The palette of materials comprises Critall doors and windows, concrete tiles and exposed brickwork from the original house. All the bricks were recycled from the original house, with the aim of integrating old and new in a seamless way.

SIZE BEFORE: 233 SQM SIZE AFTER: **250 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT: **A-ZERO ARCHITECTS** STRUCTURAL ENGINEER: **JENSENHUNT DESIGN** MAIN CONTRACTOR: **MINISTRY OF BUILDING LTD.** PARTY WALL SURVEYOR: **PARTY WALLS LIMITED**



GRAFTON SQUARE

CLAPHAM, LAMBETH, SW4

A dramatic, light-filled, double-height extension connects the living spaces of a Georgian house

———— The rebuild of a dilapidated rear extension of this Georgian terrace was realised by relocating the staircase to the rear of the property. A double height Crittall style window enables the upper and lower ground floors, the garden and the double-height space around the stairs to be visually connected. The open plan kitchen/dining/informal living space is serviced with a new WC, wine store and utility room. The upper ground floor layout has been largely unchanged, while the previous sun room is now a galleried study looking over the garden and dining space below. Upstairs, the bedrooms and bathrooms have been renovated and a new master bedroom suite created.

SIZE BEFORE: 297 SQM SIZE AFTER: **297 SQM** COMPLETED: **JULY 2018** ARCHITECT AND LANDSCAPE ARCHITECT: **SELENCKY///PARSONS** STRUCTURAL ENGINEER: **TOYNBEE ASSOCIATES** MAIN CONTRACTOR: **BRIGHT TIGER BUILDERS** GLAZING: **WELLINGTON GLAZING** STEEL STAIR AND BALUSTRADE: **MORRIS FABRICATIONS** TIMBER FLOORING: **TED TODD** PHOTOGRAPHER: **SIOBHAN DORAN**



HOUSE FOR A STATIONER

CANONBURY, ISLINGTON, N1

Connecting a series of spaces for improved daylight and views in a maisonette

———— This reconfigured and extended home flips the original bed and living rooms, creating a series of connected spaces for improved daylight and views. The new kitchen, dining and study spaces are informally defined by exposed oak posts and beams. Soaped timber bounces soft light around the house, enhancing the layered internal partitions and creating framed views. The orthogonal grid continues throughout with bricks in a variety of bonds externally, and square tiles with contrasting colour grout lines in the kitchen and bathroom. Peterson bricks, akin to the tone of whitewashed London stock, cover the rear. Fluted glass reduces the impact of the external stair when viewed from the new study.

SIZE BEFORE: 75 SQM SIZE AFTER: **91 SQM** COMPLETED: **MAY 2018** ARCHITECT AND LANDSCAPE ARCHITECT: **ARCHITECTURE FOR LONDON** STRUCTURAL ENGINEER: **CONSTANT STRUCTURAL DESIGN** MAIN CONTRACTOR: **TOMASZ ZMELTY BUILDING LTD.** INTERIOR DESIGNER: **MATT MCKENNA & CLIENT** PARTY WALL SURVEYOR: **LANDROCK PHILLIPS** PHOTOGRAPHER: **CHRISTIAN BRAILEY**



THE NOOK HOUSE

ARCHWAY, ISLINGTON, N19

A traditional Victorian terraced house with challenging constraints, extended and refurbished to create a light filled living space, enhancing the inside outside relationship

———— A large 700mm-diameter water-main culvert pipe runs diagonally up the rear garden of this period property, meaning no foundation or machine digging is allowed to take place in close proximity. This heavy constraint did not limit the ambition of extending this family home and opening connections with the garden, while balancing the need of protecting the privacy from the overlooking neighbouring properties, determining the stepped plan and section of the new additions. The small addition allowed the internal layout and garden to be radically re-organised to achieve a far more efficient and comfortable open-plan family living.

SIZE BEFORE: **55 SQM** SIZE AFTER: **65 SQM** COMPLETED: **DECEMBER 2017**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECTURE: **DRAISCI STUDIO** STRUCTURAL ENGINEER: **FOSTER STRUCTURES** MAIN CONTRACTOR: **QPROJECTS** PARTY WALL SURVEYOR: **PETER MANDELL CONSULTING** KITCHEN JOINERY: **MPH JOINERY LTD.** WORKTOP: **THE ETHICAL STONE COMPANY** GLAZING: **SOUTHERN WINDOWS AND DOORS LTD.** FLOORING: **TURGON FLOORING** PHOTOGRAPHER: **CARLO DRAISCI**



POWIS CLOUD

NOTTING HILL, KENSINGTON AND CHELSEA, W11

Inspired by the idea of living in the clouds, the shapes and choice of materials create a space that dissolves into the sky

———— The project investigates how various spaces can be temporally defined through curtains; changing how the space is used and perceived at different times of the day. The project uses materials that soften distinct edges, and dissolves or thickens surfaces through translucency, reflection, or fuzziness. Within the rectilinear envelope are a series of translucent or transparent objects. The acrylic lightwell, cupboards and balustrade each refract soft light around the room. Circles and curves define the areas for the body around the bed, bath, shower and toilet, creating enclosures softened by curtains of various translucency. Each surface glows with light or subtly reflects the surroundings, creating an atmosphere that is as delicate as the veil of a cloud.

SIZE BEFORE: **358 SQM** SIZE AFTER: **387 SQM** COMPLETED: **FEBRUARY 2017**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **LILY JENCKS STUDIO** STRUCTURAL ENGINEER: **HTS** MAIN CONTRACTOR: **LABATT CONSTRUCTION** PARTY WALL SURVEYOR: **MLM** QUANTITY SURVEYOR: **STEPHEN CUDDY** GARDENING: **HEALING GARDENS** PLASTIC JOINERY: **CAKE INDUSTRIES** RESIN FLOOR: **SPHERE 8** CURTAINS: **SILENT GLISS** GLAZING: **ODC** PHOTOGRAPHER: **LUKE HAYES**



SARTOR HOUSE

CHELSEA, KENSINGTON AND CHELSEA, SW3

The reconfiguration of a traditional, fragmented townhouse layout into a light-filled family home by introducing double-height spaces, interconnecting levels, and strategically placed glazed interventions

———— This project included a re-configuration of internal areas at all levels, an upward extension plus a fully glazed, double-height extension to the rear. The new glass extension connects lower floors, enhancing the height of the space by the introduction of a sunken seating area and 'floating' closet wing. The upper levels have been opened up to provide double-height spaces and a central mezzanine level in the roof space. The master suite is re-configured to maximise views through and light intake. Internal finishes are in a neutral, paired back palette such as the polished concrete and Douglas Fir timber flooring.

SIZE BEFORE: **335 SQM** SIZE AFTER: **343 SQM** COMPLETED: **FEBRUARY 2017**
ARCHITECT: **RODIC DAVIDSON ARCHITECTS** STRUCTURAL ENGINEER: **PRICE & MYERS** MAIN CONTRACTOR: **RIXON AND GOWER** INTERIOR DESIGNER: **RODIC DAVIDSON ARCHITECTS AND CLIENT** LANDSCAPE ARCHITECT: **KATE GOULD GARDENS** PARTY WALL SURVEYOR: **GARRY ASSOCIATES** QUANTITY SURVEYOR: **ATC** GLAZING: **CANTIFIX** POLISHED PLASTER: **EVOKE** PHOTOGRAPHER: **HELENE BINET**

Shortlisted

DON'T MOVE, IMPROVE!



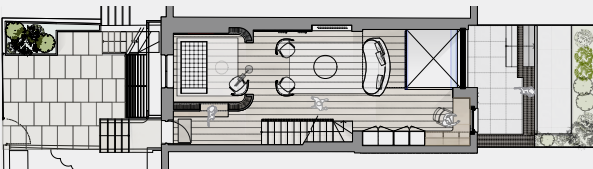
SASH HOUSE

NOTTING HILL, WESTMINSTER, W25

Light-filled full reconfiguration and extension of a Victorian terraced home, including a double-height sash window and folded metal staircase

———— Eliminating half landings and rationalising floor levels throughout, the design creates singular floor plates at each level with seamless spaces running uninterrupted from the back of the house to the front. To achieve this, a fundamental reworking of the vertical circulation created a slim folded metal winding staircase, pulled back from the elevation internally to form a triple-height void with a roof light above, allowing natural light deep into the home. A glazed infill extension between the existing and neighbouring closet wings maximises the ground floor living space and lower ground floor dining areas, linked by a double-height void with a large counterbalanced glazed sash window.

SIZE BEFORE: **170 SQM** SIZE AFTER: **215 SQM** COMPLETED: **JULY 2018**
ARCHITECT: **TIGG + COLL ARCHITECTS** STRUCTURAL ENGINEER: **AMA CONSULTING ENGINEERS** MAIN CONTRACTOR: **STELLA ROSSA BUILDING CONTRACTORS** PARTY WALL SURVEYOR: **BEHAN PARTNERSHIP** GLAZING SYSTEM: **FUSION AND PANORAMAH!** PHOTOGRAPHER: **DAVID BUTLER AND ANDY MATTHEWS**



Ground floor plan



SAWTOOTH HOUSE

PECKHAM, SOUTHWARK, SE15

Concealed behind the unassuming front elevation lies a light-filled, triple-height atrium exposing the original gable wall and forming the heart of the house

———— Transforming this home, the design has added a full-length, two-storey, side extension and reconfigured the internal layout. The side addition is understated responding to the host property, the exterior wall stripped back and left exposed. The entrance leads through a single-storey, pattern tiled vestibule with a steel-framed glazed screen into a top-lit, triple-height atrium – the organisational heart of the house. Light floods the spaces through a series of rooflights in the sawtooth roof. Crittall style windows around the kitchen and the full height of the rear facade stitch together the old and new elements of the house.

SIZE BEFORE: **152.4 SQM** SIZE AFTER: **187.3 SQM** COMPLETED: **SEPTEMBER 2018** ARCHITECT, INTERIOR DESIGNER & LANDSCAPE ARCHITECT: **SELENCKY///PARSONS** STRUCTURAL ENGINEER: **CONISBEE** MAIN CONTRACTOR: **FIRMAN REECE** PARTY WALL SURVEYOR: **S&R SURVEYORS LIMITED** GLAZING: **GLAZING WELLINGTON** ROOFLIGHTS: **GLAZING VISION** PHOTOGRAPHER: **TOM CARTER**



SLOT HOUSE

BLACKHEATH, LEWISHAM, SE13

A dramatic reimagining and reconfiguring of a Georgian townhouse that unlocks unused existing space in the house through a series of dramatic yet respectful interventions

———— The remodelling of this five-storey townhouse followed two key principles: doing the most with the least and changing only what’s needed. New folding-sliding doors at the rear make the most of the existing openings and a vast, double height slot window, formed by joining two existing windows overlook a newly created double height space. Opening up the existing layout created a generous master suite with Japanese sliding screens. The existing loft was reconfigured with a double height stair and study below. The bespoke staircase has a continuous black walnut handrail that floats above the solid balustrade, twisting around into the loft space.

SIZE BEFORE: **334 SQM** SIZE AFTER: **323 SQM** COMPLETED: **MARCH 2018** ARCHITECT AND INTERIOR DESIGNER: **NIMTIM ARCHITECTS** STRUCTURAL ENGINEER: **SD STRUCTURES AND PRICE & MYERS** MAIN CONTRACTOR: **MARTINS BUILDERS** LANDSCAPE ARCHITECT: **ANNIE PEARCE** GLAZED DOORS: **NORTHOLT GLASS** WINDOW: **ODC GLASS** WOODEN FLOORING: **HAVWOOD**



STRADELLA ROAD

HERNE HILL, SOUTHWARK, SE2

Black timber-clad extension to a Victorian house creates a bright, open-plan and double-height family space

———— Replacing two lean-to structures, this full-width garden extension has allowed the ground floor to be reconfigured into an open-plan living and kitchen area. The zinc roof pitches at different angles, responding to the height of neighbouring buildings. Internally, the exposed beams in the ceiling accentuate the various pitches of the roof, whilst a double-height void above the kitchen and dining area allows for views from the first floor gallery into the space below. The pale timber flooring and white timber beams framing the skylights of the extension sit in contrast to its stained meranti exterior.

SIZE BEFORE: **283 SQM GIA** SIZE AFTER: **316 SQM GIA** COMPLETED: **APRIL 2018** ARCHITECT: **DE ROSEE SA** STRUCTURAL ENGINEER: **ENTUITIVE** MAIN CONTRACTOR: **AVO CONSTRUCTION** LANDSCAPE ARCHITECT: **MIRIA HARRIS** PARTY WALL SURVEYOR: **HAWTON SHORE & ASSOCIATES** PHOTOGRAPHER: **EMANUELIS STASAITIS**



Interiors

Top tips on interiors for getting what you want, investing in lighting and taking a holistic approach to your home project

———— You may not be influenced by transient trends, but what’s available on the market definitely is – so if you have a lifelong love for rattan or velvet, buy your furniture now while everyone’s making it.

The range of upholstery offered by retailers can be depressingly narrow, so if you’re not into neutrals or the colour of the moment, it’s worth talking to an interior designer because they often have trade-only access to a wider selection. They can also work with the supplier to test any fabric or leather you like for suitability on that product.

Invest in lighting that you adore. Stunning pendant lights can have enormous impact plus, being up near the ceiling, they don’t experience much wear and tear. Integrated LEDs, where the bulb is encased in the body of the lamp, will serve you upwards of 20 years before they need replacing. If you opt for fixtures where the bulbs can be changed, you’ll be able to upgrade your tech as progress marches on without changing shades.

Most of us start with the visual when we’re thinking about design for our homes – especially with Instagram and Pinterest providing such rich sources of inspiration. Great interior design, though, creates environments that speak to all your senses, including touch, smell and sound. The furniture and surfaces you choose will shape the way sound travels around your space. Take inspiration from garden or retail design to consider where scent could play a part, and notice when tactile textures make you feel more present. Stimulating multiple senses helps to create vivid and lasting memories of home life.



Rose Etherington, editor in chief, Clippings

www.clippings.com

    @clippingsdesig



TACTILE HOUSE

DULWICH, LAMBETH, SE2

Refurbishing and re-structuring a split-level family house with tactile materials

—— Adding space through a ground floor rear extension and loft conversion, this project also made internal alterations throughout. The ground floor spaces are defined by textures and materials for interactive family living, utilising a mix of materials including painted steel, exposed brickwork, ceiling levels and textures, plywood and rope curtains to create specific areas for playing, relaxing and eating. The upper floors are reconfigured to open up bedrooms and bathrooms. Unique features, such as the reading nook in the upstairs loft, provide spaces to relax with natural light and joinery for storage.

SIZE BEFORE: **185 SQM** SIZE AFTER: **238 SQM** COMPLETED: **JUNE 2017**
ARCHITECT: **THOMAS AND SPIERS** STRUCTURAL ENGINEER: **TZG**
MAIN CONTRACTOR: **NEW SMART LIVING** INTERIOR DESIGNER:
THOMAS AND SPIERS WITH EMMA FAIRCLOUGH PARTY WALL SURVEYOR:
STANLEY & STRONG KITCHEN: **DEVOL** BATHROOM: **BATHSTORE,**
BROMLEY & ELLIS FLOORING: **THE NATURAL WOOD FLOOR COMPANY**
PHOTOGRAPHER: **JAMES WHITAKER**



TOOTING CONTEMPORAINE

TOOTING, WANDSWORTH, SW17

Fully refurbishing a small terraced house, with a black brickwork rear extension and contemporary loft conversion

—— The ground floor was arranged to enable the living space to open into the garden, with the kitchen in the centre of the plan and a dining space at the front. A minimally framed projecting glass bay allowed the design to squeeze extra living space beyond the established line of adjacent extensions. The sunken living space is occupiable to three sides with built in furniture and occupiable steps, to ensure a social and functional space. A new painted timber staircase runs through the house, with simple slatted balustrades becoming screens to the first floor, designed to be removable to assist in moving furniture.

COST: **£295,000** SIZE BEFORE: **89 SQM** SIZE AFTER: **118 SQM** COMPLETED: **JULY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **YARD ARCHITECTS** STRUCTURAL ENGINEER: **AXIOM STRUCTURES** MAIN CONTRACTOR: **BATTERSEA BUILDERS** GARDENER: **CLAIRE HUMPHRIES** BRICKS: **THE BESPOKE BRICK COMPANY** GLAZING: **MAXLIGHT** COMPOSITE WINDOWS: **IDEAL COMBI** SASH WINDOWS: **SASHED** KITCHEN: **SCHMIDT** FLOORING: **HAVWOOD** PHOTOGRAPHER: **CHIRS SNOOKS**

MATERIALITY

Adrian Friend, Principal of Friend and Company comments on the impact carefully selected materials can add to a new home extension

—— London's houses constantly demonstrate their resilience to change in showcasing innovative processes and products that have transformed the way we live. In nearly all cases the new extension becomes the heart of the home, a multi-purpose room, to entertain, to nest and to work. These qualities are going to continue to drive the clever design of extensions that fuel our desires to not just add more space, but to make our homes 'transformer spaces' of value and use, relevant to our varied lives.

Future extensions will become more bespoke expressions of our identities, offering clever ways of celebrating our passions for collecting and enjoying craft, expressed through the materials we choose to build our new extensions with. The rise of 'robotic craft', a blend of the digital and the hand finished, is offering opportunities whereby the new addition

will not just display your craft collection but also share similar methods of creative design processes, infused in subtle surface decoration, colour or tone, interacting with constantly changing weather and atmospheres. To all interested in changing the way we live, do study the material heritage of your home, you never know what new materials will be rediscovered, or multipurpose spaces unravelled, already built and tested by previous generations. For us we still find wonder in blending affordable metal mesh with acrylic plastic glass to form high insulating internal walls that capture light yet offer privacy and warmth, a cost effective method to add new rooms.

@friendcompany @friendcompany

@friendandcompany.architects





AYNHOE HOUSE

BROOK GREEN, KENSINGTON & CHELSEA, W14

Sensitive connections between spaces allow a family to feel close whilst engaged in their own activities in the refurbishment of this Victorian town house in a conservation area

———— Connected, free flowing spaces – yet with a sense of division – are achieved in this refurbishment through the use of openings in partition walls, borrowed light and the continuity of finish. The upper and lower ground floors are connected by a double-height void encased in a large three sided glass box that allows daylight to flood both levels. A curved stair finished in brass and stained oak sweeps down to the lower ground floor. The lower ground floor has been opened up and extended to create a sequence of spaces from which utility and garden can be easily accessed.

————

SIZE BEFORE: **219 SQM** SIZE AFTER: **262 SQM** COMPLETED: **NOVEMBER 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **PAUL ARCHER DESIGN** STRUCTURAL ENGINEER: **FLUID STRUCTURES** MAIN CONTRACTOR: **PRS BUILDERS LTD.** PARTY WALL SURVEYOR: **IVAN COFFEY & ASSOCIATES** STAIR DESIGN: **CAKE INDUSTRIES** QUANTITY SURVEYOR: **JACKSON COLES** GLASS: **CULMAX** RESIN FLOOR: **SENSO** JOINERY: **THE HAMPSHIRE BESPOKE CARPENTRY COMPANY** PHOTOGRAPHER: **ANDY STAGG**



BEDWARDINE ROAD

CRYSTAL PALACE, CROYDON, SE19

A lovingly restored and gently extended Edwardian villa

———— Through an extremely modest rear extension – just 750mm deep – a generous, open-plan kitchen/diner was created with the character of a New York loft, complete with polished concrete floor and under-floor heating. Great gauged-brick arches rest on solid, Flemish bonded piers, forming enormous openings for equally vast Crittall windows – all complimenting the new industrial aesthetic. In counterpoint, the rest of the house was restored to its Edwardian opulence. The great modillioned cornice, faux-marble fireplaces and vast stained-glass windows were restored, whilst new traditional features and de Gournay-esque wallpaper accentuate the contrast between old and new.

————

COST: **£375,000** SIZE BEFORE: **338 SQM** SIZE AFTER: **342 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **ROBERT RHODES ARCHITECTURE + INTERIORS** STRUCTURAL ENGINEER: **PRICE & MYERS** MAIN CONTRACTOR: **PVAD LTD.** COLOUR CONSULTANT: **HELEN HARLOW** WALLPAPER INSTALLER: **MESSINGHAM PAINTING & DECORATING** STEEL DOORS AND WINDOWS: **FABCO SANCTUARY** BRICKWORK: **LAMBS BRICKS** PHOTOGRAPHER: **JAMES BALSTON**



BLOCK HOUSE

STOKE NEWINGTON, HACKNEY, N16

A bold and unusual extension focused around a double-height internal courtyard creates a unique family home

———— The introduction of a double-height internal courtyard to the centre of this end of terrace Victorian house organises and choreographs the spaces around it: bringing light and ventilation to the parts of the house that might otherwise be dark and airless. The courtyard is expressed differently; borrowing materials from the garden to distinguish it from the living spaces, reinforcing its identity as a conceptually 'outside' space. The structural walls of the extension are built in a grey cement block with exposed aggregates. The sand-blasted glass blocks create a diffused light and emphasise the translucency of the space. At the rear, a large, face-fixed sliding door allows most of the rear elevation to open out onto the garden.

————

SIZE BEFORE: **112 SQM** SIZE AFTER: **122 SQM** COMPLETED: **JULY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **NIMTIM ARCHITECTS** STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **JTN CONSTRUCTIONS** PARTY WALL SURVEYOR: **DESIGN2** ROOFLIGHTS, WINDOWS AND DOORS: **FINELINE** BLOCKWORK: **FORTICRETE** GLASS BLOCKS: **GLASS BOX TECHNOLOGY** OAK FLOOR: **HAVWOODS** TERRACOTTA TILES: **ALHAMBRA** WALL LIGHTS: **CONRAN SHOP** PHOTOGRAPHER: **FRENCH+TYE**



BRICK SCREEN HOUSE

EAST DULWICH, SOUTHWARK, SE21

Simple details and a rich palette transform this modest house into a bright and airy home for modern living

———— Maximising the sense of space, this extension connects the home with the small garden by way of corner glazed extension. The perforated brick panels help screen the interior from neighbouring properties without losing the sense of the side aspect. The 3.5 metre-wide, 2.7 metre-tall pivot door reinforces the kitchen's relationship with the garden and when open, helps screen the space from the prevailing wind. The grand double pivot doors draw you through the brass clad kitchen units into the light of the rear extension. The utility space was entirely clad in rubber to create a low maintenance homogenous space on a budget.

————

COST: **£240,000** SIZE BEFORE: **90 SQM** SIZE AFTER: **125 SQM** COMPLETED: **MAY 2018** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **VARIANT OFFICE** STRUCTURAL ENGINEER AND PARTY WALL SURVEYOR: **IAN HARBAN ASSOCIATES** MAIN CONTRACTOR: **TAD BUILDERS** GLAZING CONTRACTOR: **DASK TIMBER** ROOFLIGHT CONTRACTOR: **DM WINDOW SOLUTIONS** INTERIOR DOORS: **ARGENTA ALU** IRONMONGERY: **G JOHNS** TILING: **REED HARRIS** SPECIALIST LIGHTING: **DAVIDE GROPPI, THOMAS HOOF**



CAMDEN SQUARE HOUSE

CAMDEN TOWN, CAMDEN, NW1

Two zinc-clad study areas transform this Camden home

Working at home was a key requirement of this brief, therefore two study areas were built in – one a raised, ground-floor glass and brown zinc cube; the other, a garden room clad in black zinc. Set within the Camden Square conservation area, materials were key. Patinated brown zinc was chosen for the raised ground-floor extension, which is sympathetic in colour to the rear elevation and London stock brick. For the study in the garden, black zinc was more appropriate.

SIZE BEFORE: **236 SQM** SIZE AFTER: **244 SQM** COMPLETED: **MAY 2018**
ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **SQUARE FEET ARCHITECTS** STRUCTURAL ENGINEER: **FORM LONDON**
MAIN CONTRACTOR: **A TO Z DESIGN & BUILD** PARTY WALL SURVEYOR: **ARUN ASSOCIATES** PHOTOGRAPHER: **RICK MCCULLAGH**

Shortlisted



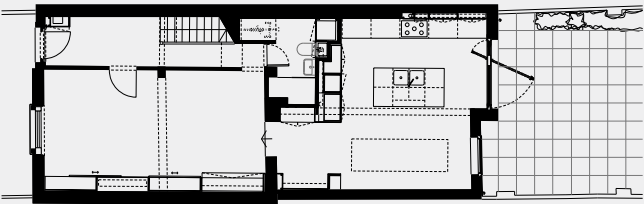
CLAYLANDS ROAD

OVAL, LAMBETH, SW8

A whole house transformation, creating a modern family home from a modest Victorian terraced house with a boldly modern, yet contextual two-storey extension

The redesign of this conservation area terrace resulted in a completely new identity to the rear of the house, one that is both modern and contextual. The outrigger was entirely re-built and a side return extension added. References to Victorian design are combined with contemporary materials and detailing. The side return extension is wrapped in a zinc roof, and a geometric green tiled feature facade, a reference to the Victorian use of green ceramics. The new space contains a large kitchen/dining area that opens to the re-landscaped garden and includes a concealed pantry area with joinery connecting it to the living space in the original house.

SIZE BEFORE: **114 SQM** SIZE AFTER: **131 SQM** COMPLETED: **FEBRUARY 2018**
ARCHITECT: **CONIBERE PHILLIPS ARCHITECTS** STRUCTURAL ENGINEER: **SD STRUCTURES** MAIN CONTRACTOR: **CREATE BESPOKE** PARTY WALL SURVEYOR: **PETER BARRY JOINER**
DOMUS CUCINE SRL PIVOT DOOR AND SASH WINDOW: **PANORAMAH!** TIMBER FLOORING: **CHAUNCEYS** ZINC ROOFING / CLADDING: **VM ZINC**
BRICKS: **WIENERBERGER** PHOTOGRAPHER: **PETER LANDERS**



Ground plan

Shortlisted



CORNERSTONE HOUSE

CROUCH END, HARINGEY, N8

Reinterpreting typical domestic spaces of the Edwardian townhouse typology, creating a dramatic sequence of connected volumes and views with internal and external cuts

The kitchen, living and dining spaces of this Edwardian townhouse have been relocated to the basement level, with the reworked garden, by carefully carving away the structure of the house. The new layout is a mix of open and broken plan design, with double-height ceilings and windows and a newly cutout mezzanine that allows for light to enter. The kitchen sits below this mezzanine and the attached dining area has custom furniture and lighting. The house incorporates flexible home working spaces – one in the converted front basement and another in a partially-sunken rubber-clad studio cabin at the rear of the garden.

SIZE BEFORE: **215 SQM** SIZE AFTER: **262 SQM** COMPLETED: **DECEMBER 2017**
ARCHITECT AND INTERIOR DESIGNER: **MERRETT HOUMØLLER ARCHITECTS** STRUCTURAL ENGINEER: **MICHAEL HADI ASSOCIATES** MAIN CONTRACTOR: **ASTON WORLD**
LANDSCAPE ARCHITECT: **FIELD & WAITE DESIGN** PARTY WALL SURVEYOR: **ADAMS CHARTERED SURVEYORS** BESPOKE STEEL BALUSTRADES: **MERRETT HOUMØLLER & DESIGN & WELD** JOINERY: **DAVID RESTORICK** STEEL WINDOWS, DOORS & SHOWER SCREENS: **CRITTALL W20 FRAMELESS** ORIEL WINDOW: **CULMAX** CHEVRON TILES: **GRESTEC** ZINC ROOF: **ELZINC** BATHROOM TILES: **BERT & MAY** PHOTOGRAPHER: **ALAN WILLIAMS**



Section

DON'T MOVE, IMPROVE!



DISSOLVE HOUSE

SOUTH HAMPSTEAD, CAMDEN, NW6

Restoring the proportions and sense of grandeur of the original property, this project takes as its starting point the idea of the cinematic 'dissolve' in which a scene fades from one to another

The client, a film producer and advertising creative, wanted to renovate his house in a conservation area following the idea of the cinematic 'dissolve' or 'superimposition' in which a scene fades from one to another. The desire to expand the internal area of the ground floor apartment – whilst retaining and respecting the Victorian architecture of the original house – led to the creation of a large extension which is separated from the original house by a new courtyard. The transparency of this contemporary element allows the original Victorian bay window to be visible through it, super-imposing the two architectures on one another. Highly crafted finishes such as polished plaster and bespoke joinery reinforce the project's overall sense of quality.

SIZE BEFORE: **109 SQM** SIZE AFTER: **132 SQM** COMPLETED: **MAY 2017**
ARCHITECT: **DOMINIC MCKENZIE ARCHITECTS** STRUCTURAL ENGINEER: **ENTUITIVE** MAIN CONTRACTOR: **ASTON WORLD** PARTY WALL SURVEYOR: **RICHARD CLAYSON** JOINERY: **DAVID RESTORICK INERIOBS** GLAZING: **FINEPOINT GLASS** WINDOWS: **ORIGINAL SASH** TERRAZZO TILES: **INOPERA GROUP** TIMBER FLOOR: **TED TODD** PHOTOGRAPHER: **WILL PRYCE**



THE FLOATING BRICK HOUSE

TOOTING, WANDSWORTH, SW17

Extending and restoring a dilapidated semi-detached Victorian terraced house with an innovative, modern and sustainable design

———— This project restored the Victorian front section of the house and added a contemporary extension to the rear of the property. The new 'floating brick' extension replaces the dilapidated 60's addition, harmonising a mixture of classic and contemporary styles. The design incorporates full-height Crittall glazing with off-centred glazing bars accentuating the asymmetry of the built form. The brick mass canterlevers out at a different angle to the glazing below, providing a different perspective and sense of drama depending on where you stand. The metal reveal frames the light glazed element and the solid re-claimed brick surround.



SIZE BEFORE: **160 SQM** SIZE AFTER: **200 SQM** COMPLETED: **JANUARY 2017** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **STYLUS ARCHITECTS** STRUCTURAL ENGINEER: **STRUCTURAL DESIGN STUDIOS** MAIN CONTRACTOR: **D.C. BUILDERS**



FLOATING CUBE HOUSE

TOOTING, WANDSWORTH, SW17

Creating a ground floor extension with skylights, sliding doors and window seat to bring in natural lights into this Tooting home

———— The brief was to create a materially rich but light and airy ground floor extension whilst maintaining the existing first bedroom. The extension creates open plan living while maintaining the material nature and character of the house. The skylights, sliding doors and window seat bring natural light into the depth of this open plan extension, as well as creating a variety of ways of engaging between internal and external spaces.



COST: **£161,000** SIZE BEFORE: **154 SQM** SIZE AFTER: **171 SQM** COMPLETED: **OCTOBER 2016** ARCHITECT: **THOMAS AND SPIERS** STRUCTURAL ENGINEER: **FORDHAM CONSULTING** MAIN CONTRACTOR: **NSL** INTERIOR DESIGNER: **THOMAS AND SPIERS WITH CLIENT** PARTY WALL SURVEYOR: **STANLEY & STRONG** PHOTOGRAPHER: **RYAN WICKS**



FRIERN TERRACE

EAST DULWICH, SOUTHWARK, SE22

A modern extension to draw light into a sheltered Victorian terrace plot

———— Re-invigorating family space, the transformation of the back of this Victorian terrace brought light into a dark narrow kitchen. The desire to make the house open plan and to maximise the internal space was also balanced by the desire to maintain usable garden space. The new extension maintains the plan depth while bringing in light. The zinc-clad kitchen with rooflights over the working area draws light into the drawing room behind, while the addition of a small reading room to the rear incorporates a window seat as well as sliding doors into the garden.



SIZE BEFORE: **152 SQM** SIZE AFTER: **174 SQM** COMPLETED: **SEPTEMBER 2017** ARCHITECT: **CAMPBELL CADEY** STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **IN AND OUT PROJECTS** GLAZING: **MAXLIGHT**



GALLERY LOFT

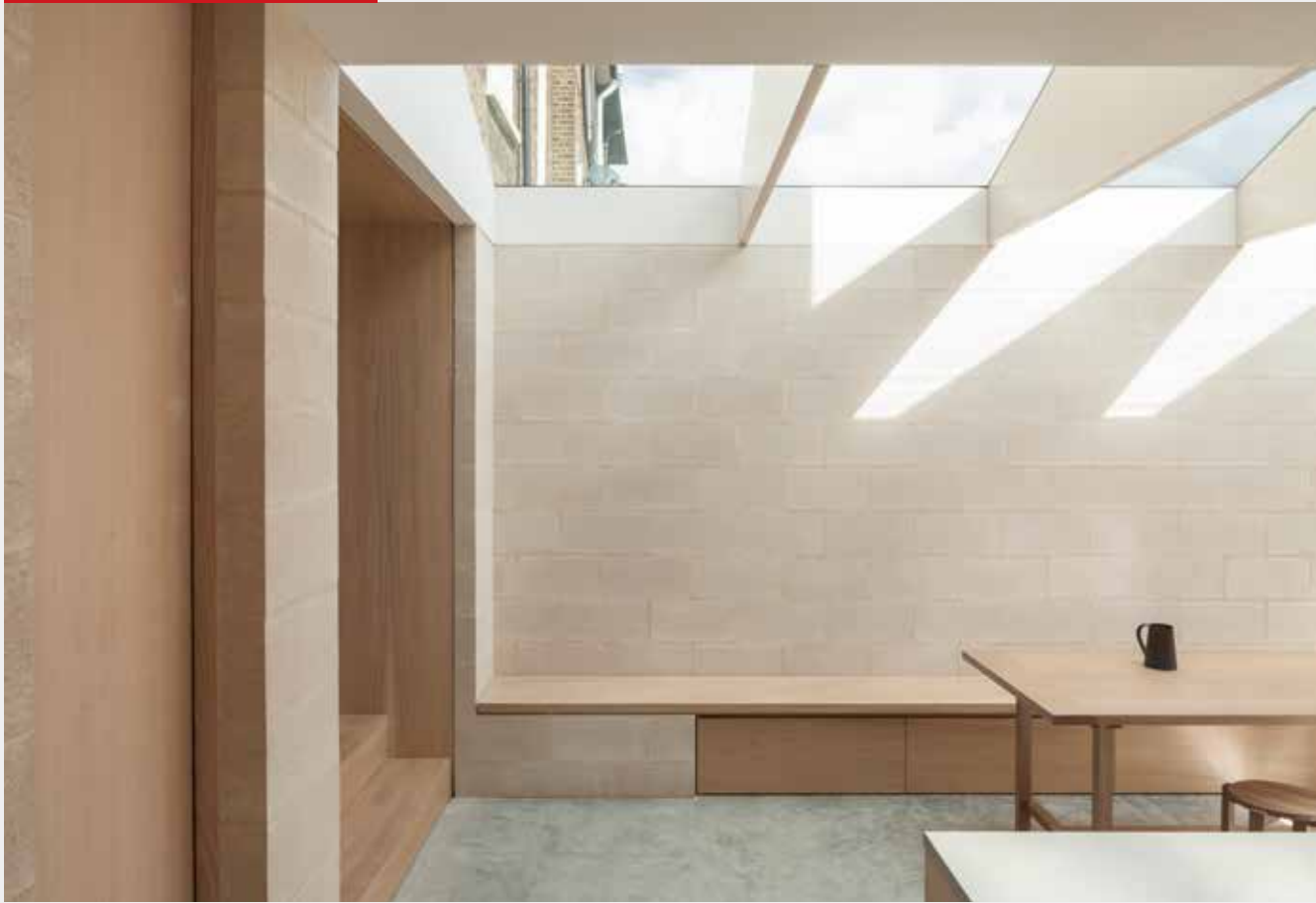
SHOREDITCH, HACKNEY, N1

Creating a loft-style living accommodation with a new-build, roof-top pavilion and a refurbished industrial space

———— Composed of a new-build pavilion and a refurbished industrial space, this loft-style project provides large open spaces for the display of artwork, with views over Shoreditch from the roof terrace. The spaces are loosely divided by blade walls and volumes finished in timber veneer, and black and white paint finishes. The floor of each level appears as a single, continuous plane of white-dyed timber. Clad in the same material, an open-riser staircase connects these two floors, and is presented as an installation alongside the collection of paintings – its form referencing the Stack works of Donald Judd.



COST: **£435,515** SIZE BEFORE: **169 SQM** SIZE AFTER: **192 SQM** COMPLETED: **MAY 2017** ARCHITECT AND INTERIOR DESIGNER: **WILLIAM TOZER ASSOCIATES** STRUCTURAL ENGINEER: **VINCENT GRANT PARTNERSHIP** MAIN CONTRACTOR: **DG INTERIORS** LANDSCAPE ARCHITECT: **WILLIAM TOZER ASSOCIATES AND GARDEN CLUB LONDON** ROOF LIGHTS: **GLAZING VISION** DOUGLAS FIR FLOORING: **DINESEN** CLADDING: **ABET LAMINATI** MARBLE WALL TILES: **FIRED** METAL DOORS AND GLAZING: **FABCO** PHOTOGRAPHER: **WILLIAMTOZER ASSOCIATES**



KING'S GROVE

PECKHAM, SOUTHWARK, SE15

Reconfiguring a previously poorly laid-out and compromised Victorian terraced home, including the addition of a distinctive ivory coloured blockwork rear extension

———— Reconciling a heavily compromised existing layout, this project needed to reconfigure the entire ground floor to reinstate an arrival sequence and front room that reflected a typical Victorian layout but in a more open plan form, including a new staircase and WC / utility spaces. The budget for a two-storey rear extension was therefore heavily restricted so a limited palette of economical and robust materials was selected for the new areas, including an ivory coloured concrete block with a colour-matched flush mortar and white oiled oak, offset by stainless steel and polished concrete.

SIZE BEFORE: **125 SQM** SIZE AFTER: **150 SQM** COMPLETED: **DECEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **AL-JAWAD PIKE** STRUCTURAL ENGINEER: **DAVIES MAGUIRE + WHITBY** MAIN CONTRACTOR: **PSS CONSTRUCTION** JOINERY: **MICO FURNITURE LTD.** CONCRETE FLOORS: **STEYSONS** BLOCKWORK: **FORTICRETE** WORKTOPS: **CAVENDISH EQUIPMENT** PHOTOGRAPHER: **STÅLE ERIKSEN**

Ground and first floor plan



GILLESPIE ROAD

HIGHBURY, ISLINGTON, N5

Black engineering bricks with projecting and recessed headers articulate the additions of this extension with shadows and texture

———— This three-storey terrace has been reconfigured and extended, addressing an unbalance of social spaces and creating a new rear elevation. Accompanying the brick facade, cement board cladding forms a faceted surround to the large window of the loft conversion. The kitchen has been relocated to the front of the home, with a rich palette of white quartz, zinc worktops and brass pendants. The dining room has been widened with a seating niche created in the former hallway, allowing views and easy movement from the front to the rear. The focus of the extension is a wood burning stove on a concrete hearth, which steps up to form a wood store and window seat.

SIZE BEFORE: **165 SQM** SIZE AFTER: **195 SQM** COMPLETED: **APRIL 2018** ARCHITECT AND INTERIOR DESIGNER: **TREVOR BROWN ARCHITECT** STRUCTURAL ENGINEER: **MARTIN REDSTON ASSOCIATES** MAIN CONTRACTOR: **CR BUILDING CONTRACTORS** LANDSCAPE ARCHITECT: **GREENPRINT LANDSCAPES** PARTY WALL SURVEYOR: **CHRISTOPHER ANTHONY SURVEYORS** PHOTOGRAPHER: **ADELINA ILIEV**

Using colour and texture in your home

———— Colour, texture and pattern can transform a space. The psychology of colour has been mapped intricately to show how different shades make us feel and act in a space. Bolder shades of colour tend to suit rooms that you don't spend all day in, such as a dining room or bedroom. For example, red, the colour of blood and fire, has a profound effect on us, raising our heartbeat and ramping up the intensity of a space. A cosy dining room or snug painted in a rich claret can be an amazingly comforting space on a cold, wintery night.

It's a misnomer that white is the best way to go in a compact space, it can make it feel cold, unwelcoming and smaller. Whereas a richer shade can bring it to life, adding character and soul. We recently refurbished a bathroom that had no natural light. It had previously been tiled in beautiful sandstone but something didn't feel right about the pale scheme. Instead we added dramatic charcoal and ivory tiles to the floor and a dusky mallow pink tile with a rich clay shade of paint to the walls. The same space suddenly felt exciting, warm and glamorous. Even using a single shade of colour but layering it with different textures, from soft, knitted fabrics to smooth, metallic finishes, can work beautifully.

Clashing patterns is a simple way to add a fashion edge to your interior. Stylists and designers pair seemingly incongruous patterns, prints and colours to fabulous effect. Make sure you vary the scale or intensity of a pattern to let the clash breathe. I suggest limiting the different patterns to a maximum of five, ensuring that some of the patterns share at least one colour and adding some plain styles into the mix. When thinking about textures and patterns, don't limit yourself to just fabric, consider wallpapers as well. Most importantly, have fun breaking the rules!



Anna Burles, Run For The Hills Co-Founder & Creative Director

www.runforthehills.com

[@RunForTheHills](https://www.instagram.com/RunForTheHills)



KENILWORTH AVENUE

WALTHAMSTOW, WALTHAM FOREST, E17

Alterations to a detached end-of-terrace family home, completed with a new garden studio workspace for a cinematographer and producer

———— The downstairs was opened up with a warm yet modest palette of natural materials and lots of white. A large kitchen window offers a view down the garden, towards the new lightweight pavilion. Nestled at the far end, the concrete box with a blackened timber lid functions as a working studio for a cinematographer. The space creates a valuable work space which feels contemplative yet lambent, independent yet connected to the main house. Externally, the stained larch timber cladding of the studio, reconfigured utility extension and existing garden fences border the pea-shingle paths, and references memories of the client’s much loved trip to Kyoto tea houses.



COST: **£115,000** SIZE BEFORE: **76 SQM** SIZE AFTER: **99 SQM** COMPLETED: **NOVEMBER 2017** ARCHITECT, MAIN CONTRACTOR AND LANDSCAPE ARCHITECT: **ECKFORD CHONG** STRUCTURAL ENGINEER: **BINI-STRUCTE** DOOR AND WINDOWS: **VELFAC** PLYWOOD VARIOUS: **DH TIMBER** CERMANIC TILES: **FIRED EARTH** WOOD BURNING STOVE: **ESSE**

Shortlisted



LEVELS TEN + ELEVEN

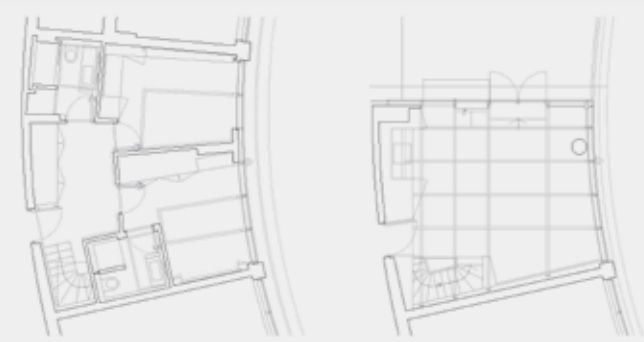
PADDINGTON BASIN, WESTMINSTER, W2

The crafted reordering of a canal side apartment, creating a distinctly simple, Japanese inspired design

———— Feeling disconnected from their two-storey apartment, the clients wanted to create a home more representative of them, remedying the space they had lived in since the early 2000’s. Refreshing the awkward layout and compromised head heights, the new design transforms the two disparate levels into one connected whole, with a new concrete pier linking both levels, forming a balustrade that wraps around a Dracaena tree. Influenced by the ornate timber detailing and craft found in traditional English narrowboats and traditional Japanese shoji – a translucent boundary formed of lightweight often movable screens – the design has created a unique space for its clients.



COST: **£210,000** SIZE BEFORE: **80 SQM** SIZE AFTER: **80 SQM** COMPLETED: **AUGUST 2017** ARCHITECT AND INTERIOR DESIGNER: **CON | FORM ARCHITECTS** MAIN CONTRACTOR: **WOODS LONDON** CONCRETE WORKTOPS, KITCHEN SINK, BASIN AND DOUGLAS FIR LIGHTING CHANNELS AND MULLION LININGS: **WOODS LONDON DOUGLAS FIR** ENGINEERED FLOOR: **WAXED FLOORS** BRASSWARE: **VOLA** PHOTOGRAPHER: **SIMONE BOSSI**



10th and 11th floor plans

Shortlisted



MICHELDEVER ROAD

LEE, LEWISHAM, SE12

Asymmetric black zinc-clad rear extension to a double fronted Victorian family home

———— Creating a contemporary ground floor extension and loft conversion, the ground floor extension – clad in black zinc with vertical seams – houses a kitchen space, a new dining / family day space and a reconfigured utility, WC and boot room. Carefully designed to avoid existing windows, the form is asymmetric with a pitched roof, hipped back to the existing building.



SIZE BEFORE: **184.5 SQM** SIZE AFTER: **198.5 SQM** COMPLETED: **JANUARY 2018** ARCHITECT: **MEME ARCHITECTS LLP** STRUCTURAL ENGINEER: **CTP CONSULTING ENGINEERS** MAIN CONTRACTOR: **DJR CARPENTRY & BUILDING WORKS LTD.** PARTY WALL SURVEYOR: **SMEREKA & ASSOCIATES LTD** GLAZING SUPPLIERS: **MAXLIGHT** KITCHEN: **PLAIN ENGLISH** PHOTOGRAPHER: **SAM GRADY**



Ground and first floor plan

DON'T MOVE, IMPROVE!



MID-CENTURY HOUSE

CLAPHAM JUNCTION, WANDSWORTH, SW11

A post-war end-of-terrace house has been completely refurbished and extended with a contemporary loft and a modern rear extension by its architect owner

———— Inspired by the post-war utilitarian design of the original building and mid-century American domestic architecture, the house was extended and level access was created to an excavated garden. The loft was extended with a crisp modern full-width flat dormer. The ground floor extension built in light cream brick contrasts the dark blue painted original brickwork. Glazing is full height and width with thin capping details to disguise mass. Roof and ceiling construction is exposed with discreet lighting, making a feature of the original ceiling.



SIZE BEFORE: **126 SQM** SIZE AFTER: **183 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT AND INTERIOR DESIGNER: **PROCTOR & SHAW** STRUCTURAL ENGINEER: **ENGINEERIA LTD.** MAIN CONTRACTOR: **WBS LONDON LTD.** LANDSCAPE ARCHITECT: **SHELLEY HUGH-JONES GARDEN DESIGN** GLASS: **MAXLIGHT** PHOTOGRAPHER: **STÅLE ERIKSEN**

Shortlisted



MONTAGUE COURT

HACKNEY DOWNS, HACKNEY, E8

Rethinking underused spaces in an apartment in a former synagogue, responding creatively to significant site constraints whilst celebrating and enhancing a distinctive piece of local architecture

Renovating, thermally upgrading and extending an apartment situated within a former synagogue, this project creates a much needed second bedroom/study and enhances the eccentricities of the existing building. Shaped by the highly unusual geometry of the site, the new extension is slotted directly between the existing brick walls of the synagogue and site boundary, and is formed by seven exposed structural timber posts that support a triangulated roof. Large triangular rooflights bring light into the space, transforming a dark and unused courtyard into a new study, celebrating connection to garden and sky, and retaining the sun-filled south-facing garden.

COST: £129,478 SIZE BEFORE: 55 SQM SIZE AFTER: 73 SQM COMPLETED: JUNE 2018 ARCHITECT: IF DO STRUCTURAL ENGINEER: CORBETT & TASKER MAIN CONTRACTOR: FERNROSE LTD. PARTY WALL SURVEYOR: LEE KYSON BUILDING APPROVED INSPECTOR: QUADRANT AI GEO TECHNICAL SURVEY: HERTS & ESSEX PRINCIPLE DESIGNER ADVISOR: GODDARD CONSULTING TERRAZZO: INOPERA GLAZED CASEMENT DOORS: VELFAC CRITTALL WINDOWS: FABCO TIMBER FLOORS: NATURAL WOOD FLOORING



Ground floor plan

Shortlisted



OUTHOUSE-IN

ABBEY ROAD, WESTMINSTER, NW8

Reconnection of outhouse extension into one bedroom flat via a bespoke steel element

Completely disconnected from the owner's one-bedroom flat, with access only by re-entering the flatted building's communal staircase, this project has brought an existing outhouse extension into proper use. The design utilises a new wall as a connecting device between the spaces, creating apertures that allow light deep into the plan. The bathroom is moved from the centre of the plan into the rear extension, enlarging the bedroom and providing a better connection to the front reception room. As the flat is quite small, connectivity and views through spaces are key. Bespoke pivot doors provide flexibility and allow the expansive depth of the flat to be revealed.

COST: £48,000 SIZE BEFORE: 43 SQM SIZE AFTER: 45 SQM COMPLETED: JUNE 2018 ARCHITECT, INTERIOR DESIGNER AND PARTY WALL SURVEYOR: CON | FORM ARCHITECTS STRUCTURAL ENGINEER: MORPH STRUCTURES MAIN CONTRACTOR: INGENIOUS CONSTRUCTION PHOTOGRAPHER: SIMONE BOSSI



First floor plan



PALATINE AVENUE

STOKE NEWINGTON, HACKNEY, N16

A small 90s terraced house in Stoke Newington is reimaged to make way for chrilden returning home for university

On the ground floor, the existing layouts was knocked through creating an open plan space, with guest WC. The garden was divided into a studio and courtyard – the studio clad in reflective zinc and featuring a frameless rooflight to maximise light in the courtyard. The top two floors were reconfigured, extending into the loft and adding new bathroom and vaulable storage space. A muted colour palette and strategically placed mirrors give a sense of openness, while large format 'concrete effect' floor tiles laid throughout link the interior and exterior spaces. Matching aluminium French doors installed on either side of the courtyard accentuate the client's beloved Peter Blake artwork.

SIZE BEFORE: 72 SQM SIZE AFTER: 93 SQM COMPLETED: APRIL 2018 ARCHITECT, INTERIOR DESIGNER AND PARTY WALL SURVEYOR: GEORGE AND JAMES ARCHITECTS STRUCTURAL ENGINEER: SD STRUCTURES MAIN CONTRACTOR: LA BUILDING SERVICES TIMBER FLOOR: CHAUNCEY'S TILES: DOMUS ZINC: VM ZINC GLAZING: DURATION WINDOWS PHOTOGRAPHER: MEGAN TAYLOR

DON'T MOVE, IMPROVE!



3 PLANES

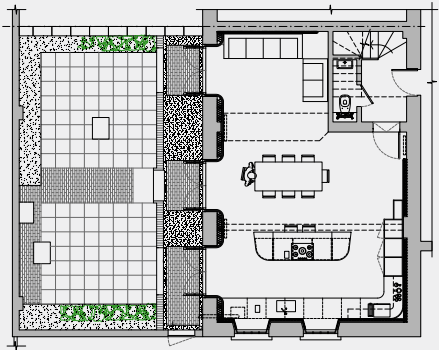
STRATFORD, NEWHAM, E15

A sculptural and tactile extension, this initial phase in the redevelopment of a terraced house is given physical consistency though the predominate use of in-situ concrete

This project has been phased incrementally to allow the design-focused clients to move in and understand the way they want to inhabit the architecture. Phase one includes a ground floor rear and side extension. The generous volume of the previously dilapidated conservatory has been retained, whilst respecting the context and planning restrictions. The design became a manipulation of angles and planes to work with the existing context – three wall planes are folded across the rear facade, angled obliquely to focus views. Together, the three planes (roof and facade) are an expression of geometry, space and solidity. Internally the space is full of natural light, volume and texture.

COST: £145,000 SIZE BEFORE: 96 SQM SIZE AFTER: 110 SQM COMPLETED: SEPTEMBER 2018 ARCHITECT: STUDIO MCW STRUCTURAL ENGINEER: BLUE ENGINEERING MAIN CONTRACTOR: AJ FAMILY LTD. PARTY WALL SURVEYOR: JONATHAN BAYLISS CHARTERED SURVEYORS PIVOT WINDOW AND DOOR: SLIMLINE GLAZING INTERNAL BLOCKWORK: FORTICRETE PHOTOGRAPHER: MARCUS PEEL

PROJECTS - MATERIALITY



Ground floor plan

REUSE FLAT

HACKNEY, E9

Aiming for zero waste in construction through innovative reuse of materials today and design for the disassembly and reuse of those materials in the future

Renovating the kitchen, dining and living areas of a ground floor flat, this project adds a new interior lining – comprising wall panelling and cabinetry made from reclaimed wood – which contains a membrane to increase airtightness and cotton insulation to improve thermal performance. The lining is fixed directly onto the existing walls and assembled with reusable materials and fasteners (no glue!) so that it can be disassembled and reused in the future. Broken bricks, concrete and wood collected during the project were reused in a gabion garden wall, with the wood drilled for insect habitat. Internally, the old wood floor was reused as the new wall lining, and old windows became a glazed partition in the office.

COST: **£186,000 + VAT** SIZE BEFORE: **126 SQM** SIZE AFTER: **126 SQM** COMPLETED: **AUGUST 2018** ARCHITECT AND INTERIOR DESIGNER: **ARBOREAL ARCHITECTURE** STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **MMS DECOR MASTER** CABINETRY MAKER: **CONSTRUCTIVE & CO.** PHOTOGRAPHER: **AGNESE SANVITO**



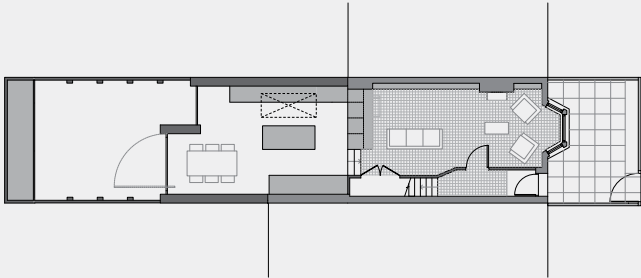
ROSLYN ROAD

TOTTENHAM GREEN, HARINGEY, N15

Brick rear extension, zinc loft conversion and whole house refurbishment, with a controlled material palette consisting of brick, tile, clay, concrete and plywood

The project comprises of a rear extension providing extra space at ground floor level, loft conversion creating an additional bedroom and bathroom, and a complete house refurbishment. The design stemmed from an interrogation of the form and material palette of the local vernacular, utilising a light brick deliberately arranged in a contrasting stack bond. At ground floor, a level change and half-height plywood joinery wall divides the space whilst maintaining a visual connection, and the original hallway was reinstated. A large skylight above the three-storey plywood staircase draws light through the house.

SIZE BEFORE: **86 SQM** SIZE AFTER: **116 SQM** COMPLETED: **JULY 2018** ARCHITECT: **MAGRI WILLIAMS ARCHITECTS** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** MAIN CONTRACTOR: **JOAKIM O'CONNOR** PARTY WALL SURVEYOR: **ACT SURVEYORS** INTERNAL WALL FINISH: **CLAYWORKS** EXTERNAL BRICK: **PETERSEN BRICKS** LOUNGE, HALLWAY AND BATHROOM FLOOR FINISH: **DOMUS TILES** DINING ROOM TABLE, CHAIRS, AND LIGHTS: **CLIPPINGS** PIVOT DOOR AND WINDOW: **MAXLIGHT** PHOTOGRAPHER: **NICHOLAS WORLEY**



Ground floor plan



THE STACKED TILE EXTENSION

BALHAM, WANDSWORTH, SW12

Stacked tiles create a contemporary and handcrafted appearance for this side return courtyard extension, in harmony with the Victorian surroundings

Creating a kitchen dining space overlooking the garden, together with a small utility and WC, the project has re-worked the ground floor. The layout centres around a tiny courtyard, allowing light and air into the middle of the house and enabling the front reception to remain separate from the new addition. The infill extension uses stacked clay creasing tiles – ordinarily used in Arts and Crafts detailing – to form the solid elements to both the rear and courtyard elevations, to define the new addition as distinct from the original house yet referencing the red brickwork and ornate Victorian detailing to the street elevation of the house.

COST: **£125,000** SIZE BEFORE: **120 SQM** SIZE AFTER: **128 SQM** COMPLETED: **AUGUST 2017** ARCHITECT AND INTERIOR DESIGNER: **YARD ARCHITECTS** STRUCTURAL ENGINEER: **JUDE SWAMPILLAI** PARTY WALL SURVEYOR: **THE PARTY WALL COMPANY** PHOTOGRAPHER: **RICHARD CHIVERS**

Shortlisted



STEP HOUSE

GOSPEL OAK, CAMDEN, NW3

Reimagining the conventional terraced-house extension, celebrating and elevating the humble brick

———— Instead of the more expected glass structure, this addition reimagines the conventional terraced-house extension, celebrating the humble brick. The brick’s inherent potential as a stackable module is maximised to create a sculptural expression. Using bricks reclaimed from the fabric of the house, the extension exploits the rights of light diagram to create a staggered, extruded form that appears to melt away from the existing structure. This rhythmic stepping generated by the brick is echoed throughout the interior. Inside, the standard layout has been flipped, with the kitchen taking its new place at the front of the house – an often underused, forgotten space.

SIZE BEFORE: **260 SQM** SIZE AFTER: **300 SQM** COMPLETED: **APRIL 2018**
ARCHITECT: **BUREAU DE CHANGE ARCHITECTS** STRUCTURAL ENGINEER: **NOUS ENGINEERING** MAIN CONTRACTOR: **ARGYLL** PARTY WALL SURVEYOR: **FTF DESIGNS** MICROSCREED: **FLOOREDGENIUS** TIMBER FLOORING: **TUTTO PARQUET** TERRACE TILES: **CRAVEN DUNNILL** BATHROOM TILES: **BERT MAY** PHOTOGRAPHER: **BEN BLOSSOM**



Ground and first floor plans

Shortlisted



TILE HOUSE

CLAPTON, HACKNEY, E5

Inspired by the owners' passion for the decorative arts, this Edwardian family home features a rear extension covered in glazed blue tiles

———— Faced with a significant level change from the front of the house to the back, the clients' brief was for a home organised around a central kitchen space, and which reflected their passion for the decorative arts. Excavation of the existing basement provides a new bedroom and ensuite to the front, and a utility to the rear connecting directly to the kitchen. The kitchen pivots between basement and raised ground floor, with large glazed openings and vibrant colours that draw the eye through. Externally, the rear extension features a lightweight sloping glass roof and faceted bespoke glazed tile facade.

SIZE BEFORE: **142 SQM** SIZE AFTER: **190 SQM** COMPLETED: **AUGUST 2018**
ARCHITECT: **BEASLEY DICKSON ARCHITECTS** STRUCTURAL ENGINEER: **FOSTER STRUCTURES** MAIN CONTRACTOR: **EVOKE PROJECTS LTD.** MURAL ARTIST: **MAXTED MURALS** PHOTOGRAPHER: **AGNESE SANVITO**



Ground floor and basement plans

DON'T MOVE, IMPROVE!

PROJECTS - MATERIALITY



VICTORIA MEWS

NORTH MAIDA VALE, BRENT, NW6

Flexible, experimental interventions to a traditional mews Victorian house, with a concrete staircase and roof extension clad with cedar shingles

———— Overhauling the interior, including a roof extension, this project introduced a set of subtle changes to bring in more light and air. The tactile concrete and steel staircase leads to a loft conversion, with a series of pivoting doors allowing the space to close itself off from the central staircase or open itself up, giving opportunity to let light and air move through the property. As the house lacked a garden, the loft conversion added a 1m-wide terrace, which also acts as a space to lay a skylight strip to give additional light to the kitchen below.

COST: **£170,000** SIZE BEFORE: **72 SQM** SIZE AFTER: **106.4 SQM**
COMPLETED: **FEBRUARY 2018** ARCHITECT: **CHECA ROMERO ARCHITECTS** STRUCTURAL ENGINEER: **JMS CONSULTING ENGINEERS** MAIN CONTRACTOR: **STUDIO IDEALYC** STEEL AND CONCRETE WORKS: **GRACE & WREN** PHOTOGRAPHER: **VALO STUDIO**



WANT TO SEE MORE?
FOLLOW US ON INSTAGRAM
@nlalondon

FORM AND STRUCTURE

Mike Tonkin and Anna Liu of Tonkin Liu, winners of Don't Move, Improve! 2018, examine the growing ambitions for dramatic ceilings and exposed structure



—— Structure is a maker of light. In a home, walls and floors are often covered by storage and furniture, whereas ceilings are the only uncluttered dimension with the potential for pure visual delight. From primitive huts to cathedrals, roof, ceiling and structures have always been artistic focal points to demonstrate artistry, craftsmanship and sense of place.

By being an artwork in its own right, the structure of your new home extension can sculpt light and sound. In particular, in an urban setting such as London, it is the sky that offers us unrestricted views and light. The light that falls from rooflights are particularly potent and atmospheric. When

sitting down at home, it is the ceiling and roof that we look at, for respite from the hustle and bustle of a home.

If you are thinking of bringing artistic design to your ceilings, we suggest ultra-lightweight roof structures with integral roof-lights constructed with fine-scaled details and intricacies. The roof-lights may align to the rising sun, the structure may celebrate the moment that a raindrop lands, or allow a shaft of sunlight to enter the room. The materiality and details may evoke the external landscape surrounding the home and focus on where the inside meets the outside, strengthening the experience of nature, light, sunlight, wind, rain and seasonal growth.



www.tonkinliu.co.uk @tonkinliu @tonkin_liu



BUCHAREST HOUSE

EARLSFIELD, WANDSWORTH, SW18

A deep whole-house retrofit transforms both the layout and energy performance of a Victorian terraced house

—— This retrofit included three key alterations to the dwelling: opening up the ground floor, creating a winter garden at the rear and the solar-powered office in the loft. Wood fibre insulation was added to the inside face of external walls and acoustic insulation to the party walls before new finishes and a range of built-in cabinetry in Cherry wood. At the rear of the ground floor an inset winter garden was created. Foldable glazing completes the rear of the building. Solar panels mounted on the roof create an off-grid office below with battery storage and solar powered sockets. A user interface tracks energy generated, stored and used.



COST: **£435,000** SIZE BEFORE: **85 SQM** SIZE AFTER: **102 SQM**
COMPLETED: **JANUARY 2018** ARCHITECT AND INTERIOR DESIGNER: **ARBOREAL ARCHITECTURE** STRUCTURAL ENGINEER: **LAWSON MARTIN LONG** MAIN CONTRACTOR: **STEC CONSTRUCTION** PARTY WALL SURVEYOR: **PELLINGS SOLAR** ELECTRIC SYSTEM DESIGN AND INSTALLATION: **JOJU SOLAR** GLULAM MANUFACTURER: **BUCKLAND TIMBER** WOOD SUPPLIER: **SUTTON TIMBER**



CANAL HOUSE

CAMDEN TOWN, CAMDEN, NW1

A severely compromised building becomes a large and stylish home, with added value through a focus on careful design and the public realm

—— The existing Victorian building, standing on a prominent corner site alongside the Regents Canal, was poorly maintained and had been subdivided several times. Great care has been taken to preserve the building's existing character; the brick and render facades have been repaired and new additions have been sensitively designed to enhance its conservation area setting. A large 'shopfront' window has been installed on the ground floor, which together with an adjacent double-height space bathes the interiors in natural light. New balconies to the front and rear of the building and quirky porthole windows, reminiscent of a ship's cabin, provide views overlooking the canal.



SIZE BEFORE: **202 SQM** SIZE AFTER: **202 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT AND INTERIOR DESIGNER: **EMRYS ARCHITECTS** STRUCTURAL ENGINEER: **ELLIOTT WOOD PARTNERSHIP** MAIN CONTRACTOR: **DDC LTD.** PARTY WALL SURVEYOR: **JOEL MICHAELS ASSOCIATES** PHOTOGRAPHER: **ALAN WILLIAMS**



CNT.5

STROUD GREEN, HARINGEY, N4

A side infill project resulting in a warm, spacious kitchen and dining space that dove-tails with the garden

———— Finding a balance between extending to the rear and retaining as much of the small garden as possible, this extension project of a typical North London terrace has resulted in a stepped facade with a glazed door opening into the garden from a smaller recessed section. A large window wraps around the corner of the larger protruding mass, blurring the boundaries between interior and exterior. The dining area has customised built-in benches beneath the windows, providing storage and a secret cat flap. The palette has a retro feel with burnt orange upholstery on the bench seating, concrete pendants, dark blues and grey. The ceiling has plywood 'fins' finished in a clear varnish, softening the light from the openable skylight above.

SIZE BEFORE: **32 SQM** SIZE AFTER: **44 SQM** COMPLETED: **AUGUST 2017**
ARCHITECT AND INTERIOR DESIGNER: **MELISSA WHITE** STRUCTURAL ENGINEER: **BLUE ENGINEERING** MAIN CONTRACTOR: **REA CONTRACTORS**
PARTY WALL SURVEYOR: **MARTIN SURVEYING** PLYWOOD ELEMENT: **CUSTOM DESK** PHOTOGRAPHER: **JIM STEPHENSON**



CONSORT ROAD

PECKHAM, SOUTHWARK, SE15

Transforming a dark terraced house with a double-height glazed corner, drawing in light and opening up new living spaces to the garden

———— A young family moved in to the house and wanted to make a much stronger connection to the very long garden. A well-lit new side return extension creates width for the new kitchen and dining spaces, and a dramatic fully-glazed double-height garden room links up to a study space upstairs. The thin-framed sliding doors open at the corner, leading onto the paved terrace and extensive garden beyond. New and replaced areas of ceiling are built with exposed Douglas fir joists, which combine with the kitchen and timber flooring to bring warmth to the space.

SIZE BEFORE: **211 SQM** SIZE AFTER: **221 SQM** COMPLETED: **FEBRUARY 2018**
ARCHITECT AND INTERIOR DESIGNER: **COOKE FAWCETT ARCHITECTS** STRUCTURAL ENGINEER: **PETER MACGOWAN** MAIN CONTRACTOR: **JK CONSTRUCTION**
PARTY WALL SURVEYOR: **MARTIN LEWY** GLASS: **IQ** RENDER: **STO** KITCHEN: **WEST & REID** PHOTOGRAPHER: **PETER LANDERS**

‘Confident form especially at night... great connection to the garden’

Shortlisted



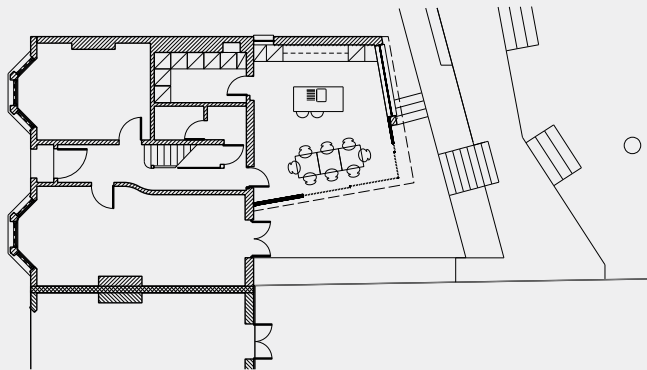
16 EWELME ROAD

FOREST HILL, LEWISHAM, SE23

Replacing a poorly built 1980s extension with split level flooring between the dining and kitchen areas, the design flattens the area and replaces it with something bold and contemporary

———— The stacked roof comprises two overlapping shelves, separated from the imposing brick structure of the original house by strips of glass. Clad in copper, the structure complements the Victorian brickwork behind as it aged. Internally, separate lighting defines the two internal spaces of the kitchen and a formal dining area. LCD strips softly illuminate the sculptural ceiling of exposed timber joists, bringing together the modern shell with the traditional kitchen. Sliding glass panels allow the space to merge inside and out, as well allowing for maximum light penetration. The spaces read from both the ground level and from the back garden that sits on a steep slope.

COST: **£180,000** SIZE BEFORE: **185 SQM** SIZE AFTER: **188 SQM**
COMPLETED: **FEBRUARY 2018** ARCHITECT: **UV ARCHITECTS** STRUCTURAL ENGINEER: **VALE CONSULTING** MAIN CONTRACTOR: **AGMA CONSTRUCTION**
LANDSCAPE ARCHITECT: **ALLADIO SIMS** PHOTOGRAPHER: **DAVID BUTLER**



Ground floor plan

Making use of wood

———— Living a busy urban life means that designed space in homes and extensions needs to provide a calming, relaxing environment. The stress responses of the human sympathetic nervous system, which controls our 'fight or flight' mechanism and increases blood pressure and heart rate, are lowered by wood in the built environment.

The aesthetic look and feel of wood are not its only advantages. Architects and designers are using more wood for structures and interiors for many reasons, from balancing humidity and indoor air quality to its well-recognised ability to lock away CO2 in building fabric and fittings for the lifetime of the building itself.

Techniques from steam-bending to 3-D veneers offer a world of creative possibilities. Researching innovative new uses of materials is a great way to spark the imagination when building your brief, for timber the annual Wood Awards are a great place to start. Choosing the right wood for your scheme depends on the strength and shaping required of the material, internal or external durability, aesthetics – colour, texture, grain patterns, and availability at a price which suits your budget. Finding a specialist timber merchant is a good first move, to assure sustainability and ethical sourcing we recommend finding a Timber Trade Federation member. Their wealth of knowledge may expand your horizons in terms of what is possible with today's wood engineering and technology.

David Hopkins, managing director, Timber Trade Federation

www.ttf.co.uk @TimberTradeFed



FOLDED HOUSE

SOUTHFIELDS, WANDSWORTH, SW18

An angular, aluminium-clad rear extension and refurbishment with triangulated steelwork and dramatic roof

———— The roof is formed from three ‘folds’ framed in triangulated steelwork and infilled with exposed timber framing, with an angled custom rooflight reinforcing the geometry. Externally the aluminium cladding features an oriel window which frames the garden view from the kitchen. Concrete floors, exposed brick and white painted timber complete the restrained material palette.

SIZE BEFORE: **126 SQM** SIZE AFTER: **160 SQM** COMPLETED: **MARCH 2018**
ARCHITECT: **PROCTOR & SHAW** STRUCTURAL ENGINEER: **D. FRYER ENGINEERING** MAIN CONTRACTOR: **DIAMOND CONSTRUCTION LIMITED**
PHOTOGRAPHER: **STÅLE ERIKSEN**



Ground floor plan



HOUSE REVISITED

MUSWELL HILL, HARINGEY, N10

A steel-framed extension with cantilevered opening onto the garden brings light and transparency into this reconfigured and extended Edwardian house

———— The core of this building and the rear extension were opened up and radically changed. Conceptually, remodelled interstitial space provides a way of revisiting the old parts of the house. The front and rear living rooms are retained while the hallway through to the extension is opened up to the garden. At loft level, the space is opened up with large glazed elements and folding screens. New parts of the house are qualitatively different in their execution, apparent in the junctions between the old and new. The exposed steel structure of the extension, with cantilevered opening to the garden, sits lightly against the existing masonry. Shadow gaps, exposed plaster and concrete in the kitchen abut skirting boards and cornices in the reception rooms.

SIZE BEFORE: **204 SQM** SIZE AFTER: **211.5 SQM** COMPLETED: **MAY 2018** ARCHITECT: **EDWARD MCCANN ARCHITECTURE** STRUCTURAL ENGINEER: **REDSTONE ASSOCIATES** MAIN CONTRACTOR: **ARCHIBUILD LONDON LTD _ ALEKSANDRE BOKKO** LANDSCAPE ARCHITECT: **COUNTY** PARTY WALL SURVEYOR: **PARK & CO** SLIDING DOORS: **CORTIZO** PHOTOGRAPHER: **LYNDON DOUGLAS**



LINK BUILDING

HERNE HILL, SOUTHWARK, SE24

Enclosing a 12 sqm gap between house and a garage to increase internal floor space by over 40 sqm

———— Providing the opportunity to re-orchestrate the layout of the ground floor, the link unlocked the potential to create a new playroom, improved side entrance and utility areas. The low profile of the new structure accomodates the difficult junction of the pitched garage roof with the new angled roof and the existing property. The design also needed to incorporate the existing, very tall side entrance and keep the brick arch visible below the angled ceiling. Internally, the roof becomes much simpler – a top-lit glazed element running parallel along the link with a glass door at the end leading out to the garden.

COST: **£249,687** SIZE BEFORE: **264 SQM** SIZE AFTER: **304 SQM**
COMPLETED: **SEPTEMBER 2016** ARCHITECT AND INTERIOR DESIGNER: **POWELL TUCK ASSOCIATES** STRUCTURAL ENGINEER: **ELLIOTT WOOD** MAIN CONTRACTOR: **ZIBI&JACK LTD.** JOINERY: **OXAN FURNITURE** AV SPECIALIST: **SOUND DESIGNS LTD.** GLASS SUPPLIERS: **CULMAX, MAXLIGHT** LIGHTING: **LUCENT** GENERAL IRONMONGERY: **HAFELE** TILE SUPPLIER: **BERT AND MAY** TILES: **RETROVIUS** PHOTOGRAPHER: **CHRISTOPHER HORWOOD**



Ground floor plan



MANOR AVENUE

BROCKLEY, LEWISHAM, SE4

Extending, lowering and opening up an existing basement to create a cavernous new living space connected to the garden and house above, exposing and highlighting the building's historic character

———— The small rooms of the old basement flat were opened up and the floor lowered by over a metre to create a light-filled and high-ceilinged new living space. A rear extension rationalises the plan, with sliding glass doors leading to a new terraced garden. The existing floor joists were left exposed, creating a ceiling with rich layering of pipework, timber joists, crude splice plates, heavy beams and delicate original strutting – all unified with intumescent paint. Contrasting the white ceiling, the staircase is a dark sheet of steel, curving simply at a half landing – delicate, yet at the same time massive.

SIZE BEFORE: **240 SQM** SIZE AFTER: **245 SQM** COMPLETED: **OCTOBER 2017** ARCHITECT: **OEB ARCHITECTS** STRUCTURAL ENGINEER: **HAYNE TILLET STEEL** MAIN CONTRACTOR: **JOHN D LTD.** PARTY WALL SURVEYOR: **ROBSON WALSH** GLAZING: **CANTIFIX** STAIRCASE: **R E COOKE** KITCHEN: **SEBASTIAN COX STEEL** PHOTOGRAPHER: **WHITAKER STUDIO**



MAX'S HOUSE

DALSTON, ISLINGTON, N1

Radically reimagining a Victorian townhouse for 21st century adult communal-living

———— Behind a modestly restored front elevation, the existing rigid formality was re-imagined by removing floors, creating pop-ups and cutting-in courtyards. From the outside, it is bricky, sunken, and respectful – inside it's dramatic and playful. A double-height, top-lit atrium lined with a library connects the two living floors, flooding light into the lower-ground and connecting the front door with the living spaces below. Bi-folding doors around the internal courtyard can be drawn back to bring a cherry-tree inside. The staggered plan makes different modes of socialising possible – passive, everyday, formal, and party-mode. The structral work is exposed – a buff glu-lam roof articulates the subtle kink in the site, and the brick-built walls and pop-up brings inside the urban character.

SIZE BEFORE: **176 SQM** SIZE AFTER: **213 SQM** COMPLETED: **DECEMBER 2016** ARCHITECT, INTERIOR DESIGNER AND LANDSCAPE ARCHITECT: **FACTOTUM** STRUCTURAL ENGINEER: **JOE EAGLESHAM** MAIN CONTRACTOR: **KIRKUPBUILD** PARTY WALL SURVEYOR: **WILLIAM WATES** WINDOWS: **IQ GLASS** STAIRCASE, BALUSTRADE AND LIBRARY: **FLUX METAL** PHOTOGRAPHY: **LEWIS KHAN**

Shortlisted



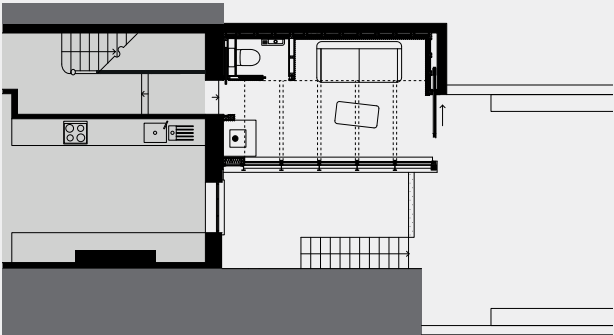
MIES X KING GEORGE

HIGHBURY, ISLINGTON, N5

Re-imagined Georgian glasshouse re-connecting a Grade II-listed Georgian townhouse to its garden

———— Dictated by the footprint of the 12 sqm existing extension, this project sought to reconnect the Grade II-listed townhouse to its garden whilst also providing ground floor living space. Made with the smallest 'off -the-shelf' I-Beams, the external steel frame also serves as an ornamental element, with the I-Beams returning upwards creating finials. The glazed enclosure is hung from this frame, removing the need for any internal structure and maximising internal space. The glazed chamfered door slides into a concealed pocket leading onto a raised patio, whilst the external basement stair is moved to further improve the connection to the garden.

SIZE: **NO CHANGE** COMPLETED: **AUGUST 2018** ARCHITECT: **CAN** STRUCTURAL ENGINEER: **SYMMETRYS** MAIN CONTRACTOR: **JOHN D LTD.** GLAZING: **CANTIFIX**



Ground floor plan

>
'...clever use of off-the-shelf elements'



POD HOUSE

HERNE HILL, SOUTHWARK, SE24

The main family functions are gathered in this full-width rear extension facing the garden, with the re-built upper rear return dramatically hanging above as a timber clad 'pod'

———— As the centrepiece of the ground floor, the 'pod' – which houses the family bathroom – hovers above the kitchen with roof lights to all three sides and mirror cladding the supporting beams. A power float concrete floor flows from inside to the landscaped garden beyond. The unusal loft extension maximises the potential space, opening up to and creating large rooms over two floor levels. Internally, original details were retained, contrasting the modern rear extension with the expression of robust materials such as timber and concrete.

SIZE BEFORE: **202 SQM** SIZE AFTER: **263 SQM** COMPLETED: **JUNE 2018** ARCHITECT: **PROCTOR & SHAW** STRUCTURAL ENGINEER: **ENGINEERIA LTD.** MAIN CONTRACTOR: **ORCHESTRATE LTD.** PARTY WALL SURVEYOR: **WATSON WOODS PARTNERSHIP** SLIDING DOORS: **CORTIZO** CONCRETE FLOOR: **STEYSON CONCRETE** TIMBER CLADDING: **METSAWOOD CLADDING** PHOTOGRAPHER: **BEN BLOSSOM**



REVEAL IN ROOF

CROUNCH END, HARINGEY, N8

Anthracite clad steel roof extensions and refurbishment of Victorian home

———— At the centre of four unique Victorian properties in a conservation area, none with adapted roofs, this new roof addition responds to the existing condition and reads as a delicate element on the roof. The result is a thin steel reveal providing a lining to the new space, centrally positioned to ensure light into the existing bedrooms is maintained. A whitewashed oak staircase gently touches the half landing, with unobstructed views of the surrounding rooftops leading the way up into the new space. In the master suite, the roof structure is revealed – white washed oak beams running across the space, culminating in double oak beams in the flat dormer element extending to the large window, linking the space to light and outside.

COST: **£220,000** SIZE BEFORE: **143 SQM** SIZE AFTER: **180 SQM** COMPLETED: **MAY 2018** ARCHITECT, INTERIOR DESIGNER AND PARTY WALL SURVEYOR: **CON | FORM ARCHITECTS** STRUCTURAL ENGINEER: **MORPH STRUCTURES** MAIN CONTRACTOR: **INGENIOUS CONSTRUCTION** PHOTOGRAPHER: **NICK GUTTRIDGE**



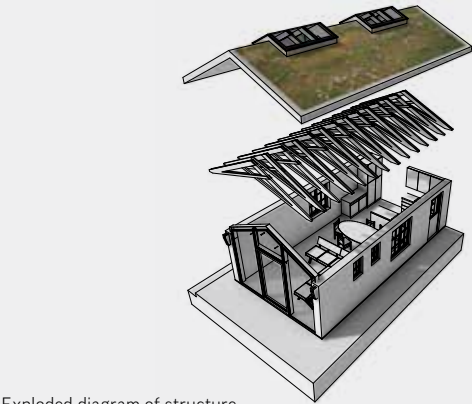
SCISSOR TRUSS HOUSE

STREATHAM, LAMBETH, SW16

Self-build craft with imaginative use of standard materials that brings quality through complexity and invention

——— Extending a one-bedroom flat in an 1900s dairy cottage, the design riffed off the aesthetic of branches in the mature rear garden to create an exposed timber truss roof for the new primary living space. The small budget necessitated an imaginative use of standard materials. The structural concrete slab is positioned above the insulation to make use of its thermal mass, incorporating underfloor heating and has been ground with an industrial concrete polishing machine to make a warm and luxurious finish for minimal cost.

COST: £39,500 SIZE BEFORE: **52 SQM** SIZE AFTER: **77 SQM**
COMPLETED: **SEPTEMBER 2018** ARCHITECT: **STUDIO MESH** STRUCTURAL
ENGINEER: **AXIOM STRUCTURES** INTERIOR DESIGNER: **STUDIO MESH**
FURNITURE DESIGNER: **SMITHMATTHIAS**



Exploded diagram of structure



SE24: WHILST SITTING UNDER A TREE

BRIXTON, LAMBETH, SE24

A house, under a tree, cut into the ground

——— The extension, inspired by the feeling of sitting under a tree, creates glimpses of sky with changing light as though looking up through branches. The space is a series of overlapping functions, open yet clearly demarked by stepped levels and a shift in finishes. The kitchen is elevated with a timber floor which continues in the main house. The floor steps down to the dining room and again to the snug, with a limestone finish which runs through to the garden. This emphasises the cutting into the solid ground with the tree growing above.

SIZE BEFORE: **116 SQM** SIZE AFTER: **130 SQM** COMPLETED: **FEBRUARY 2018** ARCHITECT: **TURNER ARCHITECTS** STRUCTURAL
ENGINEER: **HARRISON SHORTT STRUCTURAL ENGINEERS** MAIN
CONTRACTOR: **WISE CHOICE CONTRACTORS** KITCHEN CARCASSES:
IKEA KITCHEN FRONTS: **SANDAPAINTS** LIMESTONE FLOORING:
MANDARIN STONE ROOF CLADDING: **VMZINC** STOVE: **RAIS**
PHOTOGRAPHER: **ADAM SCOTT**



'Joy on a budget'



UNDER A TREE

HOXTON, HACKNEY, N1

Building on the powerful character of a Grade II-listed roof structure to create a flexible home for a family of five

——— Occupying the top floor of the central part of a Grade II listed building, this project sought to morph the existing dysfunctional open plan arrangement into a flexible four bedroom home. Natural light was to be maximised without compromising on acoustics or the special character of the building, achieved through 24 rooflights and a circular high level window. Bespoke joinery and built-in furniture free up space for play and work in a flexible arrangement. Clustered around the central living space, the en-suite bedroom and three children rooms nest among the branches of the roof structure.

SIZE BEFORE: **154 SQM** SIZE AFTER: **154 SQM** COMPLETED: **SEPTEMBER 2017** ARCHITECT AND INTERIOR DESIGNER: **ROUND ROBIN STUDIO LTD.**
MAIN CONTRACTOR: **PIPERHILL CONSTRUCTION LTD.** JOINERY:
MICRAN JOINERY LTD. METALWORK: **METALCRAFT ENGINEERING LTD.**
LIGHTING: **DESIGNHEURE; ALTRO LIGHTING** FIRE SUPPRESSION: **PLUMIS LTD.**
PHOTOGRAPHER: **RADU MALASNICU**



WITHERINGTON ROAD

HIGHBURY EAST, ISLINGTON, N5

Opening up a lower ground floor into an open, light-filled family space, with a glazed single-storey rear extension connecting the house to a landscaped patio garden

——— Establishing a better connection between house and garden, this project rethought a dark, damp and completely under-utilised lower ground floor, opening up the space through removing the walls of the rear facade, the outrigger, the existing bedrooms and stair; relocating the kitchen from the upper level, and creating a glazed infill side-extension to bring light into the middle of the floorplan. The original basement floor had varied ceiling heights, so a new plasterboard soffit was introduced across the entire space to create a calm and consistent datum. Plywood ‘coffers’ facilitate skylights and concealed lighting, providing different light qualities across the open plan floor.

SIZE BEFORE: **200 SQM** SIZE AFTER: **212 SQM** COMPLETED: **JANUARY 2018**
ARCHITECT: **IBLA** STRUCTURAL ENGINEER: **PRICE AND MYERS** MAIN CONTRACTOR: **SLEE CONSTRUCTION** LANDSCAPE ARCHITECT: **BESTIQUE**
PARTY WALL SURVEYOR: **MIKE FIDDLER ASSOCIATES** PHOTOGRAPHER: **BROTHERTON LOCK**



YELLOW HOUSE

HITHER GREEN, LEWISHAM, SE1

Bringing light deep into the floorplan through a clerestory roof supported by a striking yellow steelwork frame

——— Marking the access to the garden, a yellow steel frame defines a clerestory roof bringing light deep into the plan of this remodelled house, mirrored internally by a repeating frame housing the kitchen island. The full-width rear extension creates a multi-function open plan space, with distinctly zoned kitchen/living/dining areas through the expression of the ceiling height, fenestration and floor finish. A bi-folding window creates a double-sided window seat linking the dining space to the garden and enabling the threshold to be inhabited.

COST: **£120,000** SIZE BEFORE: **62.8 SQM (GROUND FLOOR)**
SIZE AFTER: **76.5 SQM (GROUND FLOOR)** COMPLETED: **JULY 2018**
ARCHITECT AND INTERIOR DESIGNER: **SELENCKY///PARSONS**
STRUCTURAL ENGINEER: **CONSTRUCTURE** MAIN CONTRACTOR: **SKY ROOFS** GLAZING: **SKY GLAZE** BUILT IN STORAGE: **CABINETSJ**
PHOTOGRAPHER: **SIOBHAN DORAN**

Workshops to help renovate your home



You're ready for a home renovation, but struggle to get started.

Create a bespoke project plan to avoid costly mistakes, renovate with confidence and fall back in love with your home.

Book your place at
homenotes.co

HomeNotes

SUPPORTERS

Programme Champion



Unit 407, Curtain House, 134-146 Curtain Road, London EC2A 3AR
www.clippings.com | @ClippingsDesign

———— Clippings is a powerful platform for interior designers to fast-track projects from inspiration to installation. Clippings allows professionals to work more efficiently by using a single tool for sourcing any furniture or lighting product, managing and collaborating on projects, and even coordinating logistics for storage, delivery and fitting. The Clippings community also benefit from the largest online catalogue of premium brand furniture, transparent trade discounts together with a dedicated, knowledgeable account manager. Clippings provides a digital solution to previously manual, fragmented and time-consuming processes, giving you back the time to design.

Programme Champion



The Building Centre, 26 Store Street, London, WC1E 7BT
020 3205 0067 | www.ttf.co.uk | @TimberTradeFed

———— The Timber Trade Federation (TTF) is the UK's foremost membership body for the timber supply chain. Our members constitute timber importers, merchants, agents and manufacturers and account for around two-thirds of the £10 billion UK timber industry. We offer a host of services to our members including technical, trade and sustainability advice alongside political and industry representation. We aim to put our members and their businesses at the heart of the UK construction and industrial strategy. Buying from a TTF Member means buying timber you can trust.

Programme Champion



2 Manor Farm Court, Great Doddington, Northants, NN29 7TR
01933 227226 | www.woodcampus.co.uk | @woodcampus

———— Wood Campus is the UK's timber learning and information portal, providing a range of learning and information tools for professional users of wood, from customers and staff of builders' merchants to architects and specifiers. As a member of the Contributor Group you, your staff and your customers can gain free access to the growing Wood Campus resource library, a powerful learner management system and a wide range of generic e-learning. The free elements are already used by over 3,000 architects on the main Wood Campus site, and are also available via the websites of Jewson and Buildbase.

Programme Supporter



www.architectsrepublic.com | @Arch_Republic

———— Find the architect who is right for you. Architects' Republic can connect you with the best architects, interior designers and landscape specialists to inspire and design your next project. From small renovations and transformations, to custom new builds and large developments, we can help you find the right professional quickly and easily. Simply post your brief, see who is interested and shortlist your favourite architects to put forward ideas for your project. Compare previous work experience, design proposals and architectural fees to choose the architect who works for your project.

Programme Supporter



www.homenotes.co | @wearehomenotes

———— At HomeNotes we know that you want to fall in love with your home again. Over time what you like and need in a home changes and you can end up existing rather than living in your home. We are architects who want you to have the confidence to renovate by creating with us a bespoke project plan, which will help you avoid common mistakes, such as overspending. Book a place at a HomeNotes Workshop to avoid making costly mistakes and instead have confidence that you can enjoy breathing life back into the home.

Media partner



8 Orsman Road, London N1 5QJ
020 3327 1235 | www.dezeenjobs.com | @dezeenjobs

———— Dezeen Jobs is the world's most popular architecture, interiors and design jobs board. Each day, we post a number of job roles for leading companies from around the world. With more than 23,000 registered jobseekers in 130 countries, over 12,000 job applications go through the site each month. Dezeen Jobs also has the biggest social media audience of any site in the architecture and design sector, with thousands of followers on Instagram, Twitter and Facebook.

Media partner



8 Orsman Road, London N1 5QJ
020 3327 1230 | www.dezeen.com | @dezeen

———— Dezeen is the world's most popular and influential architecture and design magazine. With over 2.5 million monthly readers, Dezeen's award-winning editorial team publishes a curated selection of the best international architecture, interiors and design projects plus breaking news, incisive features and compelling original video content.

Media partner



Northcliffe House, 2 Derry Street, London, W8 5TT
www.homesandproperty.co.uk | @HomesProperty

———— London's leading homes and property publication distributed free every Wednesday with the London Evening Standard.

SUPPORTERS

Partner



66 Portland Place, London W1 1AD
020 7580 5533 | www.architecture.com | @RIBA

— The Royal Institute of British Architects is a global professional membership body that serves its members and society in order to deliver better buildings and places, stronger communities and a sustainable environment. With some 12,000 members and over 1,000 chartered practices in the capital, the RIBA's London Region represents some of the best creative talent in the world. As well as our extensive public-facing programme which champions the work of our members, we also work closely with all our members – from students to starchitects – to provide support, development and training to help them maintain their global reputation.

Charity partner



www.article-25.org | 020 3197 9800 | @Article25

— Article 25 is the leading humanitarian architecture charity in the UK. We apply our skills and experience to design and deliver sustainable buildings to those most in need globally. We focus our efforts on healthcare and education, leading to good livelihoods and disaster recovery. By sharing knowledge and skills we aim to build capacity to empower local people, so that every community we work with can create beautiful buildings themselves which are resilient, functional, and safe. Join us: www.article-25.org

5000 architecture and design roles in 50 countries

Create an account on Dezeen Jobs, the world's most popular architecture, interiors and design jobs board.

www.dezeenjobs.com

DIRECTORY 2019

A-ZERO ARCHITECTS LTD.

Studio 2, 173 Tower Bridge Road
London SE1 2AW
www.a-zero.co.uk
info@a-zero.co.uk

Glazed Fissure House [Page 52](#)

A2STUDIO

46b Tottenham Lane
London N8 7ED
www.a2studio.co.uk
info@a2studio.co.uk

Alex & Mark's House [Page 13](#)

ABN7 ARCHITECTS

18 Fountainhall Road
Aberdeen AB15 4DT
www.abn7architects.co.uk
office@abn7architects.co.uk

Studd Street [Page 44](#)

AL-JAWAD PIKE

Unit 2.3, 1-5 Vyner Street
London E2 9DG
www.aljawadpike.com
studio@aljawadpike.com

King's Grove [Page 66](#)

AMBROSE MCCALLUM ARCHITECTS LTD

64 Dovercourt Road
London SE22 8ST
www.ambrosemccallum.com
info@ambrosemccallum.com

Dovercourt 02 [Page 17](#)

AMOS GOLDBREICH ARCHITECTURE

Unit 32 Bickerton House
25-27 Bickerton Road
London N19 5JT
www.agarchitecture.net
amos@agarchitecture.net
02072726592

Almington Street House [Page 31](#)

ANDREW TAM

andrewtam.work
andrewtam.work@gmail.com

Markhouse Maisonette [Page 39](#)

APPLETON WEINER

19 Wallace Road
London N1 2PG
www.appletonweiner.co.uk
david@appletonweiner.co.uk
020 7253 8387

Highbury New Park [Page 22](#)
Richmond Avenue [Page 26](#)

ARBOREAL ARCHITECTURE

St Margaret's House, 21 Old Ford Road
London E2 9PL
www.arborealarchitecture.com
info@arborealarchitecture.com
020 8980 5066

Loft Library [Page 38](#)

Reuse Flat [Page 72](#)

Bucharest House [Page 77](#)

ARCHIC

14 Holly Grove
London SE15 5DF
www.archic.co.uk
hingamp@archic.co.uk
0207 277 0464

The Black Curve [Page 14](#)

ARCHITECTURE FOR LONDON

82-84 Clerkenwell Road
London EC1M 5RF
www.architectureforlondon.com
mail@architectureforlondon.com

House for a Stationer [Page 53](#)

ARCHITECTURE:WK LTD

The Powder Rooms, 69-71 Broad Street
Teddington TW11 8QZ
www.architecturerewk.com
studio@architecturerewk.com

Peppi's House [Page 25](#)

ARCHMONGERS LLP

Unit J, 81 Curtain Road
London EC2A 3AG
www.archmongers.com
mail@archmongers.com

Stego [Page 8](#)

ATELIERDB

9 Lydden Road, Earlsfield
London SW18 4LT
www.atelierdb.com
info@atelierdb.com
0203 142 7672

Milner Loft [Page 40](#)

ATELIER HI

3 Greenland Place
London NW1 0AP
hi@atelierhi.com
07914819534

Rooftop Suite [Page 42](#)

BARBARA WEISS ARCHITECTS

Ground Floor, Millbank Tower, 21-24
Millbank
London SW1P 4QP
www.barbaraweissarchitects.com
bwa@barbaraweissarchitects.com
hello@campbellcadey.com
020 7965 7347

Primrose Hill House [Page 25](#)

BEASLEY DICKSON ARCHITECTS

18-20 St John Street
London EC1M 4NX
www.beasleydickson.com
info@beasleydickson.com

Tile House [Page 74](#)

BELSIZE ARCHITECTS

48 Parkhill Road
London NW3 2YP
www.belsizearchitects.com
mail@belsizearchitects.com
0207 482 4420

Ferncroft Avenue [Page 20](#)

BRADLEY VAN DER STRAETEN

Fieldworks, Studio B, 274 Richmond Road
London E8 3QW
www.b-vds.co.uk
info@b-vds.co.uk
07495 083593

Woodworker's Studio [Page 44](#)

BRIAN O'TUAMA ARCHITECTS

Unit 18, 14 Southgate Road
London N1 3LY
www.brianotuama.com
info@brianotuama.com

Acer House [Page 47](#)

BUREAU DE CHANGE ARCHITECTS

Studio3, 18 Coronet Street
London N1 6HD
www.b-de-c.com
bureau@b-de-c.com

Step House [Page 74](#)

BURGES ARCHITECTS

3 Piermont Green
London SW4 7TL
www.barc.co
studio@barc.co
020 8299 0115
07513 000633

Colyton Road [Page 34](#)

CAMPBELL CADEY

Studio BGK, Bussey Building,
Rear of 133 Rye Lane
London SE15 4ST
www.campbellcadey.com
hello@campbellcadey.com
020 7965 7347

Friern Terrace [Page 65](#)

CAN

54 Rivington Street, Shoreditch
London EC2A 3QN
www.can-site.co.uk
info@can-site.co.uk
020 7871 3043

Mies X King George [Page 82](#)

CATRIONA BURNS ARCHITECTS

25 Peckett Square, Highbury Grange
London N5 2PB
www.burnsarchitects.co.uk
mail@burnsarchitects.co.uk
0792 967 1491

Crouch End House [Page 50](#)

CHECA ROMERO ARCHITECTS

42 Redchurch Street
London E2 7DP
www.checaromero.com
info@checaromero.com
07552 692510

Victoria Mews [Page 75](#)

CLIFTON INTERIORS

168 Regent's Park Road
London NW1 8XN
www.cliftoninteriors.com
info@cliftoninteriors.com
020 7586 5533

Chapel House [Page 15](#)

CON | FORM ARCHITECTS

Block B Unit 303, The Biscuit Factory
London SE16 4DG
www.conformarchitects.com
studio@conformarchitects.com
020 3856 3293

levels ten + eleven [Page 68](#)
outhouse-in [Page 70](#)
reveal in roof [Page 83](#)

CONIBERE PHILLIPS ARCHITECTS

47 Clapham High Street
London SW4 7TL
www.coniberephillips.com
info@coniberephillips.com
020 7043 2575

Claylands Road [Page 62](#)

COOKE FAWCETT ARCHITECTS

1-2 Herbal Hill
London EC1R 5EF
www.cookefawcett.com
info@cookefawcett.com
020 7078 4030

Consort Road [Page 78](#)

CRAFTWORKS

Unit 52.11, Woolyard,
52 Bermondsey Street
London SE1 3UD
www.craftworks.co.uk
info@craftworks.co.uk
020 7633 0055

Chapel [Page 6-7](#)

DE ROSEE SA

87 Notting Hill Gate
London W11 3JZ
www.derooseesa.com
info@deroseesa.com
020 7221 5495

Stradella Road [Page 57](#)

DF_DC ARCHITECTS

42 Theobalds Rd
London WC1X 8NW
www.df-dc.co.uk
info@df.network
020 7405 9361

Elliott Square House [Page 19](#)

DOMINIC MCKENZIE ARCHITECTS

81 Essex Road
London N1 2SF
www.dominicmckenzie.co.uk
office@dominicmckenzie.co.uk
0203 327 4780

Tower House [Page 28](#)

Dissolve House [Page 63](#)

DRAISCI STUDIO

203 Screenworks, 22 Highbury Grove
London N5 2EF
www.draisci.com
smile@draisci.com
0207 226 8800

The Nook House [Page 54](#)

DROO - DA COSTA MAHINDROO

Level 2, 345 Old Street
London EC1V9LL
www.drooprojects.com
info@drooprojects.com
020 7613 5573

Englefield Road [Page 20](#)

ECKFORD CHONG DESIGN

Unit 7, Second Avenue
London N18 2PG
www.eckfordchongdesign.london
info@eckfordchongdesign.london
020 8803 5387
077 3820 5434

Kenilworth Avenue [Page 68](#)

EDWARD MCCANN ARCHITECTURE

Unit 209, The Colour Works,
18-22 Ashwin Street
London E8 3DL
www.edwardmccann.studio
edwardmccann.architecture@gmail.com
07734 593 280

House Revisited [Page 80](#)

EMRYS ARCHITECTS

Emrys Architects, CAP House,
9-12 Long Lane
London EC1A 9HA
www.emrysarchitects.com
mail@emrysarchitects.com

Canal House [Page 77](#)

FACTOTUM

46 Grafton Road, The Studio
London NW5 3DU
www.madebyfactotum.com
studio@madebyfactotum.com
020 7482 1872

Max's House [Page 82](#)

FINKERNAGEL ROSS

Unicorn House
221-222 Shoreditch High Street
London E1 6PJ
www.finkernagelross.com
info@finkernagelross.com
020 7377 5114

Boscastle Road [Page 49](#)

FORMSTUDIO

1 Bermondsey Exchange
179-181 Bermondsey Street
London SE1 3UW
www.formstudio.co.uk
info@formstudio.co.uk
020 7407 3336

Shad Thames Water Tower [Page 42](#)

FRAHER AND FINDLAY

Unit F, Dragonfly Place, Damsel House
London SE4 2FN
www.fraherandfindlay.com
mail@fraher.co
020 82916947

The Signal House [Page 43](#)

GEORGE AND JAMES ARCHITECTS LLP

Flat 40, Gabriel House, 10 Odessa Street
London SE16 7HQ
www.georgeandjames.co.uk
architects@georgeandjames.co.uk

Palatine Avenue [Page 71](#)

GRUFF LIMITED

Ground Floor, Unit D, Emperor House
Brockley SE4 2FL
www.grufflimited.com
mail@grufflimited.com
020 8692 9130

Cranfield Road [Page 16](#)

Algiers Road [Page 48](#)

GUNDRY + DUCKER

3 Garrick Street
London WC2E 9BF
www.gundryducker.com
info@gundryducker.com
0203 417 4895

Lauriston Road [Page 10](#)

IBLA

11 Wells Mews
London W1T 3HD
www.ibla.co.uk
postroom@ibla.co.uk
020 7580 8808

Dukes Avenue [Page 35](#)

Witherington Road [Page 86](#)

IF_DO

Unit J311, The Biscuit Factory
Drummond Road
London SE16 4DG
www.ifdo.co
info@ifdo.co
020 3645 6789

Montague Court [Page 70](#)

INSIDEOUT

InsideOut, 6-8 Cole Street
London SE1 4YH
www.io-a.com
hello@io-a.com

Albert Street [Page 47](#)

KNOTTARCHITECTS

98b, Tollington Park
London N4 3RB
www.knottarchitects.co.uk
mail@knottarchitects.co.uk
020 7263 8844

Breakout Extension [Page 33](#)

LILY JENCKS STUDIO

17 Powis Mews, Notting Hill
London W11 1JN
www.lilyjencksstudio.com
admin@lilyjencksstudio.com
020 3489 2253

Powis Cloud [Page 54](#)

LUNAR ARCHITECTS

www.lunar-architects.com
info@lunar-architects.com

Brockley House [Page 14](#)

MAGRI WILLIAMS ARCHITECTS

104a Dawlish Road
London E10 6QW
www.magriwilliams.co.uk
hello@magriwilliams.co.uk
07535 180962
07717 837226

Roslyn Road [Page 73](#)

MARSH KEENE ARCHITECTS

104a Shakespeare Road
London SE24 0QQ
www.marshkeene.com
info@marshkeene.com

Croxted Road [Page 34](#)

St Paul's Road [Page 43](#)

MAXWELL AND COMPANY

3rd Floor, 14 Clerkenwell Green
London EC1R 0DP
www.maxwellandcompany.co.uk
london.info@maxwellandcompany.co.uk
020 3176 0719

London Fields [Page 23](#)

MELISSA WHITE ARCHITECTS

118a Tollington Park
London N4 3RB
www.melissawhitearchitects.com
melissawhitearchitects@gmail.com
07956 404 299

CNT.5 [Page 78](#)

MEME ARCHITECTS LLP

69 Cromwell Road
Whitstable CT5 1NN
www.meme.ie
sonya@meme.ie
01227 657126

Effingham Road [Page 18](#)
Micheldever Road [Page 69](#)

MERRETT HOUMØLLER ARCHITECTS

105c Southgate Road
London N1 3JS
www.merretthoumoller.com
info@merretthoumoller.com
02081 333 622

Cornerstone House [Page 63](#)

MULROY ARCHITECTS

8 Deane House Studios
27 Greenwood Place
London NW5 1LB
www.mulroyarchitects.com
mail@mulroyarchitects.com
020 7267 5123

Muswell Hill [Page 24](#)

MUSTARD ARCHITECTS

Studio B11, 92/94 Mainyard Studios
94b Wallis Road
London E9 5LN
www.mustardarchitects.com
studio@mustardarchitects.com
0208 533 8162

A House for a Table [Page 36](#)

MW ARCHITECTS

Fourth Floor, Magdalen House,
136-148 Tooley Street
London SE1 2TU
www.mwarchitects.co.uk
architect@mwarchitects.co.uk
020 7407 6767

Greenwich Garden Studio [Page 36](#)

NEIL DUSHEIKO ARCHITECTS

The Foundry, 5 Baldwin Terrace
London N1 7RU
www.neildusheiko.com
neil@nd-architects.com
0207 354 8106

Dusheiko House [Page 18](#)

NIMTIM ARCHITECTS

The Old Stable House, Unit 4
53-55 North Cross Road
London SE22 9ET
www.nimtim.co.uk
contact@nimtim.co.uk
0208 693 0878

Slot House [Page 56](#)
Block House [Page 61](#)

NOIASCAPE LTD

79 Askew Road
London W12 9AH
www.noiascape.com
hello@noiascape.com
0208 762 9185

Garden House [Page 52](#)

OBITER ARCHITECTURE

32 Texryte House, Southgate Road
London N1 3GN
www.obiterarchitecture.com
info@obiterarchitecture.com
020 7923 4569
074 7505 1148

1703_45aPR [Page 13](#)

OEB ARCHITECTS

The Print House
18 Ashwin Street
London E8 3DL
www.oebarchitects.co.uk
office@oebarchitects.co.uk
07395 425733

Manor Avenue [Page 81](#)

OFFICE S&M

18 Ashwin Street
London E8 3DL
www.officesandm.com
office@officesandm.com

Janus House [Page 37](#)

OLIVER LEECH ARCHITECTS

E251.4 Riverside Business Centre
Haldane Road
Wandsworth SW18 4UQ
www.oliverleech.com
hello@oliverleech.com
0207 1837977

St Maur Road [Page 27](#)

PAPER HOUSE PROJECT

18 Ashwin Street
London E8 3DL
www.paperhouseproject.co.uk
info@paperhouseproject.co.uk
020 8049 7037

Oliphant Street [Page 41](#)

PARDON CHAMBERS ARCHITECTS

Eagle House, 163 City Road
London EC1V 1NR
www.pardonchambers.com
info@pardonchambers.com
020 7096 1388

Dartmouth Park Family House [Page 51](#)

PAUL ARCHER DESIGN

103, Farringdon Road
London EC1R 3BS
www.paularcherdesign.co.uk
info@paularcherdesign.co.uk
020 3668 2668

Burrard House [Page 15](#)
Dukes House [Page 17](#)
Aynhoe House [Page 60](#)

PAUL TIERNEY ARCHITECT

14 Bevington Road
London W10 5TN
pfl.tierney@icloud.com

106-BR [Page 31](#)

PD ARCHITECTURE + INTERIORS

132 Etchingham Park Road
London, N3 2EN
prue@pdarchitectureinteriors.com
www.pdarchitectureinteriors.com
07763142599

N3 House [Page 24](#)

POWELL TUCK ASSOCIATES

6, Stamford Brook Rd
London W6 0XH
www.powelltuckassociates.co.uk
hello@powelltuckassociates.co.uk
020 8749 7700

Link Building [Page 81](#)

PROCTOR & SHAW

The Studio, 78 Sisters Avenue
London SW11 5SN
www.proctorandshaw.com
hello@proctorandshaw.com
0208 244 6110

Hackney Extension [Page 21](#)
Mid-Century House [Page 69](#)
Folded House [Page 80](#)
Pod House [Page 83](#)

R2 STUDIO ARCHITECTS

Studio D116, 62 Tritton Road
London SE21 8DE
www.r2studio.co.uk
info@r2studio.co.uk
020 8766 6116

Long House [Page 23](#)
Number 22 [Page 40](#)

REED WATTS ARCHITECTS

21C Clerkenwell Road
London EC1M 5RD
www.reedwatts.com
studio@reedwatts.com
0207 253 2762

Yakisugi Rooms [Page 45](#)

ROBERT RHODES ARCHITECTURE + INTERIORS

107 Davina House, 137-149 Goswell Road
London EC1V 7ET
www.robertrhodes.co.uk
info@robertrhodes.co.uk
0203 397 4733

Hugo Road [Page 37](#)
Bedwardine Road [Page 60](#)

RODIC DAVIDSON ARCHITECTS

1 Pied Bull Yard
London WC1A 2AE
www.rodicdavidson.co.uk
enquiries@rodicdavidson.co.uk
020 7043 3551

Sartor House [Page 55](#)

ROUND ROBIN STUDIO LTD.

23 Elsworth Road, Primrose Hill
London NW3 3DS
www.roundrobinstudio.com
contact@roundrobinstudio.com
020 3737 2141

Under A Tree [Page 85](#)

RUSSELL HUNT ARCHITECTS

19 Batcliffe Drive, Far Headingley
Leeds LS6 3QB
www.russellhuntarchitects.co.uk
rus@russellhuntarchitects.co.uk
07760254610

Folded Wedge Townhouse [Page 9](#)

SAM ARCHITECTS

25 Canning Cross
London SE5 8BH
www.samarchitects.co.uk
info@samarchitects.co.uk
020 7708 4835

Brockley House [Page 14](#)

SELENCKY///PARSONS ARCHITECTS

Unit 3 Langtry Court, 7 Coulgate Street
London SE4 2FA
www.selenckyparsons.com
info@selenckyparsons.com
0208 694 0713

Grafton Square [Page 53](#)
Sawtooth House [Page 56](#)
Yellow House [Page 86](#)

SKETCH ARCHITECTS

Unit A236, The Riverside, Haldane Place
London SW18 4UQ
www.sketch-london.co.uk
will@sketch-london.co.uk
0203 773 4880

Chivalry Road [Page 51](#)

SOPHIE BATES ARCHITECTS

The Boathouse Design Studio,
27 Ferry Road
Teddington TW11 9NN
www.sophiebates.com
sophie@sophiebates.com
07725 501683

Light Play, Kingston [Page 22](#)

SQUARE FEET ARCHITECTS

95 Bell Street
London NW1 6TL
www.squarefeetarchitects.co.uk
studio@squarefeetarchitects.co.uk
020 7431 4500

Camden Square House [Page 62](#)

SQUARE ONE ARCHITECTS

9 Milton Road
Hampton TW12 2LL
www.squareonearchitects.co.uk
info@squareonearchitects.co.uk
020 3795 4812

Garden office in Hampton [Page 35](#)

STUDIO 30

38 St Donatts Road
London SE14 6NR
www.studio30architects.co.uk
info@studio30architects.co.uk

The Corner House [Page 16](#)
Rosendale House [Page 26](#)

STUDIO 54 ARCHITECTURE

Studio 54, 54 Rivington Street
London EC2A 3QN
www.studio54architecture.co.uk
info@studio54architecture.co.uk
020 7729 7818

70 Beulah Road [Page 32](#)

STUDIO MARK RUTHVEN (SMR)

92 Prince of Wales Road
London NW5 3NE
www.studiomr.co.uk
studio@studiomr.co.uk
020 7485 0050

Chapel House [Page 15](#)

STUDIO MCW

Thomas House, 84 Eccleston Square
London SW1V 1PX
www.studiomcw.co.uk
info@studiomcw.co.uk
020 3948 1379

3 Planes [Page 71](#)

STUDIO MESH

77A, Valley Road
London SW16 2XL
www.studiomesh.co.uk
projects@studiomesh.co.uk

Scissor Truss House [Page 84](#)

STUDIO ROYST

5 Gould Terrace
London E8 1JX
www.studiorost.com
beni@studiorost.com
07540 470149

The Print Studio [Page 41](#)

STYLUS ARCHITECTS

76 White Hart Lane
London SW13 0PZ
www.stylusarchitects.co.uk
enquiries@stylusarchitects.co.uk
020 8392 1478

The Floating Brick House [Page 64](#)

SUPRBLK.

110 City View House,
463 Bethnal Green Road
London E2 9QY
www.suprbld.com
mail@suprbld.com
0797 939 6695

The Biscuit Factory [Page 48](#)

TEATUM + TEATUM

79 Askew Road
London W12 9AH
www.teatumandteatum.com
enquire@teatumandteatum.com
0208 746 7497

Garden House [Page 52](#)

THOMAS AND SPIERS ARCHITECTS

82 Southwark Bridge Road
London SE1 0AS
www.thomasandspiers.com
info@thomasandspiers.com
0207 043 0727

Folding House [Page 21](#)
Tactile House [Page 58](#)
Floating Cube House [Page 64](#)

TIGG + COLL ARCHITECTS

First Floor Studio, 86-87 Campden Street
London W8 7EN
www.tiggcollarchitects.com
info@tiggcollarchitects.com
020 3170 6125

Sash House [Page 55](#)

TREVOR BROWN ARCHITECT

Suite 315, Ashley House
235-239 High Road
London N22 8HF
www.trevorbrownarchitect.co.uk
tb@trevorbrownarchitect.co.uk
020 8826 1486

Gillespie Road [Page 67](#)

TURNER ARCHITECTS

9 Kemerton Road
London SE5 9AP
www.turnerarchitects.co.uk
info@turnerarchitects.co.uk
07779 726 996

SE24: Whilst sitting under a tree [Page 85](#)

ULLA GALA ARCHITECTS

12A Fairmead Road
London N19 4DF
ullagala@yahoo.com
0789 049 1998

3 Elm Close [Page 19](#)

UV ARCHITECTS

Unit D, 163-167 Bermondsey Street
London SE1 3UW
www.uvarchitects.co.uk
mail@uvarchitects.co.uk
0207 407 9343

16 Ewelme Road [Page 79](#)

VARIANT OFFICE

241-251 Ferndale Road
London SW9 8BJ
www.variantoffice.com
info@variantoffice.com

Brick Screen House [Page 61](#)

WEST ARCHITECTURE

3 Greenland Place
London NW10AP
www.westarchitecture.co.uk
info@westarchitecture.co.uk
020 7482 6849

Rooftop Suite [Page 42](#)

WILLIAM TOZER ASSOCIATES

42-44 New House, 67-68 Hatton Garden
London EC1N 8JY
www.williamtozerassociates.com
enquiries@williamtozerassociates.com
020 7404 0675

Gallery Loft [Page 65](#)

YARD ARCHITECTS

Suite 79-80, The Hop Exchange,
24 Southwark Street
London SE1 1TY
www.yardarchitects.co.uk
studio@yardarchitects.co.uk
020 7407 8303

Timber Frame Two [Page 27](#)
Balham Loft Apartment [Page 32](#)
Tooting Contemporaine [Page 58](#)
The Stacked Tile Extension [Page 73](#)

YELLOW CLOUD STUDIO

170 Glyn Road
London E5 0JE
www.yellowcloudstudio.com
info@yellowcloudstudio.com
0208 533 2946
0795 7700 554
0744 520 3532

Charcoal House [Page 49](#)

ZMINKOWSKA DE BOISE ARCHITECTS

Studio 303, Regent Studios
Thane Villas
London N7 7PH
www.zdbarchitects.com
hanna@zdbarchitects.com
richard@zdbarchitects.com
07792 293 056
0716533513

Lucy and Jack's Home [Page 39](#)

IMPROVE YOUR HOME

(and make the planet a better place)

For inspiration and information on working with beautiful, sustainable, healthy wood, visit the timber industry's free knowledge portal woodcampus.co.uk

- RIBA-accredited CPD modules, including Building with Wood
- BIID-accredited CPD module on Wood in Interiors
- Sustainable Procurement video
- Advice on Self-Build and DIY
- And much more...



Wood
campus

Photo credits (l to r): Lipton Plant Architects, photo David Vintiner; Wingård Arkitektkontor, photo Åke Eison Lindman; Max Holst Arkitektkontor, photo Hannes Söderlund



CPD
PROVIDER



**DON'T
MOVE,
IMPROVE!**

DESIGN
SURGERY
EVENTS

– Meet the architects featured in the Don't Move, Improve! showcase at our free one-to-one consultation events! We hold regular Design Surgeries throughout the year, offering expert advice, inspiration, family workshops, and much more.

– Whatever question you have about an extension you're looking to embark upon or are progressing with, our wide range of consultants will be on hand to help in individual 25-minute sessions. Consultants include this year's featured architects, and other practitioners including interior designers, engineers, party wall surveyors, and landscape architects.

Sign up to our mailing list to hear about new tickets first: newlondonarchitecture.org

Saturday 2 March 2019
Saturday 18 May 2019
Saturday 7 September 2019

A programme by



**NEW LONDON
ARCHITECTURE**

The Building Centre, 26 Store Street, London WC1E 7BT
020 7636 4044 | www.newlondonarchitecture.org | @NLALondon

— New London Architecture (NLA) is the independent centre for London's built environment, where professionals, politicians and the public can meet, learn and have a voice on the future shape of London. We bring people and ideas together to shape a better city. Our year-round programme of research, events and exhibitions bring together our broad network to debate and discuss all issues affecting London's built environment. We are based in The Building Centre, WC1, where our giant interactive model of central London is free to visit six days a week.

ISBN 978-1-9993513-0-4



**DON'T
MOVE,
IMPROVE!**