



DON'T MOVE, IMPROVE!

London's best new
home extensions and
interiors

2017

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DON'T MOVE, IMPROVE!

INTRODUCTION

LETTER FROM THE EDITOR

2016 was the year that London surpassed its highest ever population, at over 8.6 million people. Driven by higher birth rates, people living longer, and vastly improving schools, Londoners are choosing to stay in the capital for longer. Adapting and expanding our homes continues to prove a real alternative to upsizing or moving on.

— New London Architecture's annual Don't Move, Improve! competition celebrates the best new home extensions across London, offering up creative and innovative solutions to creating more space to live in a denser capital city.

Selected by our panel of experts from across the fields of design, architecture and development, this year we were overwhelmed by the number of high-quality submissions, offering a bumper 120 projects at a variety of budgets, styles and locations. From 1960s housing blocks to Victorian terraces, Edwardian semis and post-war detached homes, the projects demonstrate solutions for extending above, underneath, sideways, as well as reconfiguring existing layouts to optimise space.

Working with an architect you trust is key to ensuring a successful project, and in the following pages, architect Carl Turner, Chair of RIBA London and creator of his own Grand Design, presents his dos and don'ts, while our Don't Move, Improve! directory will point you to London's up-and-coming architectural practices.

Catherine Staniland, Director, New London Architecture

THE JURY



Left to right: **Philippa Stockley**, Journalist, Editor and Critic; **Russ Edwards**, Design Director, Pocket Living; **Peter Murray**, Chairman, New London Architecture; **Cany Ash**, Founding Partner, Ash Sakula; **Amy Frearson**, Editor, Dezeen; **Carl Turner**, Founding Director, Carl Turner Architects and RIBA London Chair; **Jo McCafferty**, Director, Levitt Bernstein

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Molyneux Street © Simon Kennedy



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#DMI2017

Slip House in Brixton, self built as a low energy prototype house



CHOOSING YOUR ARCHITECT

Carl Turner of the award-winning Carl Turner Architects tells us his top tips



Like most things in life, you need to understand the process if you want to get the best out of it. Do some homework.

———— Firstly, check someone is an architect. They need to be registered with the Architects Registration Board (ARB) and in addition they may be Chartered with the RIBA. Architects tend to use the RIBA plan of work as a structure to explain what they do and how they charge.

I would suggest working with younger practices who will often be good value for money. Don't be worried that they may appear to lack experience of completed projects – we all have to start somewhere and what you will get is energy, commitment, ideas, and a real desire to go the extra mile.

Set a budget. Be realistic about what can be achieved. I would budget around £1,500 to £2,500 per sqm (plus VAT) just for the build cost. Fees can be a fixed lump sum, a time charge or a percentage of build cost.

It's sensible to allow 20 per cent for fees of all consultants (Architect, Structural Engineer etc.) so take your net build cost and multiply by 20 per cent.

Set up a Pinterest board to share your ideas with your chosen architect - from external appearance, materials, staircases and lighting, to details like the kitchen and bathroom.

Agree a set of deliverables – what elements you want to see before you agree to the final design – for example a list of drawings to be produced, visuals, models, specifications etc. Set out how many design meetings are to be included, giving an idea of the iterations of design permissible at each stage (so that both parties know where they stand). Do you need the architect to supervise the building works, are you happy / experienced enough to do it yourself, or can you rely on the builder to deliver the project from basic information? Agree a programme for the project.

Understand that the planning system can frustrate even the best architects – it's an unknown quantity, no matter what anyone tells you. Be honest, patient and supportive – a good client is essential to enable a team to deliver a great project that all can be proud of.

RIBA architects can be found here: www.architecture.com/FindAnArchitect

Other good directories for architects specialising in home extensions and residential work include The Modern House: www.themodernhouse.com/directory-of-architects-and-designers

Some good advice on working with architects: www.architecture.com/FindAnArchitect/Whyuseanarchitect.aspx

EMERGING TRENDS IN DESIGN

Rose Etherington, Clippings editor-in-chief, looks at the brightest ideas from this year's entries



Left: Sky gazing in Prince Albert Road
Right: Vantage points in Park House

Living in London is not like making a home anywhere else in the UK, demanding a creative use of space, financial resourcefulness, and the creation of restorative space that enables us to emerge ready to engage with the metropolis.

———— Here are a few trends from this year's entries that might get you thinking about what you want from your own project.

Commit to one material

Going big with a single material can add the illusion of space, and make your home feel markedly different. Picture arriving at the serene calm of the Clay House (page 17), stepping into the solidity of Double Concrete House (page 22), or sitting on the timber herringbone of Wearside Wood (page 66). Immersion in a material's specific tactility, acoustics and interaction with light creates a noticeable set of sensory cues that belong only to that space, demanding a shift in attention and pace that's increasingly vital in our crowded city.

Look to the heavens

As urban neighbourhoods knit closer together, lines of sight get shorter and our horizons can become claustrophobically close. Projects like Casa del Sol (page 14), Prince Albert Road (page 52), or Lincoln Road and Lined Extension (both page 40) feature large expanses of glazing looking up to the airspace above a property, framing wide slices of open sky and inviting daylight into the rooms below.

Make space for doing just one thing

Tight demands on space tend to push us towards multifunctional rooms, which means there's something luxurious about creating a space that's dedicated to just one activity. Imagine walking down to the end of your garden and escaping to the Rug Room (page 7), relaxing in the bathing area of the Sunken Bath House (pages 4-5), or settling down to read in the window seat of the Lacy Brick house (page 39).

Rise above it all with a lookout post

There's a primal appeal to the idea of climbing up to a safe nook where you're out of reach but have a good vantage point to survey your surroundings, brought into modern city living in the glass lookout Park House (page 48), the child-friendly Scenario House (page 56), and the shingle-clad crow's nest of Molyneux Street (page 6).

Find more interior design ideas for your own project at clippings.com/dont-move-improve





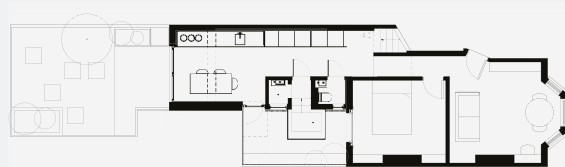
SUNKEN BATH PROJECT

CLAPTON, HACKNEY

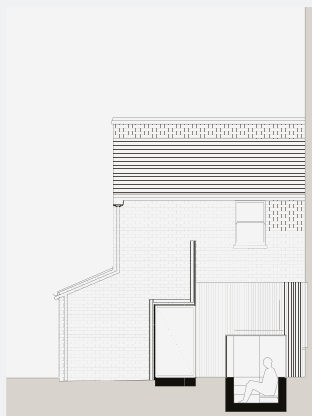
Whilst adding a copper-lined kitchen and dining area to a ground floor flat, this project centred on creating separate toilet and shower rooms to create a standalone sunken bath, facilitating ritual bathing

—— Inspired by the client's broad fascination of early 20th century concrete installations and Japanese theories on aesthetics, this project created separate toilet and shower rooms and formed a standalone bathing room, sunk below ground level to maintain light and views from the bedroom window. Placed against the east façade, the new spaces have garden views and benefit from natural lighting whilst being shielded from neighbourhood windows by larch slats. Surfaces in the bathroom, shower room and toilet have been coated with micro-cement ensuring seamless waterproof junctions, whilst a copper worktop and wall surround in the enlarged kitchen give a sense of warmth to the living space.

PROJECT COST: **£90,000** COMPLETED: **MAY 2016** CLIENT: **PETE BIGGS & ROBBIE DE SANTOS** ARCHITECT: **STUDIO 304 ARCHITECTURE** STRUCTURAL ENGINEER: **JAMES FRITH LTD** MAIN CONTRACTOR: **KENSINGTON GREEN LTD** MICRO CEMENT: **VENEZIANO MARBLE PLASTERING** STRUCTURAL GLAZING: **CULMAX** DINING TABLE & CHAIRS: **DAVID ROSS** LANDSCAPE SUPPLIES: **JAPANGARDEN** PHOTOGRAPHER: **RADU PALICICA**



Ground floor plan



Section





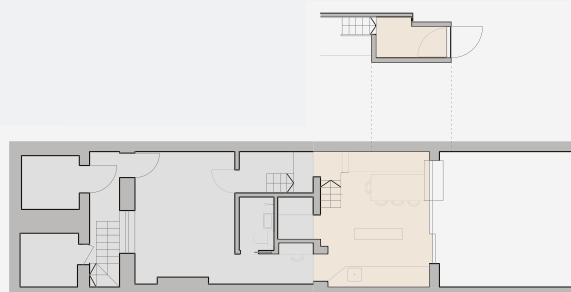
MOLYNEUX STREET

MARYLEBONE, KENSINGTON & CHELSEA

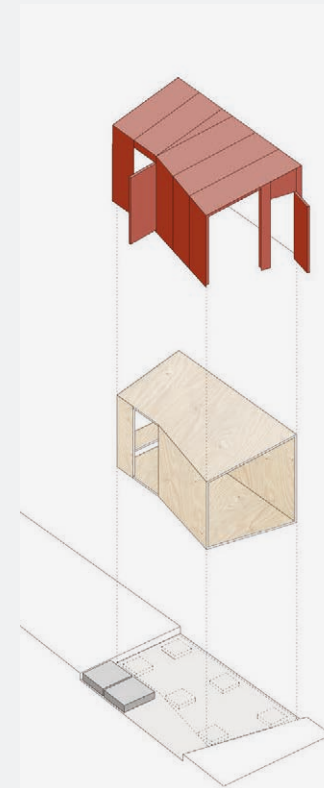
A chestnut shingle-clad extension to the rear of a Grade II-listed Georgian townhouse, creating an interior treehouse that acts as a lantern

—— Inspired by Admiral Molyneux, the design hinged around a crow's nest – suspended in the new kitchen to form an interior treehouse and flood light into the original structure. Sitting atop an inverted bay window, the nest feature extends to form part of the dining table internally, and externally to create a place to sit. Developing a contemporary architectural response within a historical setting, the design incorporates sweet chestnut – an ancient material rarely seen in construction today – used as shingles to clad the crow's nest, and forms the kitchen cabinets, seating and staircase, all cut from the same tree.

PROJECT COST: **£250,000** COMPLETED: **DECEMBER 2015** CLIENT: **ANABEL HOULT** ARCHITECT: **PATRICK LEWIS ARCHITECTS** MAIN CONTRACTOR: **GD CONSTRUCTION** STRUCTURAL ENGINEER: **RODRIGUES ASSOCIATES** INTERIOR DESIGNER: **GD INTERIORS** JOINER: **LETHBRIDGE LINES** PHOTOGRAPHER: **SIMON KENNEDY**



Lower ground floor plan and crow's nest



Axonometric



THE RUG ROOM

OVAL, LAMBETH

An atmospheric COR-TEN steel-clad plywood structure located at the end of a narrow garden, creating a flexible and inspiring workspace

—— Providing a workspace for a recently retired rag rug maker, this project has created enough space to lie out materials and leave them undisturbed, without cluttering the main house. This project creates an atmospheric structure, offset at the end of a narrow garden, with entrance doors to one-side and rear. The building's angled, double layer, self-supporting plywood structure is sleeved inside its steel shell. Fabricated offsite, the handcrafted components had to fit through the house and down an awkward narrow staircase, and were then placed on six small pad foundations, glazed, insulated and finally clad in raw COR-TEN.

PROJECT COST: **£25,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT AND CONTRACTOR: **NIC HOWETT** STRUCTURAL ENGINEER: **WEBB YATES ENGINEERS** CARPENTRY AND JOINERY: **SPACES BESPOKE JOINERY** CORTEN STEEL SUPPLIER: **LOTUS STEELS** PHOTOGRAPHER: **DAMIAN GRIFFITHS**





A FAMILY HOUSE IN NORTH LONDON

KILBURN, BRENT

Refurbishing a mid-terrace house to create additional living space with a new side extension and loft conversion, maximised by a bespoke wooden staircase

———— Upgrading a dated home, this project has improved the flow of rooms and created a series of new spaces. A side extension – opening on to a remodelled garden – utilises wide double aluminium doors, a glass panel, and three roof lights to create a well-lit open-plan kitchen and dining room. To increase the floor-to-ceiling height of this space, the old flooring and soil was removed and replaced with an insulated concrete slab and underfloor heating. The addition of a new rear dormer with large French doors to the loft space has created a guest bedroom / study room with an en-suite bathroom.



PROJECT COST: **£200,000** COMPLETED: **OCTOBER 2015** ARCHITECT: **VORBILD ARCHITECTURE** ENGINEER: **ASK BUILDING CONSULTANTS** CONTRACTOR: **DANDOR BUILDING SERVICES** KITCHEN: **M C STONE** TILES: **MARRAKECH DESIGN** ARTWORK: **WHO DESIGN** LIGHTS: **FACTORYLUX** SANITARYWARE: **EDWINS BATHROOMS** PHOTOGRAPHER: **CHRIS SNOOK**



APOLLO STUDIOS

KENTISH TOWN, CAMDEN

Converting a former piano factory into a flexible living environment for a working family with inventive use of materials

———— Converting an industrial shell to residential use, this flexible family home has created a living area with an open-plan kitchen at the centre of the plan, surrounded by service areas which can be closed down via sliding screens, or opened up to function as one extended space. The design clearly articulates the new interventions, and incorporates a variety of textures and materials from white brick, gloss black, and birch ply, to the scaffolding tubes of the children's bed platforms. The dual aspect space allows cross ventilation, while exposed thermal mass of concrete and brick helps to stabilise extremes of temperature.



PROJECT COST: **£195,000** COMPLETED: **JULY 2016** ARCHITECT: **SOUTHSTUDIO** BUILDER: **IC&T PROJECTS** BUILDING CONTROL: **BUILDING CONTROL APPROVAL LTD** CONCRETE WORKTOP: **WHITE + REID** INTERNAL GLAZED SCREENS: **AGM LONDON LTD** NEW WHITE BRICKS: **WIENERBERGER** KITCHEN/ UTILITY APPLIANCES: **MIELE** PHOTOGRAPHER: **NICK HOWE**



ARTIST'S HOUSE, BRIXTON

LAMBETH

Reconfiguring a Victorian terraced house to meet the needs of an artist and her growing family – transforming their home of 12 years into a light-filled, energy-efficient abode

———— Transforming a series of small, dark rooms at ground floor level, this project has formed a bright and spacious living room which flows through to the kitchen, offering dual aspect views to the outside. Optimising space upstairs, the project has created a new study nook and loft bedroom, together with a shower room that borrows light from the main family bathroom through a large opaque glass wall – both with separate entrances to allow simultaneous use during the morning rush. The external brick walls have been lined with innovative calcium silicate natural insulation, whilst underfloor heating beneath the polished concrete kitchen floor exploits its thermal mass – keeping the house warm and dry.



PROJECT COST: **£152,000** COMPLETION: **JULY 2015** CLIENT: **ANIA TOMASZEWSKA-NELSON AND CHRIS NELSON** ARCHITECT: **CULLINAN STUDIO** MAIN CONTRACTOR: **SPARROW BUILDING LTD** STRUCTURAL ENGINEER: **RISE STRUCTURES** SUSTAINABILITY CONSULTANT: **NRG CONSULTING** POLISHED CONCRETE FLOOR: **MAPEI - ULTRATOP** ZINC RAINSCREEN AND ROOF CLADDING TO DORMER: **VMZINC** CALCIUM SILICATE NATURAL INSULATION LINING: **ECOLOGICAL BUILDING SYSTEMS - CALSITHERM** COMPOSITE ALUMINIUM WINDOWS: **VELFAC - V200 SERIES** PHOTOGRAPHER: **PAUL RAFTERY**



BARNHAM ROAD

GREENFORD, EALING

Re-planned and extended suburban semi-detached with a faceted roof plays on the eclectic additions to the suburban roofscape

———— Creating space for a growing family in a home with limited scope for extension required the re-division of the existing pattern of the house, alongside small extensions. Rather than only separating living and private spaces horizontally by floor, this project uses the axis of the stair to create an additional division, with the side and rear extension forming part of the new living spaces to create a space for socialising. The faceted roof's two triangle roof lights enhance the new volume, casting natural light deep into the plan. Plywood panelling and basket weave parquet floor throughout the living spaces unify new and old.



PROJECT COST: **£238,224** COMPLETION: **AUGUST 2016** ARCHITECT: **MOCT STUDIO** PRINCIPLE CONTRACTOR: **SUBRICK LIMITED** STRUCTURAL ENGINEER: **RODRIGUES ASSOCIATES** QUANTITY SURVEYOR: **RONALD HARRISON & ASSOCIATES** PARTY WALL SURVEYOR: **CONWAY ASSOCIATES** PHOTOGRAPHER: **IOANA MARINESCU**



BARNSBURY TERRACE

ISLINGTON

Transforming a Grade II listed townhouse with a replacement single storey extension and glazed closet wing; filling the basement and hallway with natural light

———— Located in a conservation area, this Grade II listed townhouse has been sensitively extended to provide additional living space and fill the original basement with natural light. Replacing a dark and draughty extension, a contemporary single-storey reclaimed brick replacement complements the house, with exposed London Stock brick within the sun room and black metal framed glass doors to the garden. The sleek glass closet wing extension provides views upon entry into the garden beyond, and floods the original stair with natural light, whilst a large rooflight over the sun room brings natural light deep into the plan.

PROJECT COST: **£240,000** COMPLETED: **APRIL 2016** ARCHITECT: **HUT** STRUCTURAL ENGINEER: **MORPH STRUCTURES** CONTRACTOR: **ASAP CONSTRUCTION** PHOTOGRAPHER: **HEATHER HOBHOUSE**



THE BEVEL EXTENSION

WESTBOURNE GREEN, CITY OF WESTMINSTER

Reconfiguring and upgrading a basement flat with a porcelain clad, contemporary side extension to create a spacious and light-filled home

———— Extending a claustrophobic basement flat to suit the needs of a young professional, this project created a side extension to provide a full width living space with a good connection to the garden. A courtyard serves the kitchen and the previously landlocked bedroom, and enables a dual aspect to the living space. The external finish consists of two pieces of large format porcelain cladding to the face of the bevelled volume, with a giant aluminium framed pivot door functioning as both a picture window and an opening element between the new living space and garden.

PROJECT COST: **£315,000** COMPLETED: **AUGUST 2016** ARCHITECT: **YARD ARCHITECTS** STRUCTURAL ENGINEER: **CONSTANT STRUCTURAL DESIGN** BUILDER: **MARTIN KELLY** BUILDING CONTROL: **SALUS** PHOTOGRAPHER: **FRENCH + TYE**



THE BLACK & WHITE MEWS

PRIMROSE HILL, CAMDEN

Reconfiguring a mews house to optimise the flow of space and light, resulting in a series of layered luminous spaces rich in character

———— Entirely reconfiguring the volume of a mews property, this project has relocated the living space to the second floor, introduced a new terrace to provide outdoor space and draw natural daylight deep into the kitchen and living area, and moved the master suite to the first floor. On the entrance level a large shower room and additional double bedroom join a study that opens onto the mews through large carriage doors. The design employs a restrained palette of materials characteristic of the industrial heritage of the building, emphasising the original fabric.

PROJECT COST: **£295,000** COMPLETED: **FEBRUARY 2015** ARCHITECT: **THREEFOLD ARCHITECTS** STRUCTURAL ENGINEER: **ELLIOT WOOD** CONTRACTOR: **FA LANE AND SON** PHOTOGRAPHER: **CHARLES HOSEA**



BOOK HOUSE

EAST DULWICH, SOUTHWARK

A typical 1930's semi-detached house in south London reinvented for the 21st century – with dividing walls removed and a crafted interior

———— Briefed with creating an open-plan family living space with good connections to the garden, the design removed eight internal walls to make two rooms, replacing a warren of awkward spaces with little natural light. A timber box conceals a utility room and storage, with the materiality again emphasised in the birch-faced plywood rear wall, conceived as an item of joinery – including a seat, cupboard, bookcase or window depending on the user's needs – in contrast to the swath of folding glazing so often applied to garden elevations. From the exterior, the new elevation is animated by crafted brickwork and a combination of fixed, opening and clerestory glazing.

PROJECT COST: **£125,000** COMPLETED: **MAY 2016** ARCHITECT: **BURGESS ARCHITECTS LTD** STRUCTURAL ENGINEER: **TRAIN AND KEMP** CONTRACTOR: **PLENTA EFFECT** OAK BOARDS: **TED TODD** CERAMIC FLOOR TILES: **DOMUS** PORCELAIN WALL TILES: **LAURA ASHLEY** BASALT WORKTOP: **GEOLOGY** PAINT: **LITTLE GREEN** LIGHTING: **URBAN COTTAGE INDUSTRIES** PHOTOGRAPHER: **ED BURGESS**



BROKESLEY STREET

MILE END, TOWER HAMLETS

Set within a conservation area, this mid-late Victorian terraced house has been extended to provide extra space across two floors that caters for the growing needs of a family

———— With most of the living accommodation reduced to a single space in the basement, a black timber-clad two-storey rear extension has provided much needed space for the growing family of six, creating a light-filled large open-plan kitchen, living and dining room. Above, the extension provides a much-needed second bathroom and cloakroom area, with internal reconfigurations creating an extra bedroom and a separate master en-suite. The 2-metre high ceilings of the second floor were removed in order to create a feeling of space for two children's bedrooms and form a playful mezzanine / storage area.

PROJECT COST: **£250,000** COMPLETED: **MAY 2016** ARCHITECT: **POULSOM / MIDDLEHURST LTD** ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** PHOTOGRAPHER: **ADAM SCOTT**



BROXHOLM ROAD

WEST NORWOOD, LAMBETH

Completely refurbishing a tired semi-detached house with a loft conversion and rear extension – expanding the home from 80 sqm to 139 sqm

———— The rear extension has created an open social space that includes kitchen, dining, study and relaxing spaces. The brief sought to integrate the ground floor with the much lower down garden, which led to a split plan with the dining and study spaces opening to the garden. To reduce massing, the roof was split and lowered over half of the space, which in turn allowed the insertion of clerestory windows and the creation of a book-filled relaxing nook in the mezzanine space. Upstairs, two double bedrooms and en-suite were added, linked to the house via a double-height space formed out of the old box room.

PROJECT COST: **£200,000** COMPLETED: **JULY 2016** ARCHITECT: **SELENCKY/// PARSONS** STRUCTURAL ENGINEER: **TOYNBEE ASSOCIATES** CONTRACTOR: **DAVE BUILDING CONTRACTOR**



CANONBURY HOUSE

ISLINGTON

Rescued from its previous over-exuberant decorator owner, this dark and cluttered Victorian house has been transformed by a new glazed extension, liberating its elegant spaces with improved daylighting

———— In order to revitalise a dark and dingy house, the design aims comprised: stripping out existing clumsy insertions, rationalising the interior layout and improving circulation; creating a new family floor; and opening the interior to the garden to increase natural light levels. Replacing a poorly designed extension with a frameless double-height glass box, aligned with the front door, has afforded views over the garden while providing a strong link between the lower ground and upper ground floors. The new cloister-like dining room extension is flexibly linked to the new kitchen by internal folding doors, with both spaces flooded with natural light.

PROJECT COST: **£1,200,000** COMPLETED: **JULY 2015** ARCHITECT: **BARBARA WEISS ARCHITECTS** ENGINEER: **OSBORNE EDWARDS** COST CONSULTANT: **BURR AND NEVE** CONTRACTOR: **FAMELLA LTD** GARDEN DESIGN: **LONDON GARDEN DESIGNER** GLAZING: **CANTIFIX** RESIN FLOORING: **SENSO** TIMBER FLOORING: **DINESEN** JOINERY: **BARN 6 FURNITURE** STAIRS: **FLIGHT DESIGN** PHOTOGRAPHER: **RACHAEL SMITH**



CANOPY HOUSE

STOKE NEWINGTON, HACKNEY

Creating extra space for Scandinavian living, this black brick, wood-finished extension has provided light-filled warm spaces, coupled with an upstairs sauna

———— Updating a dark kitchen with low ceilings and a patchworked rear façade, this project has formed a black brick extension at ground floor level, enlarging the kitchen without losing too much of the garden. Carefully proportioned floor-to-ceiling oak-framed windows have been employed to draw in daylight and create a closer connection to the outside, reaffirmed by an oriel window which provides a cozy snug seat, and a generous sized pivot door that opens the space to the garden in warmer months, counterpointed by the cantilevered oak-lined canopy for inclement days. At first floor level, a new side extension, built in brickwork to match the existing, provides space for a new bathroom and sauna.

COMPLETED: **SEPTEMBER 2015** ARCHITECT & INTERIOR DESIGNER: **A2STUDIO** CONTRACTOR: **WK BUILDING & DECORATION** STRUCTURAL ENGINEER: **FORM LONDON** LANDSCAPE DESIGN: **HADA** GLAZED DOORS AND WINDOWS: **B MURPHY & CO** ROOFLIGHTS: **SUN SQUARE** PHOTOGRAPHER: **RICK MCCULLAGH**



CASA DEL SOL

BRIXTON, LAMBETH

Wishing to stay in Brixton, this terrace house has been enlarged to better accommodate the needs of an expanding family, extending the lower ground floor, and creating a new bedroom and bathrooms above

———— Creating extra space, this project has produced a fourth bedroom, new bathroom, and shower room in the upper floors by converting existing rooms, and has created a generous kitchen and dining space on the lower ground floor in a side extension. The light kitchen has a much greater connection to the garden, and maintains its distance from the living space through the glazed gap to the wall of the house. The gap is spanned by a single panel of double glazed glass – 4.50m long by 0.85m wide.

PROJECT COST: **£257,000** COMPLETED: **SEPTEMBER 2016** ARCHITECT: **SOPHIE NGUYEN ARCHITECTS** STRUCTURAL ENGINEER: **FORM STRUCTURAL DESIGN** QUANTITY SURVEYOR: **COLEMAN ASSOCIATES** PRINCIPAL DESIGNER ADVISER AND APPROVED INSPECTOR: **SHORE ENGINEERING** CONTRACTOR: **TONY PESTANA BUILDERS LTD** GLASS SPECIALIST: **COMPASS GLASS LTD** PHOTOGRAPHER: **HUFTON + CROW**



CASA VOTA

KILBURN, CAMDEN

Located in a conservation area, this simple renovation has been made special by a showpiece staircase and roof terrace, with sustainable materials and restrained decoration enhancing panoramic views over London

———— Readyng their flat for the arrival of their new daughter, this project sought to evoke feelings of the Italian landscapes of the clients' childhood, with cool enclosures and bright, warm finishes. Bringing in more light and making better use of the existing space, the home was augmented with a new roof terrace and a digitally-crafted sculptural stair. The stair, fabricated from 25mm thick birch ply, replaced the existing boxy stair with a tighter geometry, with ash treads linking with the new ash floorboards – all sustainably sourced from Suffolk. Upstairs, new glass dormers and a walk-on skylight bring in light from all four sides.

PROJECT COST: **£351,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT: **51 ARCHITECTURE** STRUCTURAL ENGINEER: **PRICE & MYERS** BUILDING CONTRACTOR: **TRIPLEDOT** BUILDING CONTROL: **MLM** CDM: **GODDARD CONSULTING** GLAZING: **CANTIFIX** TIMBER FLOORS: **SUTTON TIMBER** BATHROOM FITTINGS: **CEA DESIGN** LIGHT FITTINGS: **WHITEGOODS AND DELTA** LIGHT BLINDS: **SILENT GLISS** PHOTOGRAPHER: **JIM STEPHENSON**



CEDAR HOUSE

BALHAM, WANDSWORTH

Refurbishing and extending an 1960's bungalow into a contemporary four-bedroom house with a strong urban presence

———— Located on a corner plot at the boundary of the Balham conservation area, this property has transformed an existing brick and timber-clad bungalow into a two-storey house, with a cedar-clad top storey on a grey render plinth. The cedar slatted cladding is coated in a treatment to allow the slats to weather evenly to a natural silver grey finish. Internally, the original kitchen, living room and a bedroom have been opened up to create a large living/dining/kitchen space. The glazed corner above the staircase floods light into the ground floor. The boundary along the street is redefined with matching slatted cedar panels providing a more private garden.

PROJECT COST: **£250,000** COMPLETED: **JUNE 2015** ARCHITECT: **CHASE ARCHITECTURE** CONTRACTOR: **FOXBUY BUILDING LTD** TIMBER CLADDING SUPPLIER: **SILVA TIMBER PRODUCTS** PHOTOGRAPHER: **CHRIS HEPBURN**



CHAUCER CUT OUT

HERNE HILL, LAMBETH

A full renovation of a three-storey Victorian end-of-terrace house, remodelling the existing floor plans and adding a small extension to create a modern home

———— Redeveloping their Victorian house into a modern and efficient family home, the project has refurbished a dated house to create a carefully restored exterior and stripped back interior. Maximising the existing space on the lower-ground floor, the layout has been extensively replanned with internal walls removed. A small extension to the rear has converted a tired utility room into a light guest bedroom with an en-suite shower. Seamless eaves glazing along with dual aspect windows maximises daylight in the north-west facing elevation, creating a spacious environment on the lower floor.

PROJECT COST: **£230,000** COMPLETED: **JULY 2016** ARCHITECT: **GRUFF LIMITED** STRUCTURAL ENGINEER: **CRUCIS DESIGNS LIMITED** MAIN CONTRACTOR: **DELTA BUILDING SERVICES** JOINER AND KITCHEN: **THE DOVETAIL JOINT LIMITED** GLAZING: **FINELINE ALUMINIUM** PHOTOGRAPHER: **BEN BLOSSOM**



CHURSTON GARDENS

BOUNDS GREEN, HARINGEY

Adding a contemporary twist to a 1930s mid-terraced home, this eco-friendly project has fully utilised the interior spaces

———— Maximising the building's floor area using permitted development rights, this eco-refurbishment project has updated the home to bring in more light and modernise the plumbing, electrics and insulation. A ground floor extension has created a light and airy open plan kitchen, dining and living area, whilst a loft extension has created a fourth bedroom suite with dressing area and bathroom. Reinstated original features on the front façade contrast with the modernist appearance of the white-rendered rear façade, creating cohesion between storeys rather than the typical loft conversion 'box' sitting on top of the original structure.

COMPLETED: **JULY 2016** ARCHITECT: **MULROY ARCHITECTS** STRUCTURAL ENGINEER: **TOTAL DESIGN STRUCTURAL LTD** CONTRACTOR: **GRAND DESIGNS CONSTRUCTION LTD** ASBESTOS SURVEY: **NOVA ASBESTOS SURVEYS** APPROVED INSPECTOR: **PWC BUILDING CONTROL** WINDOWS: **DURATION WINDOWS** EXTERNAL RENDER: **ATLAS EXTERNAL** BATHROOM BRASSWARE: **HANSGROHE** SHOWER TRAYS: **DURAVIT - DURAPLAN** SANITARYWARE: **DURAVIT HAPPY D2** KITCHEN: **JOHN LEWIS** KITCHEN SINK: **FRANKE** KITCHEN TAP: **PERRIN & ROWE - PHEONIX 3-IN-1 MIXER** WOOD BURNING STOVE: **MORLEY STOVE COMPANY - MORSO 6140** GAS FIRE: **DRU** PAINT: **FARROW & BALL DULUX** IRONMONGERY: **FRANCHI** RADIATORS: **BISQUE - CLASSIC RANGE** EXPOSED LAMPS: **LEE BLOOM CRYSTAL** TIMBER FLOOR: **JORDAN ANDREWS** TILES: **BIBLIOTECQUE, FIRED EARTH** PHOTOGRAPHER: **JOAKIM BOREN**



CLARENDON MEWS

MARYLEBONE, CITY OF WESTMINSTER

Internally reconfiguring a run down and tired 19th century mews house to create a variety of spaces for family life, with a subtle material palette accentuating the sense of space

———— The owners wanted to reconfigure the internal space to make a proper family home, as the house had only three rooms across its two floors. Retaining the existing massing from the street, the home has been converted into a four storey property, achieved by changing the internal floor levels, exposing the roof space and adding a basement. Traditional timber windows and door ensure that from the exterior the house retains its historic charm, whilst internally, an open folded metal stair forms a back drop to each floor and pulls light through the house, aided by a glazed floor panel in the living room.

CONSTRUCTION COST: **£800,000** COMPLETED: **APRIL 2016** ARCHITECT: **EMRYS ARCHITECTS** STRUCTURAL ENGINEER: **ELLIOT WOOD PARTNERSHIP** CONTRACTOR: **DDC LTD** METALWORK SUBCONTRACTOR: **A. W. JEFFREYS** PHOTOGRAPHER: **ALAN WILLIAMS PHOTOGRAPHY**

Special Prize: **Best Interior Design**

DON'T MOVE, IMPROVE!



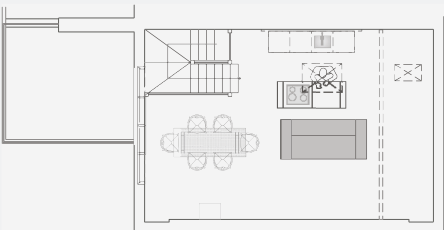
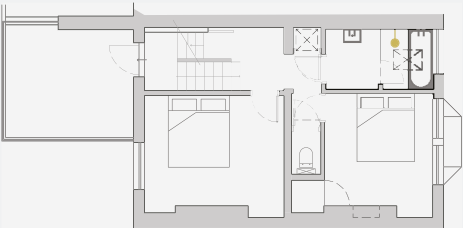
CLAY HOUSE

TUFNELL PARK, ISLINGTON

Conceived as a series of verbs and actions that occur within the spaces, this one-bedroom flat has been recreated with spaces for dreaming, sleeping, bathing, cooking, dwelling and gathering

———— Finished throughout with natural clay to reduce costs and create a warmly textured interior, this top second floor flat in a Victorian mid-terraced property has been internally refurbished and extended into the roof. The living space is now situated within the old roof with a rear dormer construction, with existing Victorian brickwork left exposed along both party walls to maximise the space. The bathing zone has been carefully designed for the needs of the Japanese owner, with separate areas indicating the respective activities, including a heated area for undressing, lined with fumed oak panels which leads through to a grey stone bathing area.

PROJECT COST: **£100,000 + VAT** COMPLETED: **MAY 2016** ARCHITECT: **SIMON ASTRIDGE ARCHITECTURE WORKSHOP** ENGINEER: **CAR LTD** CLAY SPECIALIST: **CLAY WORKS** KITCHEN ISLAND: **KITCHEN ARCHITECTURE** PHOTOGRAPHER: **NICHOLAS WORLEY**



From top: Second and third floor plans



COOLHURST ROAD

HIGHGATE, HARINGEY

Replacing a poorly integrated extension to an Edwardian house, this three-storey side extension provides lateral living spaces, a luxurious master suite, and enhances the exterior

———— Extending and reconfiguring an existing extension which sat incoherently against the main house and landscaping, this new intervention improves connectivity and light with the main house and improves its exterior to better respect the character of the conservation area. The ground floor kitchen and dining space connects directly to the older building whilst its main aperture connects directly to the garden. The two upper floors house the master suite, with open plan dressing area and bathroom linked to a top floor bedroom by a cantilevered oak stair, and on to a roof terrace.

COMPLETED: **SEPTEMBER 2015** ARCHITECT: **ALEXANDER MARTIN ARCHITECTS** CONTRACTOR: **BLERIOT CONSTRUCTION** ENGINEER: **ENGINEERSHRW** PARTY WALL SURVEYOR: **ROGER OAKLEY** INTERIOR DESIGNER: **ALEXANDER MARTIN ARCHITECTS / DEBBIE NEAL INTERIORS** EXTERNAL WINDOWS/DOORS: **RETAIL JOINERY LIMITED** TIMBER FLOORING: **THE SOLID WOOD FLOORING COMPANY** TILES: **CAPITOL DESIGN STUDIO** STONE TO BATHROOM: **PORCELANOSA** STONE TO KITCHEN WORKTOPS: **G MICCOLI & SONS LTD** KITCHEN: **RETAIL JOINERY LTD** PHOTOGRAPHER: **PETER COOK PHOTOGRAPHY**



THE COOPERAGE

CLERKENWELL, ISLINGTON

Converting a former industrial building into a contemporary family dwelling by opening up spaces on the ground floor and creating a triple-height living space

———— Located on a tight, former industrial site, the building has been converted into a modern open space, arranging generous, open plan family spaces in the lower levels with more private rooms at higher levels. Preserving the building's industrial history and character, the design celebrates the remaining original features whilst expanding the basement and removing a large section of the ground floor slab to create a triple-height, top-lit living space. A suspended, freestanding steel and timber staircase has rationalised the vertical circulation and leads to a contemporary second floor extension, set back from the existing brick walls, that replaced a non-original lead mansard roof.

PROJECT COST: **£1,000,000** COMPLETED: **MAY 2015** ARCHITECT: **CHRIS DYSON ARCHITECTS** STRUCTURAL ENGINEER: **STODART ASSOCIATES** CONTRACTOR: **FMK CONSTRUCTION LTD** FIRE CONSULTANTS: **IFC GROUP** AV: **JAMES & GILES** LIGHTING DESIGN: **LDPI** PHOTOGRAPHER: **PETER LANDERS PHOTOGRAPHY**



CORNWALL MEWS

KENSINGTON, KENSINGTON & CHELSEA

A delicate staircase, elegant lightwells and structural glass floors help to transform this compact mews site into a light-filled family home

———— Arranged around a set of lightwells, double-height spaces and structural glass floors – linked together by a unique lightweight bespoke staircase – the carefully arranged interior now allows the natural lighting of this four storey property, achieved despite a lack of windows at ground floor level. The staircase, fabricated from steel plate and solid oak mixes fine welding with artisan carpentry in order to create a lightweight form, free from visible structural hierarchy.

PROJECT COST: **£858,000** COMPLETED: **JUNE 2015** ARCHITECT: **ALMA-NAC COLLABORATIVE ARCHITECTURE** INTERIOR DESIGNER: **ALEXANDER WATERWORTH INTERIORS** STRUCTURAL ENGINEER: **CONSTRUCTURE** M&E CONSULTANT: **BOOM COLLECTIVE** STAIR FABRICATOR: **DIAPO** PHOTOGRAPHER: **JACK HOBHOUSE**



THE COTTAGE

HACKNEY DOWNS, HACKNEY

Extending and upgrading a backland warehouse conversion, creating a cost-effective solution to maximise the use of space whilst respecting the neighbouring Victorian flats

———— Delivered under permitted development, this design has created two additional bedrooms and an informal living space in the attic, and fully reconfigured the existing living, kitchen and dining spaces together with the master bedroom, family bathroom and utility space. With a relatively limited budget, this project recycled and re-used all the steel and timber within the existing property, significantly reducing the overall construction costs. A simple palette of materials have created a tailored, bespoke character throughout.

PROJECT COST: **£170,000** COMPLETED: **MAY 2016** ARCHITECT: **ARCHEA LTD** STRUCTURAL ENGINEER: **DAVID BYRNE** BUILDING CONTROL: **ASSENT BUILDING CONTROL** PHOTOGRAPHER: **FERNANDO MAÑOSO**



DE BEAUVOIR SQUARE

HAGGERSTON, HACKNEY

The interior refit and extension of a Grade II-listed house invites the outside in, making a period property suitable for contemporary family living

———— Refitting and extending their home to connect living spaces on all floors, the project has radically transformed the basement kitchen, which was half buried underground, with double-height glazing which floods the space with natural daylight. Sliding doors provide direct access to a new sunken terrace, which itself contains an external kitchen. Clad entirely in stone, the terrace reflects light into the lower floor. The original layout and features of the house have been preserved, while now the principal living room on the upper level overlooks the new double-height dining space via a natural oak balustrade.

PROJECT COST: **£230,000** COMPLETED: **SEPTEMBER 2016** ARCHITECT: **BRADLEY VAN DER STRAETEN ARCHITECTS** ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **HIRSEN**



DEFOE ROAD

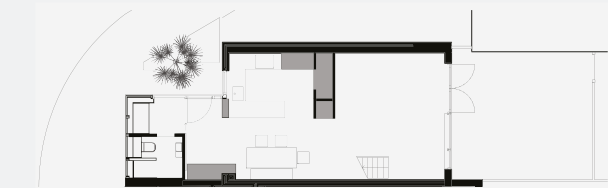
STOKE NEWINGTON, HACKNEY

Transforming a dilapidated and landlocked warehouse into a double-height two-bedroom house with retained envelope and gridded steel frame windows, clean lines, industrial materials, and an internal courtyard

———— Hindered by its difficult site, this warehouse conversion project had to deal with rights of way, freeholder and leaseholder consents, a 90m service trench across third party land and reduced access that required a kit of parts to be designed that could be fabricated off site. With very little structure left of the original brick building, the design focused on creating an open-plan, two-bedroom house with an industrial aesthetic in keeping with its original purpose. A series of complex structural interventions opened up the space, adding windows and height to create a practical, modern space.

PROJECT COST: **£350,000** COMPLETED: **OCTOBER 2016** ARCHITECT: **PAPER HOUSE PROJECT** STRUCTURAL ENGINEER: **MICHAEL HUMPHREYS** CONTRACTOR: **HEXAGON CONSTRUCTION** INTERIOR STYLIST: **EMMA ARCHER** PHOTOGRAPHER: **RORY GARDINER**

Special Prize: **Best Historic Intervention**



Ground floor plan



DELAWYK MODULAR HOUSE

HERNE HILL, SOUTHWARK

Refurbishing a compact 1960s terraced house with new modular front extension, creating small-scale interventions to adjust the internal spaces to modern family life without distorting the integrity of the original aesthetic

———— One of 115 houses on a 1960s resident-managed ex-council estate, this end-of terrace house has been refreshed with an upgraded interior and environmental performance, driven by a modest porch extension. The existing home included external storage in front of the house and an unwelcoming narrow entrance porch. The reconfigured entrance provides space for a studio, a cloakroom and utility area, and is flooded with light from an oversized flush roof light. The boldly coloured kitchen forms the heart of the house, with the existing chimney re-purposed as a pantry, achieving maximum storage while not reducing the living space.

PROJECT COST: **£120,000** COMPLETED: **JULY 2015** ARCHITECT: **R2STUDIO ARCHITECTS LTD** STRUCTURAL ENGINEER: **CONSTRUCTURE LTD** CONTRACTOR: **F&F INSTALLATIONS** COLOUR CONSULTANT: **EMILY RISSOM** WINDOWS: **VELFAC** FLOORING: **DALSOUPLE / EXISTING OAK FLOORING / OSMO** KITCHEN: **INTOTO** KITCHEN TILES: **ALHAMBRA** LIGHTING: **OLUCE / JIELDE / LIGHT YEARS** ROOFING: **SARNAFIL** BRICKS: **IBSTOCK** BESPOKE STUDY DESK: **LOOFA DESIGN** PHOTOGRAPHER: **ANDY MATTHEWS / FREDERIK RISSOM**



DEVONSHIRE HOUSE

PIMLICO, KENSINGTON & CHELSEA

Sensitively reimagining the interior of a Pimlico apartment with Douglas fir timber interventions, creating a harmonious city flat

———— Transforming a top floor flat subjected to vinyl flooring tiles and an overload of doors, this project has altered the dated interior to create a contemporary apartment, whilst complying with the freeholder's requirements. Unable to demolish any walls, the design instead sought to open up the living areas with the minimum intervention. Utilising a light coloured, Douglas fir timber throughout the flat – in the wall cladding, timber flooring and fitted furniture – this new materiality knits the spaces together, forming pieces of 'furniture' out of new design elements and the existing services compartment.

PROJECT COST: **£256,000** COMPLETED: **MAY 2015** CLIENT: **LION CAPITAL** ARCHITECT: **HOGARTH ARCHITECTS** STRUCTURAL ENGINEER: **BLUE ENGINEERING** CONTRACTOR: **MORTON HALE CONSTRUCTION** INTERIOR DECORATION: **MARTA NARBONA** TIMBER FLOORING AND CLADDING: **DINESEN** KITCHEN: **ROUNDHOUSE** TILES: **GRESTEC / H&E SMITH** SANITARY: **PORCELANOSA** LIGHTING: **DELTA LIGHT** PHOTOGRAPHER: **RICHARD SOUTHALL**

Shortlisted



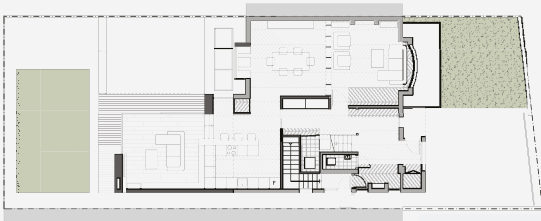
DOUBLE CONCRETE HOUSE

CLAPHAM, WANDSWORTH

Redefining a semi-detached house with concrete textures, replacing a dark, cellular ground floor with a concrete and glass finished garden extension

———— Gaining light and views, this project has reformed a dark and cramped semi-detached house next to an overbearing office building with an experimental rear extension. Concrete was chosen for its extreme versatility and tactile finish, with the existing external render's depth and texture influencing the choice of board-formed concrete, juxtaposed with a silky finish to create a refined and orderly interior. Remedying the small, cellular spaces, the new extension offers a much greater connection to the south-facing garden, replacing a bay window with a concrete window box to allow light to infuse the space.

PROJECT COST: **£730,000** COMPLETED: **MAY 2016** CLIENT & INTERIOR DESIGNER: **JESSICA SAVAS** ARCHITECT: **INTER URBAN STUDIOS LTD** STRUCTURAL ENGINEER: **BUILDING PROJECT LTD** APPROVED INSPECTOR: **JHAI LTD** ENERGY CONSULTANT: **MES ENERGY SERVICES** PHOTOGRAPHER: **ROSANGELA PHOTOGRAPHY**



Ground floor plan



DOVERCOURT

DULWICH, SOUTHWARK

Stitching together a dark and introverted Edwardian property, this project has doubled the daylight to create a family house with an office for a growing design practice

———— Implemented in phases to allow the family to stay in occupation throughout and allow them to budget for the work, this project has created a kitchen / dining extension and loft extension within a much loved Edwardian home. The centre of the house was reorganised to provide a service core and office in place of the original parlour and kitchen, which has been relocated to the modern, light-filled ground floor extension, connecting with the refurbished garden and trees beyond. Well considered storage solutions increase the feeling of lightness and space.

CONSTRUCTION COST: **£135,000** COMPLETED: **JANUARY 2015** CLIENT: **THE MCCALLUM FAMILY** ARCHITECT: **CHARLOTTE AMBROSE ARCHITECTS LTD** STRUCTURAL ENGINEER: **AKERA ENGINEERS** CONTRACTOR: **STEVE RUSTON BUILDERS AND STAN BUILDERS** PHOTOGRAPHER: **EDMUND SUMNER / LUKE FOREMAN**



DOWNSIDE

BELSIZE PARK, CAMDEN

A series of angled facets reconnects with the garden to provide a unique architectural solution that avoids the traditional full-width house extension

———— Providing a bigger kitchen in this Victorian home, the new extension has been expressed as a series of solid and void angled facets, providing a level of transparency between the house and garden as well as retaining a certain level of privacy. The kitchen enjoys a longer, wider footprint, with a frameless window puncturing the wall to provide views across the neighbouring gardens. A layered palette of traditional materials – including York Stone, London Stock Brick and timber – seek to knit the extension in its surroundings, whilst an asymmetrical roof provides a simple shading device to the bright south-easterly aspect of the house.

PROJECT COST: **£350,000 + VAT** COMPLETED: **JANUARY 2016** ARCHITECT: **FORRESTERARCHITECTS LTD** ENGINEER: **HARDMAN STRUCTURAL ENGINEERS LTD** CONTRACTOR: **MH COSTA LTD** ROOF: **ALWITRA EVALON SINGLE PLY MEMBRANE** TIMBER: **UNTREATED PINE WITH FALU RÖDFÄRG HOUSE PAINT** FLOOR: **SOLID WOOD FLOORING COMPANY LTD** GLAZING: **VELFAC LTD** LIGHTING: **DELTA LIGHT** PHOTOGRAPHER: **ADAM SCOTT**



ELEANOR VILLA

HAGGERSTON, HACKNEY

Coherently linking the interior with exterior spaces, this locally listed semi-detached villa in De Beauvoir has been reformed to right historic wrongs

———— Previous interventions over the years had blocked the original access to the lower ground floor, making it impenetrable from the front and accessed only from the upper ground floor via a warren of small cellular spaces. The project has opened up the lower ground floor, extended the house into the rear garden, and refined the internal circulation to create direct access to the front garden. Cutting into the ground, the extension has achieved a generous volume, whilst the new spine – through the centre of the house – ties the floors together and forms a link through the new kitchen diner into the mature garden beyond.

CONTRACT VALUE: **£296,496** COMPLETED: **JUNE 2016** ARCHITECT: **MARTYN CLARKE ARCHITECTURE LTD** STRUCTURAL ENGINEER: **TZG PARTNERSHIP** PARTY WALL: **THE HOPPS PARTNERSHIP** PHOTOGRAPHER: **RICK MCCULLAGH**



FERN HOUSE

CAMBERWELL, LAMBETH

Fully refurbishing a semi-detached Victorian townhouse in a conservation area, integrating a weathered steel ground floor rear and side extension with a verdant garden

———— Seeking to sensitively connect two potentially discordant spaces – a Victorian townhouse and an exotic garden of tree ferns and tropical palms – while ensuring a bold visual impact befitting the client, this project has utilised a series of glazed openings to connect the elements. At times the full-height windows, skylights, and structural glazed links merge – between wall and ceiling, or one aspect and another – to reflect the abundant surrounding greenery and maximise natural light levels. The expansive, open-plan space greets its unique garden space with open arms through uninterrupted views, whilst level access to the garden reinforces the fluidity between indoor and outdoor.

PROJECT COST: **£553,920** COMPLETED: **JUNE 2016** CLIENT: **GREG SMITH** ARCHITECT: **MOXON ARCHITECTS LTD** ENGINEER: **DOUGLAS KENNEY** STRUCTURAL ENGINEERS & BUILDING CONSULTANTS BUILDING SURVEYOR: **PEARCE & PEARCE** CONTRACTOR: **FOCUS** GLAZING: **IQGLASS** TIMBER FLOORING: **HAVWOODS** TILES: **MOSA** PHOTOGRAPHER: **SIMON KENNEDY**



FERNSHAW

FULHAM, KENSINGTON & CHELSEA

Adding a basement and ground-floor extension to an overlooked interwar semi-detached property to create a series of well-lit, generous living spaces

———— Located in a pocket of land to the rear of other gardens, the ground-floor is now reintegrated with the garden – having previously been cut off without fenestration – with a fully-glazed side extension, which maintains privacy by a carefully detailed single-brick canopy. A deeply excavated basement extends under the garden, with a metre of soil for sustainable drainage, creating a room with generous floor-to-ceiling heights, double-height sliding doors and rooflights. The new living spaces are encircled by a kitchen, dining room, gym and wine room as ‘pockets’ off these central spaces, defined either by joinery, glazing or other semi-transparent means.

PROJECT COST: **£1,830,000** COMPLETED: **SEPTEMBER 2016** CLIENT: **COLOUR SPACE LONDON** ARCHITECT AND INTERIOR DESIGNER: **AND ARCHITECTS** CONTRACTOR: **ROXBURGH CONSTRUCTION** STAIR SUBCONTRACTOR: **CAKE INDUSTRIES** ENGINEER: **GREEN STRUCTURAL ENGINEERS** PARTY WALL SURVEYOR: **COOK STEED ASSOCIATES** PLANNING CONSULTANT: **SAVILLS** PHOTOGRAPHER: **MARCUS PEEL**



FINN IN HIS STUDY

NOTTING HILL, KENSINGTON & CHELSEA

Expanding and reconfiguring a Victorian basement apartment to produce a spacious double-aspect living space with intimate spaces carved from a bespoke storage wall

———— Reimagining a basement apartment in a conservation area that had been impaired by low ceiling heights, poor levels of illumination, and rising damp, this project has maximised light levels and created a completely open plan living area. A storage wall – a large piece of joinery – has enabled much of the apartment’s secondary spaces to be screened from view, acting as a bridge between the large, singular living space and the more intimate dining/study space nestling between two banks of cupboards. Angled niches are carved into the storage wall to open up sight lines from certain vantage points and to break down the mass of the joinery.

PROJECT COST: **£480,000** COMPLETED: **AUGUST 2016** ARCHITECT, INTERIOR DESIGN AND KITCHEN: **TIGG COLL ARCHITECTS** CONTRACTOR: **BUSINESS PRESTIGE** STRUCTURAL ENGINEER: **AMA CONSULTING ENGINEERS** APPROVED INSPECTOR: **QUADRANT AI LTD** REAR GLAZED PIVOT DOORS AND WINDOWS: **IQ GLASS** BRICKS: **JANINHOFF (VIA MODULAR CLAY PRODUCTS)** PHOTOGRAPHER: **ANDY MATTHEWS PHOTOGRAPHY**



FISSURE HOUSE

SHOREDITCH, TOWER HAMLETS

Retaining the proportions of the terraced façade, this project has created a series of dramatic, luminous double- and triple-height spaces and external terraces to form a multi-layered home

———— Refurbishing a four-storey terraced property in the heart of the Redchurch Street conservation area, the project has updated a series of cellular rooms to create a home with dynamic interconnected spaces, with as much natural daylight and the best possible connection to outside spaces. Space was optimised by creating a single linear staircase, occupying a triple-height void or ‘fissure’ along the edge of the building. Internally, variety and excitement has been achieved between floors by cutting back each floorplate to create dramatic views and glimpses of different living spaces, that are both horizontally and vertically open plan.

PROJECT COST: **£400,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT AND KITCHEN: **THREEFOLD ARCHITECTS** ENGINEER: **WEBB YATES** CONTRACTOR: **HI-SPEC BUILD LIMITED** STRUCTURE: **STEEL FRAME & SOLID MASONRY** SLIDING EXTERNAL GLAZING: **FINELINE ALUMINIUM** WALK-ON GLASS TERRACE: **BESPOKE** JOINERY: **VALCROMAT & BRASS** FLOORING: **STEYNSONS, NATURAL WOOD FLOORING CO** IRONMONGERY: **ALLGOOD** LIGHTING: **ECOLED, BUSTER & PUNCH, ATELIER ARETI & TOM DIXON** SWITCHING: **WANDSWORTH CLASSIC 2** PHOTOGRAPHER: **CHARLES HOSEA**



FLORIDA STREET

BETHNAL GREEN, TOWER HAMLETS

A gridded glass atrium helps create a light-filled warehouse as part of this extensive refurbishment and reconfiguration

———— Revitalising a live/work unit formed from a former garment factory, this project has sought to retain an open plan arrangement whilst creating defined spaces and adding a second bedroom. By opening up an enclosed stairwell and incorporating the vertical circulation into the central atrium, the design has added space, light and volume to the main living areas. Glazing is used throughout to bring natural light deeper into the floorplan, with obscured glass panels creating privacy for the refurbished bathrooms and bedrooms. Retaining the industrial aesthetic of the original building, materials include a bespoke stainless steel kitchen and a poured concrete resin floor.

PROJECT COST: **£125,000** COMPLETED: **JUNE 2016** ARCHITECT: **PAPER HOUSE PROJECT** STRUCTURAL ENGINEER: **MICHAEL HUMPHREYS** LIGHTING DESIGNER: **JAILMAKE** INTERIOR STYLIST: **EMMA ARCHER** PHOTOGRAPHER: **RORY GARDINER**



THE FOURTH TERRACE

STAMFORD BROOK, HAMMERSMITH & FULHAM

Creating four floating concrete terraces and a new garden room whilst reconfiguring the interiors to meet the needs of a family with three young children

———— Remedying difficult garden access caused by a poorly planned kitchen and dining area, this project has created a personal solution with a strong connection to the exterior. Removing the rear walls, the garden room forms the first of four floating concrete terraces, constructed as brutalist concrete channels that cascade towards the larger end of the garden. Vertical planes have been expressed as shuttered concrete feature walls, integrating with handmade tiles, whilst polished concrete makes up the horizontal planes. The terraces bridge the new kitchen layout and the garden, inviting the outside in and allowing the client’s children to play safely.

PROJECT COST: **£230,000** COMPLETED: **SEPTEMBER 2016** ARCHITECT: **ZAC MONRO ARCHITECTS** STRUCTURAL ENGINEER: **MARTIN GUSTYN** APPROVED INSPECTOR: **SALUS** PHOTOGRAPHER: **ANDY MATTHEWS**



FRONT LINE HOUSE

HERNE HILL, LAMBETH

Transformation of a dilapidated reconfigured Victorian terrace house to create a spacious, light-filled modern family home, with sculptural free-flowing spaces

———— Creating long views through the house, this scheme has extensively remodelled the interior with a new side extension with skylight, back elevation, adjusted floor levels, removed walls and chimney breasts, and reorganised the circulation to maximise space and volume. Downstairs, the kitchen has been strategically located along one wall at the centre to allow for flexible use, whilst the floor has been lowered to garden level. Reconfiguring the stair, landing and doorway to the new generous bathroom upstairs has created an efficient layout with a separate utility-storage area, whilst allowing two well-proportioned bedrooms to be re-instated. The work has improved comfort and sustainability throughout.

PROJECT COST: **£120,000** COMPLETED: **JUNE 2016** ARCHITECT AND CLIENT: **LAURA MARR & RICHARD WHITE** CONTRACTOR: **CROWNDALE BUILDERS, SELF-BUILD AND SW CHELSEA** STRUCTURAL ENGINEER: **JOHN ROMER ENGINEERING** PARTY WALL SURVEYOR: **DAVID BOWDEN** STEELWORK: **J GOWAR WILLIAM & CO LTD** COMPOSITE WINDOWS: **VELFAC** CNC SUPPLIER: **CUT & CONSTRUCT** OAK REALWOOD FLOORING, KITCHEN UNITS & GRANITE TOP: **HOWDENS** SOLID OAK NOSINGS: **HAVWOODS** APPLIANCES: **JOHN LEWIS & CURRYS** SINK: **FRANKE** BESPOKE GLASS SPLASHBACK: **DGSPLASHBACK** GREEN-GREY SLATE PAVING: **NUSTONE PAVING** GREEN SLATE CHPPINGS: **DERBISHIRE AGGREGATES** CANADIAN CEDAR RAINSCREEN: **SILVA TIMBER PRODUCTS** BESPOKE PPC COPING: **ALUMASC FROM GUTTER CENTRE** LED LIGHTING: **LEYTON LIGHTING** BOILER VAILLANT: **ECOTEC PLUS 831** PHOTOGRAPHER: **ANTHONY COLEMAN**



GALLERY HOUSE

STOKE NEWINGTON, HACKNEY

Creating spaces for enjoyment, this project has formed a light-filled sociable gallery space at ground floor to showcase the client's large collection of paintings, and made the most of panoramic views of Clissold Park upstairs

Substantially upgrading a Victorian terrace house in need of modernisation, this project has added a light-filled side extension at ground floor level and a zinc-clad loft bedroom and bathroom in unused roof space. Opening up the front and rear reception rooms, the design has created a large open plan living space with a framework of oak shelving and timber rafters giving structure and providing display space for art, ceramics and glassware pieces. A fully glazed skylight to the side extension allows for increased light levels and improved connections between the spaces linking the front of the house to the rear garden, supported by a large, pivoting glass door.

PROJECT COST: £350,000 (EXCLUDING FEES) COMPLETED: AUGUST 2016
CLIENT: CHARLES MAGGS ARCHITECT: NEIL DUSHEIKO ARCHITECTS ENGINEER: MOMENTUM STRUCTURAL ENGINEERS CONTRACTOR: SUTTON CONSTRUCTION
PARTY WALL: PARTY WALL PARTNERSHIP BRICK FLOOR: CHARLES HOWEY
TIMBER FLOOR: GOODFELLOWS KITCHEN: HOWDENS, WOOD AND BEYOND, NEIL DUSHEIKO ARCHITECTS SANITARYWARE: BATHROOMS BY DESIGN GLAZING: CULMAX
LIGHTING: MR RESISTOR AND PANIK DESIGN TILES: CAPITOL DESIGNER STUDIO POCKET DOORS: PORTMAN IRONMONGERY: SDS JOINERY: MG JOINERY PHOTOGRAPHER: TIM CROCKER



GARDNOR ROAD

HAMPSTEAD, CAMDEN

Modernising whilst restoring Victorian layouts with a complete renovation and rear extension of a tired lower-ground and ground floor maisonette in the Hampstead conservation area

Seeking to restore the property's Victorian charm lost through its conversion in the 1970s, the design reverted to the original layout to create a functional space between living room, kitchen and dining room. Sympathetically finishing the project, salvaged bricks and distressed engineered oak floors work alongside the slim timber double-glazed sash windows, replacing uPVC windows. Reducing energy costs, Sprayfoam insulation in the new extension is aided by full-width heated sliding doors in the dining room and hydronic underfloor heating. Upstairs, the new master-bedroom enjoys a balcony view onto a wildflower roof – reducing impact on neighbours, heat loss and surface rainfall run-off, and improving sound insulation.

PROJECT COST: £250,656 COMPLETED: MARCH 2016 ARCHITECT, INTERIOR DESIGN AND LIGHTING DESIGN: BROSH ARCHITECTS MAIN CONTRACTOR: JK GENERAL BUILDING LTD STRUCTURAL ENGINEER: DAVID BERLE CONSULTING ENGINEERS INTERIOR STYLIST: EMMA ARCHER SLIDING DOORS: IQ GLASS JOINERY: CUBE BESPOKE FURNITURE IRONMONGERY: BROUGHTONS LIGHTING AND IRONMONGERY LIGHTING: JOHN CULLEN, MR. RESISTOR, AND BROUGHTONS
TIMBER FLOORING: NATURAL WOOD DESIGNS LTD KITCHEN: SUCH DESIGNS CURTAINS & BLINDS: LJI CONTRACTS PHOTOGRAPHER: RORY GARDNER



GLOBE HOUSE

BETHNAL GREEN, TOWER HAMLETS

Transforming an Edwardian scullery into a modern kitchen for an active young family with a set of closely nestled domestic spaces and meticulously optimised storage

Compressed into a corner site at the end of a red brick terrace, this design had to work within an unusually narrow space – updating a tiny, windowless kitchen of just 8.5 sqm into a new bright contemporary kitchen by creating a small 3.6 sqm extension. The extension rounds off one corner to open up a view towards the expanding wedge of garden and enables the creation of a window seat and built-in dining space. On the other side of the kitchen, a new concrete worktop has extended out into the garden to create a counter-top herb garden inside and out.

PROJECT COST: £97,000 + VAT COMPLETED: OCTOBER 2015 CLIENT: JUDITH MORA ARCHITECT: ARBOREAL ARCHITECTURE ENGINEER: LAWSON MARTIN LONG ENGINEERS MAIN CONTRACTOR: BRADAB INTERIORS INTERIORS & FURNITURE: TIM MILLER LANDSCAPING: URBAN GROWTH PHOTOGRAPHER: ARBOREAL ARCHITECTURE



HACKNEY DOUBLE-HEIGHT STEEL-FRAMED EXTENSION

LONDON FIELDS, HACKNEY

Creating a double-height glazed structure to link the upper and lower ground levels of a mid-Victorian terrace in a conservation area in East London

Updating a typical mid-Victorian terraced house, this project was driven by a desire to maintain the original character of the building whilst reflecting the history and architectural style of the surrounding area. Rather than introducing a modern intervention, the form and scale of the new structure incorporates semi-industrial materials and details, and utilises a fenestration rhythm that is deliberately variable and non-modular. To pay homage to the aesthetics of a Victorian glass house, 'Crittall' style steel-framed windows and doors were combined with a self-supporting steel frame and custom-designed glazed roof which replicates the appearance of period patent glazing, but is, in fact, fully double glazed.

PROJECT COST: £65,000 + VAT COMPLETED: MAY 2015 ARCHITECT, PROJECT MANAGER, SITE MANAGER, STEELWORK: TROMBE LTD PLANNING APPLICATION & CLIENT REPRESENTATIVE: LSL ARCHITECTS CONTRACTOR: MORE AND CO LTD ENGINEER: IAN DRUMMOND CONSULTING ENGINEERS POWDER COATING: G & G POWDER COATERS DRAINAGE: DRAINAGE ONLINE PHOTOGRAPHER: JAKE FITZJONES



HACKNEY HOUSE

STOKE NEWINGTON, HACKNEY

A spacious and light-filled home has been created for a growing family by strategically extending and refurbishing a dilapidated three-storey Victorian end-of-terrace house

———— Refurbishing and extending a Victorian terrace house in a state of disrepair, this project has created a light-filled home from a previously awkward and dimly-lit property. A timber, painted render and zinc-clad rear extension has formed a spacious kitchen, cork-lined snug area, a new WC and an informal living / dining area. Converting the hipped roof to a gable-end was a key move, enabling a full-width roof extension containing a generous bedroom, accessed via a smoothly curved timber staircase. The stair floats away from the exterior wall to allow light from a rooflight overhead to penetrate to the floor below.

PROJECT COST: **£324,000 + VAT** COMPLETED: **APRIL 2016** CLIENT: **CHARLIE & RUTH GREY** ARCHITECT: **BRIAN O'TUAMA ARCHITECTS** STRUCTURAL ENGINEER: **MICHAEL BAIGENT ORLA KELLY** CONTRACTOR: **AT BUILDING SERVICES** GLASS DOORS: **AIR** COPPER CLADDING: **AURUBIS** ZINC CLADDING: **VM ZINC** SOLID SURFACE WORKTOP: **CAESARSTONE** CORK WALL LINING: **SIESTA CORK TILE** SANITARYWARE: **BETTE, FRANKE, AND SANEUX** BRASSWARE: **CROSSWATER** FLOOR & WALL TILES: **RICHETTI, WAXMAN, SWEDECOR, MOSAIC DEL SUR, DOMUS** STAIR HANDRAIL: **RAILING LONDON** PHOTOGRAPHER: **ED PARK**



HAMMERSMITH GROVE

SHEPHERD'S BUSH, HAMMERSMITH & FULHAM

Remodelled and extended Victorian terraced house with double-height kitchen/dining area, connecting the two living floors and increasing the usability of the whole house

———— Transforming dark and cramped living spaces, this project has created a light, open layout, connecting the two lower floors and providing a better connection to the garden. Removing part of the rear ground floor and losing some floor space surprisingly resulted in increased usability of the lower ground floor, with a double-height space over the kitchen with a library/study area above. For cost-efficiency, the main structural beams were retained, creating a sculptural feel. Upstairs, two dormers and a roof terrace give long external views, and sliding doors link spaces throughout the master suite.

PROJECT COST: **£373,000** COMPLETED: **JUNE 2015** ARCHITECT: **STUDIO MCLEOD** MAIN CONTRACTOR: **CIORBA CONSTRUCTION LTD** STRUCTURAL ENGINEER: **BDL** SURVEY DRAWING: **ONCENTRE SURVEYS** HARDWOOD FLOORING: **DYFED RICHARDS** AV: **TWISTED PEAR** LIGHTING SUPPLY: **TWISTED LIGHT** ARCHITECTURAL METALWORK: **MOLESEY METAL** GLAZING: **DG GLASS DESIGNS** ROOFLIGHT SUPPLIER: **MASTERGLAZING** INTRUDER ALARM: **ARMADILLO SAFEGUARDS** STONE: **MASTERS IN STONE** PHOTOGRAPHER: **LAWRENCE CARLOS**

Special Prize: **Best Use of Materials**

DON'T MOVE, IMPROVE!



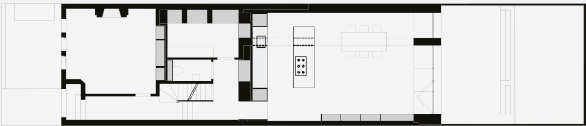
HARVEY ROAD

CROUCH END, HARINGEY

Extending and reconfiguring an Edwardian terraced house with a ground floor conversion and extension using lime washed masonry, precast concrete and white oiled oak

———— Introducing much needed functional areas and reconfiguring the internal layout, this project has created a new garden room, housing the kitchen, dining and play area. Lime washed masonry, precast concrete and white oiled oak were used throughout to give the new construction a sense of permanence and solidity, with a consistency of finish throughout achieved by in depth dialogues between client, architect and trades. Exterior masonry overcomes the difference in levels to form one continuous pavement, seating and planter, aiming to imbue the outdoor terrace with a sense of interior quality.

PROJECT COST: **£190,000** COMPLETED: **SEPTEMBER 2016** ARCHITECT: **ERBAR MATTES** CONTRACTOR: **IRENEUSZ MADUZIA** STRUCTURAL ENGINEER: **THOMAS HALLAM CONSULTING LIMITED** SERVICES ENGINEER: **ENVIRONMENTAL ENGINEERING PARTNERSHIP** LIGHTING: **LUXOLOGIE** PHOTOGRAPHER: **STÅLE ERIKSEN**



Ground floor plan



HAWKSLEY HEIGHTS

STOKE NEWINGTON, HACKNEY

A loft extension to a tall, lopsided, narrow mid-terraced house, creating a new master bedroom and an en-suite shower

———— Creating a new master bedroom and en-suite shower, this project was challenged with a very shallow and unusually shaped plan, taking many building regulations to the limit to achieve a space that could feel as generous as possible: with area weighted u-values to achieve minimum insulation to walls to gain floor space, and a glazing system that had additional safety mechanisms to achieve largest possible glazing sizes. A mirrored sliding bathroom door promotes the illusion of additional space and light, aided by a frameless glass window that reveals views across to the City and Canary Wharf, and timber flooring laid diagonally to disguise the skewed floor plan.

PROJECT COST: **£75,000** COMPLETED: **JULY 2016** ARCHITECT: **GRUFF LIMITED** STRUCTURAL ENGINEER: **SKETCH STRUCTURAL ENGINEERING LTD** CONTRACTOR: **RB CARPENTRY** PHOTOGRAPHER: **BEN BLOSSOM**



HEATH HOUSE

HAMPSTEAD, CAMDEN

Extensively refurbishing and extending an Arts and Crafts property to provide a contemporary dwelling for the client's expanding family

———— The key ambition was to sensitively respect existing Arts and Crafts architectural features whilst providing contemporary interventions that open up and expand the house horizontally, making the most of the spacious garden that surrounds the building. The central timber staircase was retained, with a light white wash applied to the panelled walls, and opened up at loft level with the addition of a large skylight to accentuate the triple-height space. A new extension reaches out to the rear garden, providing fluid links between the living and kitchen spaces. Carefully selected materials seek to provide a muted backdrop to exhibit artwork, and emphasise the architectural composition.

PROJECT VALUE: **£1,650,000** COMPLETED: **JUNE 2016** ARCHITECT: **PATALAB ARCHITECTURE** STRUCTURAL ENGINEER: **MICHAEL HADI ASSOCIATES** MEP ENGINEER: **THD CONSULTING ENGINEERS** LANDSCAPE DESIGNER: **GREENMANTLE** MAIN CONTRACTOR: **B&G CONSTRUCTION** JOINERY CONTRACTOR: **PARRY PAGE PROJECTS** BRICKWORK: **PETERSEN KOLUMBA K43** IRONMONGERY: **WILLIAMS IRONMONGERY** KITCHEN: **BOFFI** LIGHTING (LUTRON SYSTEM): **ACDC, ATELIER SEDAP, TEUCER, MIKE STOANE, PRECISION LIGHTING, MICHAEL ANASTASSIADES, & TRADITION** MARBLE / LIMESTONE: **MGLW** SANITARYWARE: **CATALANO, DURAVIT, DORNBRACHT, FLAMINIA (EDWINS BATHROOMS)** TILES: **DOMUS** TIMBER FLOORING: **TOPFLOOR, PARQUET FLOORING** UTILITY: **NEIL LERNER** WATERPROOFING: **SOPREMA** WINDOWS: **PANORAMAHI, VISION AGI AND CLEMENT WINDOWS** PHOTOGRAPHER: **JULIAN ABRAMS & JAN PIOTROWICZ**

Shortlisted



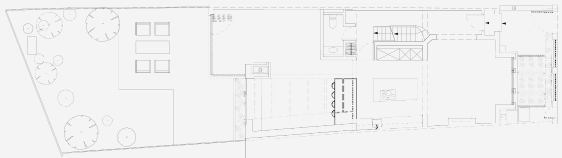
HENNESSY HOUSE

CHISWICK, EALING

A pitched side return extension, sculptural cantilevered corner, and loft extension have transformed a tired and gloomy Victorian terrace, opening it up to the garden and bringing light deep into the new spaces

———— Creating a defined yet open space, the ground-floor has been reformed by a tall glass side return extension with exposed timber beams which echo the traditional pitched roof, and by opening up the existing walls to create a sculptural brick cantilevered corner that offers uninterrupted views to the garden. On the first floor, partitions have been removed to transform three cramped bedrooms into generous master and guest en-suites, and above this, a new double children's bedroom has been added to the rear. A small cellar under the hallway has been dug out and extended to serve as a cinema and club room.

PROJECT COST: **£464,000** COMPLETED: **MAY 2016** ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **PROJECT 1 DESIGN & BUILD** STRUCTURAL ENGINEER: **TRIGRAM PARTNERSHIP** SPECIALIST GLAZING: **CULMAX** KITCHEN: **ROUNDHOUSE** CONCRETE FLOORING: **LAZENBY** FURNITURE JOINERY: **PSK GROUP (LONDON) LTD** REAR DOOR SYSTEM & GLAZING: **URBAN & GREY** PHOTOGRAPHER: **ALEXANDER JAMES**



Ground floor plan

DON'T MOVE, IMPROVE!



HIGHGATE WOODS HOUSE

HIGHGATE, HARINGEY

Wrapping a 1970's house with a full-height timber insulated skin to re-orientate the building to face the adjacent woods, with new internal spaces and improved views

———— Removing the entire side elevation of the house, the design has created new internal spaces by linking new and existing rooms, which now allows southern and western sunlight into the house, with views of the woods that were previously obscured. The home was historically very cold, remedied by wall and ceiling insulation and a new roof covering, creating a greatly reduced carbon footprint.

PROJECT COST: **£360,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT: **HAMPSON WILLIAMS LTD** CONTRACTOR: **HDS CONSTRUCTION LTD** STRUCTURAL ENGINEER: **HALSTEAD ASSOCIATES** CLADDING: **THERMOWOOD** INSULATION: **KINGSPAN** WINDOWS: **VELFAC** FIREPLACE: **ELEMENT 4 FIRES** PHOTOGRAPHER: **AGNESE SANVITO**

PROJECTS



HOME/STUDIO KILBURN LANE

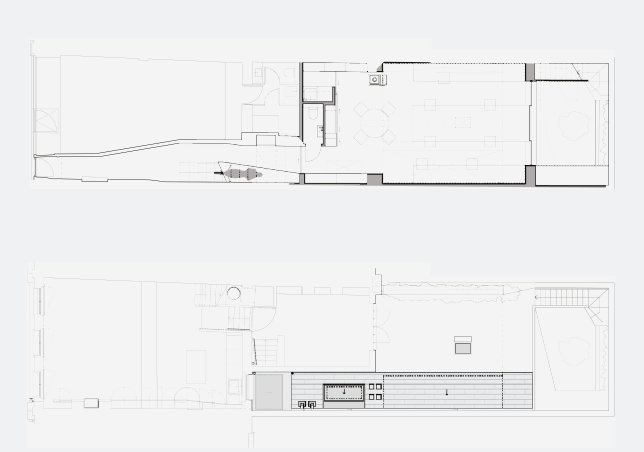
QUEEN'S PARK, CITY OF WESTMINSTER

A remodelled Victorian terrace house providing a large workspace with dramatic natural light and floating garden above, and motorcycles concealed under a sliding staircase

——— Sited above a ground floor shop, this project has reclaimed its flat roof to create a variety of family and office spaces. A key consideration was to ensure the office did not look like an office, overlapping with the family space without interfering. Extending the maisonette's ground floor to leave a 3-metre planted courtyard, the project moved the principal garden up to the first floor to better serve the family's flat. Clerestory glazing in the office provides natural light, solar control, dramatic height and a balustrade to the garden above, whilst innovative storage conceals a motorcycle hidden beneath a moveable staircase.



PROJECT COST: **£94,500** COMPLETED: **SEPTEMBER 2015** CLIENT: **LYNDSAY AND DUNCAN MCLEOD** ARCHITECT: **STUDIO MCLEOD** MAIN CONTRACTOR: **CIORBA CONSTRUCTION LTD** STRUCTURAL ENGINEER: **BDL** SURVEY DRAWINGS: **EDWARD GARDNER SURVEYS** TIMBER CLADDING: **DYFED RICHARDS** AV: **TWISTED PEAR** ARCHITECTURAL METALWORK: **MOLESEY METAL** GLAZING: **FINELINE ALUMINIUM** ROOFLIGHTS: **GLAZING VISION** ATRIUM GLAZING: **MASTER GLAZINGSLOPED** ROOFLIGHTS: **THE ROOFLIGHT COMPANY** INTRUDER ALARM: **ARMADILLO SAFEGUARDS** LIGHTING SUPPLY: **TWISTED LIGHT** ZINC CAPPINGS: **PAYNE & HUGHES** STONE: **MASTERS IN STONE** PHOTOGRAPHER: **STUDIO MCLEOD / LAWRENCE CARLOS**



From top: Ground and first floor plans



HILLBURY ROAD

BALHAM, WANDSWORTH

A contemporary rear extension and renovation of a Victorian semi-detached property to create the perfect family home that can adapt to busy lifestyles, provide ample space to entertain and accommodate the family's two young girls

——— Seeking to design a flexible family home, this project has created a rear extension, reconfigured the floor plans and fully refurbished the interior and exterior whilst retaining the period features of the house. The rear extension has provided a generous open plan kitchen, living and dining space, naturally lit by large sliding doors, clerestory windows and roof lights. The first floor has been reconfigured to create a luxurious suite with walk-in dressing room, with the remainder housing an office, double guest bedroom and guest bathroom. The second floor has been dedicated to the children, with two bedrooms and shower rooms, along with a further guest bedroom and playroom.



PROJECT COST: **£915,000** COMPLETED: **SEPTEMBER 2016** CLIENT: **EMMA KENDALL AND DAVID MILLER** ARCHITECT: **GRANIT ARCHITECTS** ENGINEER: **MITCHINSON MACKEN** PARTY WALL SURVEYOR: **IVAN COFFEY ASSOCIATES** CONTRACTOR: **WOODMANS CONSTRUCTION** KITCHEN: **ESPRESSO DESIGN** GLAZING SUPPLIER: **PANORAMAH!** AUDIO VISUAL: **1ST STOP** PHOTOGRAPHER: **ANDREW BEASLEY PHOTOGRAPHY**



HOWGATE ROAD

EAST SHEEN, RICHMOND UPON THAMES

Re-establishing a single dwelling in a Victorian terrace house, this project recalibrated separate flats into a contemporary family home with the addition of a rear extension

——— Amalgamating a series of flats, the client's brief asked for the new living space to be treated as the focal point of the home, achieved by reinforcing the connection of the living space and kitchen with the garden beyond. With weathered copper cladding and glazed links to the existing building, the extension brings natural light deep into the plan. The ground floor was remodelled with open plan living, kitchen, dining and utility areas – all interlinked to maximise the sense of space and offer views into the garden.



PROJECT COST: **£200,000** COMPLETED: **JUNE 2016** CLIENT: **PETER HUGHES** ARCHITECT: **CREATE DESIGN+ARCHITECTURE** STRUCTURAL ENGINEER: **POLE STRUCTURAL ENGINEERS** PHOTOGRAPHER: **PAUL BEDSON © CREATE DESIGN+ARCHITECTURE**



INDEPENDENT PLACE

DALSTON, HACKNEY

Replacing a conservatory, this cost-efficient and practical design utilises the existing foundations to support a double curved, self-reciprocating, stressed skin cantilevering composite timber roof

———— Creating a new extension of a similar size to the existing conservatory, the design utilises the existing foundations and floor slab to support a new lightweight roof structure made of CNC cut LVL timber panels which curve in both directions, underlined by clerestory windows. The scheme takes advantage of low winter sun, shades the high summer sun, and creates an effectively insulated space with a tactile roof. Dipping down along its western edge to respect its neighbours, the roof peels upwards in the east to maximise the visual connection to the garden, with an overhang which shades a tall glazed corner.

PROJECT COST: **£57,000 + VAT** COMPLETED: **DECEMBER 2015** ARCHITECT: **MW ARCHITECTS LTD** CONTRACTOR: **E&C BUILDING AND DESIGN LTD** STRUCTURAL ENGINEER: **STRUCTUREMODE** LVL TIMBER PANELS: **METSAWOOD KERTO-Q** LAMINATED VENEERED LUMBER PANELS PHOTOGRAPHER: **FRENCH AND TYE**



ISLINGTON MAISONETTE

CANONBURY, ISLINGTON

Located in a conservation area, this Victorian maisonette has been reconfigured and extended, converting a dark, segmented property into a light, spacious and modern family home, with bespoke detailing to conceal cost-saving measures

———— Reconnecting the rear external courtyard with the living space, this design has relocated the bedrooms from the lower entrance level to the more private upper floor, and has extended the ground floor to the rear, with large glazed sliding doors and a continuous floor surface ensuring a seamless relationship between internal and external space. An efficient plywood 'box' incorporates a fitted kitchen, staircase, storage, and a desk with adjacent shelving, and conceals the lowered floor level of the study area/half landing. The new steel structure has been fully concealed within the thickness of the building fabric to allow for clean uninterrupted lines.

PROJECT COST: **£195,000** COMPLETED: **FEBRUARY 2016** ARCHITECT: **LARISSA JOHNSTON ARCHITECTS** STRUCTURAL ENGINEER: **RODRIGUES ASSOCIATES** PARTY WALL SURVEYOR: **WATKINSON & COSGRAVE** APPROVED INSPECTOR: **BRCS** CONTRACTOR: **TZ BUILDING** CONCRETE SLAB / FLOORING: **STEYSON GRANOLITHIC CONTRACTORS** UNDERFLOOR HEATING: **THE FLOOR HEATING WAREHOUSE** NEW SASH WINDOWS: **TRADE FOCUS** SLIDING GLAZED DOORS: **1ST SLIDING FOLDING DOORS** ROOFLIGHT: **ROOFMAKER** EXTERNAL RENDER: **SPS ENVIROWALL** BESPOKE JOINERY: **GO FIX CARPENTRY LTD** KITCHEN WORKTOP: **STAINLESS DIRECT UK** TIMBER FLOORING: **TEDD TODD** TILING: **WALLS AND FLOORS, FIRED EARTH** SANITARYWARE: **SANEUX** IRONMONGERY: **HAF INTERNATIONAL, HAFELE** PLYWOOD: **WHITTEN TIMBER** LIGHTING: **HEALS, MR RESISTOR, AND TWENTY TWENTY ONE** PHOTOGRAPHER: **RORY GARDINER**



KELROSS ROAD

HIGHBURY, ISLINGTON

Improving the living spaces in this maisonette flat, a side extension has created a flexible space with original features and distinct floor finishes to demarcate different areas

———— Expanding into the unused side return, this extension has taken advantage of the shared circulation of an open plan layout to make three spaces out of two, delivering a dining area to add to the existing kitchen and living spaces. To maximise the flexibility of the layout, the kitchen can also be sectioned off with a sliding wall, which otherwise stows away to form part of a custom-designed bookcase. The original ceiling features and bay window have been retained and balanced with new contemporary elements including deep rooflight fins, which provide privacy from the apartments above.

PROJECT COST: **£165,000** COMPLETED: **AUGUST 2014** ARCHITECT: **TDO ARCHITECTURE + DESIGN STUDIO** MAIN CONTRACTOR: **RKUK JOINERY** SPECIALIST: **WILDERCREATIVE** STRUCTURAL ENGINEER: **OSBOURNE EDWARDS** PARTY WALL SURVEYOR: **HOPPS PARTNERSHIP** BUILDING CONTROL: **THAMES BUILDING CONTROL** LANDSCAPE DESIGNER: **JOSH WARD** PHOTOGRAPHER: **BEN BLOSSOM**

Shortlisted

DON'T MOVE, IMPROVE!



KENNINGTON HOUSE

SOUTHWARK

Brightly coloured, low-energy refurbishment of a Victorian terraced house to create an open-plan family living space, modern layout and loft extension with panoramic views across London

———— Creating a comfortable, energy-efficient family home with a modern and airy feel, this project has updated a dark house which had long lost its original features, offering a blank canvas for a modern approach. The design is linked by a seamless bright rubber floor which runs throughout the entire house, offset with elements of concrete and floor-to-ceiling doors. The stairs are one of the key features of the house, with a striking red floor and colour-matched wall panelling that gradually changes from red to burnt orange, lit by a long roof light in the open joist ceiling.

PROJECT COST: **£250,000** COMPLETED: **JUNE 2016** ARCHITECT AND LANDSCAPE ARCHITECT: **R2 STUDIO ARCHITECTS LTD** STRUCTURAL ENGINEER: **TORCAL LTD** CONTRACTOR: **HARDWOOD JOINERY** ARTWORK: **JANE LAURIE** COLOUR CONSULTANT: **EMILY RISSOM** FLOORING: **NORA** KITCHEN & FITTED FURNITURE: **WOODSMITH LTD** PHOTOGRAPHER: **ANDY STAGG**



Clockwise from top: Ground, first and second floor plans



KENT TERRACE

REGENT'S PARK, CAMDEN

Restoring a Grade II* listed Nash property into a single family dwelling, incorporating a dramatic extension and contemporary interventions whilst reinstating original layouts and restoring period features

———— Sympathetically remodelling and extending a Nash-designed five-storey terraced property in Regent's Park, the design has introduced a two-storey extension, linked to the existing house by a landscaped void to allow the existing rear façade of the listed building to remain intact whilst flooding adjacent spaces with natural light. Connected to the existing house via a glazed walkway, the extension provides improved kitchen facilities on the ground floor and a new garden room at the lower ground floor level. Raising the ceiling of the top floor has reinvigorated the space, linked to a refurbished roof terrace by a contemporary lightweight steel mesh staircase.

PROJECT COST: **£840,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT: **BELSIZE ARCHITECTS** STRUCTURAL ENGINEER: **TAYLOR WHALLEY SPYRA** PARTY WALL SURVEYOR: **COX DREW NEALE** SANITARY AND WATER FITTINGS: **DORNBRACHT, BOFFI, CERAMICA FLAMINIA, CORIAN, BETTE** TIMBER FLOOR: **SOLID FLOOR** IRONMONGERY: **3V ARCHITECTURAL HARDWARE LTD** LIGHTINGS: **MODULAR LIGHTINGS INSTRUMENT** KITCHEN APPLIANCES: **MIELE, GAGGENAU** TILES: **ITALGRANITI** PHOTOGRAPHER: **NICK KANE**



KENTISH TOWN HOUSE

CAMDEN

Revitalising the ground floor of a terraced house, this project has formed a modest side extension and upgraded the insulation of the whole house without removing original features

———— Modestly extending the dining room with a side-infill extension, this retrofit connects and transforms the ground floor rooms, to create interlinked yet distinct spaces. A glass roof light over the extension delivers light into the middle of the plan, throwing light into the wider entrance of the previously cramped kitchen. A corner window at the other extremity of the kitchen has the effect of pulling the garden into the room, mirrored by new patio doors from the dining space. A breathable and ecological insulation strategy has reduced energy use by up to 80 per cent.

PROJECT COST: **£330,000 + VAT** COMPLETED: **JUNE 2015** ARCHITECT: **PREWETT BIZLEY ARCHITECTS** ENGINEER: **JONATHAN PARK** CONTRACTOR: **BORISA RISTIC LTD** MEV: **AERECO** TILES: **DANDELION** GUTTER AND DOWNPIPES: **EWI PRO** SWEET CHESTNUT CLADDING: **INWOOD DEVELOPMENTS** LED LIGHTING: **PHOTONSTAR** PATIO DOORS: **VELFAC** SLIDING SASH WINDOWS: **VROGRUM** SECONDARY GLAZING: **GRANADA** PHOTOGRAPHER: **ALAN PARKER**

Shortlisted



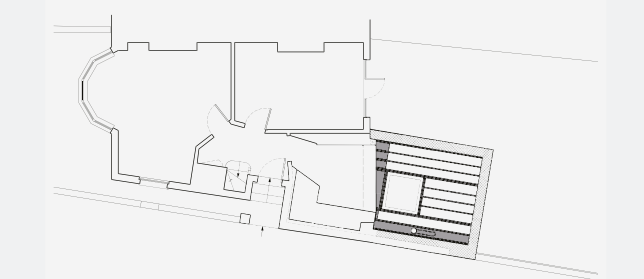
LACY BRICK

HORNSEY, HARINGEY

A cost-effective patterned red brick extension for a textiles designer, embracing a variety of patterns and surfaces – from external Flemish bond-laid brick to birch ply, cork, timber and patterned tile

———— Sliced off at an angle by an adjoining road, this Edwardian house has an unusual layout and small kitchen. The new brick-clad extension forms a compact volume that gives additional space whilst not destroying the character of the original house, laid over a timber frame in a Flemish bond with protruding headers to create the 'Lacy Brick' pattern. The height of the extension was determined by the red brick header to help tie the new and the old together. Cork tiles internally add texture, creating a cost effective, fun, but practical pinboard.

PROJECT COST: **£110,000 + VAT** LOCATION: **SEPTEMBER 2016** ARCHITECT: **PAMPHILON ARCHITECTS** BUILDER: **PROPERFORM BUILDERS** STRUCTURAL ENGINEER: **MOMENTUM STRUCTURAL ENGINEERS** JOINER: **MPFURNITURE** PRECAST LINTELS: **FAB-LITE** PHOTOGRAPHER: **VICTORIA BAMFORTH PHOTOGRAPHY**



Extension roof plan



LAMBETH MARSH HOUSE

LAMBETH

Breathing new life into an unloved two-storey Grade II-listed terrace house, this project sought to respect the building's heritage and restore some of its lost historic detailing

———— Sited within a conservation area, the rundown fabric of the listed building required extensive refurbishment with a sensitive approach. Restoring the panelled fireplaces, wood panelling, architraves and skirting to their original condition, the project revitalised all areas of the house, and added a contemporary rear and side extension to compliment and update the building. Juxtaposing the traditional settings with a mix of antique and modern furniture, the large open plan living space continues into a light and airy kitchen area, topped with a glass roof extension that feeds light into the plan of the building.

COMPLETED: **MARCH 2016** ARCHITECT: **FRAHER ARCHITECTS LTD** CONTRACTOR: **FORMA LTD** STRUCTURAL ENGINEER: **CONSTANT DESIGN LTD** JOINERY: **SHAPE LONDON** PHOTOGRAPHER: **JACK HOBHOUSE**



THE LINED EXTENSION

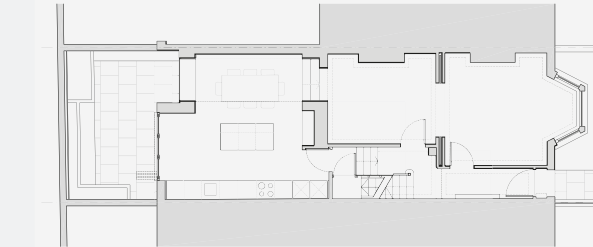
WORMWOOD SCRUBS, KENSINGTON & CHELSEA

An oak-lined contemporary side-return extension to create a new kitchen / dining space of a family house, with views running through the ground floor

Refurbishing the entire house and adding an oak lined contemporary side-return extension, this project reconnects the ground floor and creates a new kitchen and dining space. With a previously underused dining room, isolated kitchen and breakfast space, this small extension allowed for a dramatic change in layout, providing a larger and more sociable kitchen and dining space across the full width of the house, now connected directly to the larger living area. The glass extension purposefully frames the view through a pair of white oiled oak linings at both thresholds where the extension meets the house and garden, creating a deep window seat and storage.



PROJECT COST: £235,000 COMPLETED: SEPTEMBER 2016 ARCHITECT: YARD ARCHITECTS STRUCTURAL ENGINEER: WILLIAM ATTWELL & ASSOCIATES BUILDER: DAVID MAHER BUILDING CONTROL: GREENDOOR PHOTOGRAPHER: RICHARD CHIVERS



Ground floor plan



LINCOLN ROAD

EAST FINCHLEY, BARNET

Stabilising and restoring a terraced house, opening the ground floor and loft to the garden and sky

Reconfiguring a home out of a series of vacant bedsits, the project repaired significant structural damage by stripping out the floor and underpinning the structure, and updating the services and thermal efficiency. Wherever possible, Victorian features were maintained, enhanced or reinstated. To the rear, a side return infill utilises large expanses of glass to dissolve the sense of inside and out. The top floor was conceived as a multi-use suite of rooms – in-law suite / children's bedroom & play / master bedroom and study – to allow multigenerational programmatic changes as the family definition evolves.



PROJECT COST: £480,000 COMPLETED: MARCH 2015 ARCHITECT: ROBERT RHODES ARCHITECTURE + INTERIORS STRUCTURAL ENGINEER: QED STRUCTURES LTD MAIN CONTRACTOR: IC&T PROJECTS DOORS: FINELINE ALUMINIUM FLUSHGLAZE ROOFLIGHT: GLAZING VISION MAXLIGHT STRUCTURAL SILICONE GLAZING: CULMAX LTD PATTERNED TILE: LONDON MOSAIC FIBROUS PLASTER: LOCKER & RILEY FLEMISH BOND TILE TO KITCHEN: H&E SMITH SITE BUILD JOINERY, WINDOWS AND DOORS: IC&T PROJECTS PHOTOGRAPHER: MATT CLAYTON



LOFT-HOUSE

STOKE NEWINGTON, HACKNEY

Design and partial self-renovation of a third-floor, former servants' quarters within a conservation area, maximising the spatial potential through thoughtful design on a limited budget

Having successfully negotiated for the external roof space to be included in the loft's demise, this project has created an open plan living space, with folding glazed doors that flood the living areas with daylight and almost double the floor area when fully opened. The bathroom was relocated to the plan's centre, allowing for a larger east-facing galley kitchen, with the existing corridor skylight now lighting the shower area. Replacing a uPVC window with three double-glazed timber sash windows has brought the front elevation back in line with the conservation area.



PROJECT COST: £73,000 COMPLETED: OCTOBER 2014 CLIENT/ARCHITECT: RHYS JONES ENGINEER: REACTION ENGINEERS LTD CONTRACTOR: MAL PROPERTY LTD APPROVED INSPECTOR: SHORE ENGINEERING INTERNAL DOORS: SELO TERRACE DOORS: FOLDING SLIDING DOOR COMPANY SASH WINDOWS: WOODSTOCK JOINERY LARGE FORMAT CONCRETE TILES: PRECIOUS MARBLE SANITARYWARE: SANEUX INSULATION: ISOTHERM PHOTOGRAPHER: KATE DUNNE



LUBBOCK ROAD

CHISLEHURST, BROMLEY

Set within a conservation area, this 1980's family home has been completely renovated and extended to create a thoroughly contemporary home

Updating a tired detached five-bedroom house, the brief was to envisage a complete refurbishment, creating a games room and an open-plan kitchen and dining area. Extending into the existing garage and under-utilised area of the site, the design needed to tie together old and new areas, achieved by re-cladding the entire house. Retaining the successful elements of the existing house, such as the first floor lounge and views of the garden, the cost-effective project replaced all the windows in different configurations, leading to improved thermal performance and the appearance of a complete new build.



COMPLETED: MAY 2015 ARCHITECT: MINIFIE ARCHITECTS STRUCTURAL ENGINEER: NW SMITH ASSOCIATES CONTRACTOR: TULLY CONSTRUCTION LIMITED PHOTOGRAPHER: WILL PRYCE PHOTOGRAPHY



THE MAZE HOUSE

TWICKENHAM, RICHMOND UPON THAMES

Untangling a maze-like semi-detached 19th Century Edwardian three-storey townhouse to suit a young family of four, introducing light and creating modern living spaces

———— Linking old and new sections of this Edwardian house, a double-height space links to an 1980s side extension and enhances the penetration of light into the heart of the home. The design removes the upper-ground kitchen to form a double-height space at garden level, forming new visual connections across a multitude of floor levels, linked by an understated staircase which rationalises the circulation. The contemporary extension with thin profile aluminium sliding doors allows the dining area to enjoy direct access to the rear garden on two sides, creating a light-filled space.

PROJECT COST: **£560,000 + VAT** COMPLETED: **NOVEMBER 2015** ARCHITECT: **SNELL DAVID ARCHITECTS** STRUCTURAL ENGINEER: **ZUSSMAN BEAR LTD** CONTRACTOR: **EUROBUILD CONSTRUCTION LTD** INTERIOR DESIGNER: **AMANDA DURHAM** PARTY WALL SURVEYOR: **HAMILTON & PARTNERS** KITCHEN DESIGNER: **KITCHEN ARCHITECTURE** GARDEN DESIGNER: **ROSS ALLAN DESIGNS** PHOTOGRAPHER: **KITCHEN ARCHITECTURE**



MILKWOODNOOK

HERNE HILL, LAMBETH

Converting a one-bedroom ground floor flat into a two-bedroom family home, with open-plan kitchen/dining space towards the garden, and ample space for storage and display of the owner's art collection

———— Keen to stay in the neighbourhood but unable to afford to move to the next size property, this design has reworked a growing family's flat, creating a generous library with a gilded ceiling which links the rooms together. This space gives access to the minimal bedrooms, a bathroom, the living room at the front and the kitchen area at the rear, and allows views through the flat to the garden. The small bedroom, located partly inside the old house and partly in the extension, has three different ceiling heights, providing sleeping space for children on a mezzanine and storage above the library space.

PROJECT COST: **£160,000** COMPLETED: **JANUARY 2015** ARCHITECT: **R2 STUDIO ARCHITECTS LTD** STRUCTURAL ENGINEER: **CONSTRUCTURE LTD** CONTRACTOR: **BUILD LONDON** GILDING ARTIST: **JOSEPHINE LEE** PHOTOGRAPHER: **ANDY MATTHEWS**



MILTON FLAT

STOKE NEWINGTON, HACKNEY

Cost-effective transformation of a small and cramped ex-local authority ground floor flat into an open plan, light-filled family home, with playful yellow accents

———— Opening up a tired and poky ground floor garden flat, this project has replaced a half-width extension with a full-width structure, complete with yellow-framed, full height glass doors. The spacious, light-filled open plan ground floor has added much needed floor space for the young family, and created a sense of openness allowing the garden to be enjoyed from all angles. A courtyard has been created allowing daylight deep into the plan. The white on white interior expresses the simplicity of the scheme, with white joinery and Corian worktops matched with the exterior treatments.

COST: **£125,000** COMPLETED: **OCTOBER 2015** ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **BUILDDECOR SERVICES LTD** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** COLOURED SLIDING DOORS AND FRAMES: **REYNAERS** COURTYARD DOORS AND WINDOWS: **VELFAC** CORIAN EXTERNAL: **DUPONT** PHOTOGRAPHER: **LINDA STEWART**



MONTAGU PLACE

MARYLEBONE, CITY OF WESTMINSTER

Hidden behind traditional mansard detailing, this newly built upward extension to a Georgian townhouse in a conservation area has created a light, contemporary flat, bisected by a winter garden

———— Built over the top of two roofs, both of which were occupied below, this townhouse extension exploits its position with a series of roof lights punctuating the interior rooms with natural light, increasing the sense of height and connecting visually to the sky. Cloaked externally in a traditional lead roof, brickwork and slates, the extension is part supported by a floating steel deck above an existing retained roof to allow for services to be brought in. Internally, the extension was conceived as the antithesis of a Georgian building, fully embracing modern and contemporary design.

PROJECT COST: **£750,000 + VAT** COMPLETED: **JULY 2016** CLIENT: **THE PORTMAN ESTATE** ARCHITECT: **FEILDEN+MAWSON LLP** STRUCTURAL ENGINEER: **FURNESS PARTNERSHIP** M&E ENGINEER: **BUILDING SERVICES DESIGN** QUANTITY SURVEYOR: **BRISTOW JOHNSON&PARTNERS** CDM CO-ORDINATOR: **KEEL SURVEYORS PARTNERSHIP** H&S ADVISOR/PRINCIPLE DESIGNER: **BAILY GARNER** BUILDING CONTROL: **THE BUILDING INSPECTORS** MAIN CONTRACTOR: **WHISTLER'S LTD** KITCHEN SUPPLIER: **PENTANGLE FURNITURE** CRITTALL WINDOWS SUPPLIER: **LIGHTFOOT WINDOWS (KENT) LTD** TIMBER FLOORING: **BOEN** ROOFLIGHTS: **GLAZING VISION AND THE ROOFLIGHT COMPANY** WINTER GARDEN SLIDING DOORS: **FINELINE ALUMINIUM LTD** PHOTOGRAPHER: **NEIL WAVING**



MOORE PARK ROAD

FULHAM, HAMMERSMITH & FULHAM

Extending a five-storey Georgian townhouse in all directions to create a light-filled home that blurs the boundaries of home and gallery

———— Creating the perfect backdrop to display the owner’s art collection whilst still acting as a family home, this project uses glazed walls, double-height spaces and balustrades to pull light through the house across multiple levels. Characterised by a minimalist aesthetic, the interventions include a series of extensions at the side, rear and roof, with a fully glazed sixth-floor living room to take full advantage of city views. A new basement level contains a gym, sauna and media room, with subsequent floors dedicated to different activities, such as cooking and dining, entertaining, and individual bedrooms.

COMPLETED: **SEPTEMBER 2015** ARCHITECT: **JO COWEN ARCHITECTS** STRUCTURAL ENGINEER: **GREENS STRUCTURAL ENGINEERS** CONTRACTOR: **TC&D** JOINERY: **NEATCUT** FLOORING: **DINESEN** BATHROOM SUPPLIER: **ALTERNATIVE BATHROOMS** SAUNA: **GLASS 1989** MARBLE IN MASTER BATHROOM: **CAPITAL GRANITE** KITCHEN LIGHTS: **FRITZ FRYER** CRITTALL SCREEN: **LIGHTFOOT** KITCHEN: **BALTHAUP** WINE CELLAR: **NEATCUT** FIRE CURTAIN: **KEEPERS FIRE** GARDEN STONE: **STONE AGE** ASTROTURF: **EASIGRASS** PHOTOGRAPHER: **DAVID BUTLER PHOTOGRAPHY**

Shortlisted



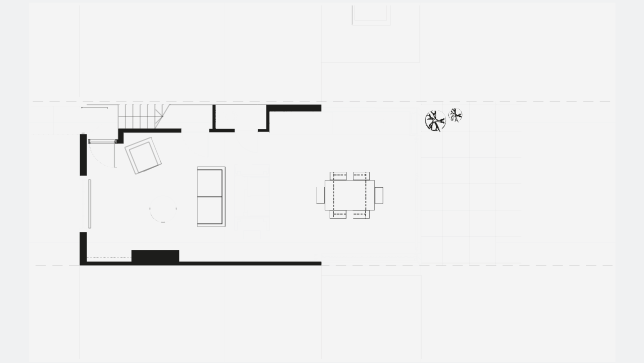
N22: A KITCHEN ON WHEELS

WOOD GREEN, HARINGEY

Transforming the ground floor of a small Victorian railway cottage with an adaptable piece of furniture that moves to cater for large gatherings

———— Making more space for family living, this locally listed Victorian railway cottage has been sympathetically extended at ground floor in keeping with its conservation area. Working with a somewhat contradictory brief – smaller cellular rooms day to day, but also able to welcome the whole family back together for Sunday lunch – this design has created a moveable piece of furniture dividing the kitchen and living room, which can be shifted against a wall to open up the whole space. Providing essential functions for both rooms, the piece contains a cloakroom, desk, bookcase, cooker and cupboards.

PROJECT COST: **£90,000** COMPLETED: **DECEMBER 2015** ARCHITECT: **TURNER ARCHITECTS LTD** ENGINEER: **HARRISON SHORTT STRUCTURAL ENGINEERS LTD** CONTRACTOR: **VT CONSTRUCT LTD** PARTY WALL SURVEYOR: **WATSON WOODS PARTNERSHIP** KITCHEN CARCASSES: **LAMTEK** KITCHEN COUNTER: **LONDON MARBLE LTD** KITCHEN VENEERED + SPRAYED FRONTS: **K WILLIAMSON VENEERS LTD** REAR DOORS: **URBAN AND GREY** PHOTOGRAPHER: **ADAM SCOTT**



Ground floor plan



NEVILL ROAD

STOKE NEWINGTON, HACKNEY

Reconfiguring the lower ground floor of a mid-Victorian terraced house, whilst remedying the works of an existing extension

———— Creating an open plan family room and kitchen, this project included an improved garden connection with large bi-fold doors in the rear façade, a bespoke kitchen with a new island unit, the reconfiguration of the existing WC and utility room, and the addition of innovative storage solutions throughout. An existing extension meant that significant remedial works were required to shore up the foundations and bring the structure in line with current building regulations. A materials-driven approach with an emphasis on composition of texture and colour saw the inclusion of Carrera marble, hand-stained timber, oak herringbone floor, turquoise aluminium bi-fold doors, and brass accents.

COMPLETED: **AUGUST 2016** ARCHITECT: **FREEHAUS** STRUCTURAL AND CIVIL ENGINEER: **PRICE AND MYERS** MAIN CONTRACTOR: **MGW CONSTRUCTION** TEMPORARY WORKS CONTRACTOR: **JAC CONSTRUCTION** SPECIALIST JOINER: **JOSHUA DU MONDAY** BI-FOLD DOORS: **FINELINE ALUMINIUM** ROOFLIGHT: **GLAZING VISIONS** FLOORING: **SOLID FLOORS PROJECTS** SPECIALIST ELECTRICAL ITEMS: **BUSTER + PUNCH AND LIVINGHOUSE** BRASSWARE: **VOLA AND HANSGROHE** SPOT LIGHTING: **WHITEGOODS** KITCHEN EQUIPMENT: **FISHER AND PAYKEL** SPECIALIST IRONMONGERY: **M-MARCUS AND CHESHIRE HARDWARE** PAINT: **LITTLE GREENE COMPANY** BATHROOM TILES: **FIRE EARTH** ART DIRECTION: **KATE MARLOW AND MARK PATON** PHOTOGRAPHER: **ADAM LUSZNAK**



NOTCH HOUSE

DALSTON, HACKNEY

Constructing a pavilion style extension to form a sequence of framed internal spaces that celebrate their connection to the garden

———— Creating a generous kitchen, dining and living space in this Victorian semi-detached terraced house, the design has carved away the two-storey rear closet wing to leave a pair of brick columns that frame the dining room and pocket courtyard garden. Carefully placed glazed voids link the interior with the garden, aided by a polished concrete floor that extends from inside to form an external patio area. Expressed as a lightweight pavilion extruded out from the main house, the extension links the heavier exposed masonry elements and extends into the garden as a canopy overhanging the patio.

PROJECT COST: **£268,475.76** COMPLETED: **FEBRUARY 2016** ARCHITECT: **PLATFORM 5 ARCHITECTS LLP** STRUCTURAL ENGINEER: **MORPH STRUCTURES** CONTRACTOR: **B&A WOODWORKING** SPECIALIST GLAZING: **CULMAX** IRONMONGERY: **ALLGOOD** LIGHTING: **MODULAR, DELTA LIGHT, COLLINGWOOD** CONCRETE FLOOR: **LAZENBY** PHOTOGRAPHER: **ANTHONY STAGG**



OLDFIELD ROAD

STOKE NEWINGTON, HACKNEY

Opening a previously claustrophobic side wing kitchen into a modern open plan living space, this side and rear extension seeks to combine and contrast the Victorian grandeur of the original building with a more contemporary style

———— An exposed timber-clad extension wraps around the rear wing of the building to create a new lofty interior, with an asymmetrical pitched roof to create high ceilings and work with the existing layout of the rear wing. Rather than proposing a fully open plan layout, the space is punctuated by a new bespoke bookcase that divides the kitchen area from the dining space. The contrasts between spaces are further emphasised by the introduction of daylight from unexpected places such a glass box lantern from the existing lounge and kitchen.

COMPLETED: **FEBRUARY 2016** ARCHITECT: **BRADLEY VAN DER STRAETEN ARCHITECTS** ENGINEER: **CONSTANT STRUCTURAL DESIGN** CONTRACTOR: **DN CONSTRUCTION** LARCH CLADDING: **WESTERN RED CEDAR_SILVA** SLIDING DOORS: **SCHUCO** KITCHEN: **HOWDENS** TIMBER FLOORING: **HAVWOODS**



ONE LANCS

FINSBURY PARK, HARINGEY

A timber-clad wrap-around extension that facilitates accessible use and appears as a single carved block of wood, reminiscent of the client's sculptural work

———— Reformatting a family home to create a more accessible, wheelchair-friendly environment, whilst forming a home studio and creating a new self-contained flat for rental income, this project has been partially self-built by the client. The ground floor level now houses the main living areas all on one level, alongside a self-contained wheelchair-accessible flat with its own entrance, and flush threshold access to a spacious terrace which ramps down to garden level. At the first floor, an artist's studio and double-height gallery space enables home working, topped with a top floor one-bed flat, accessible through the original house entrance. The wrapped cladding forms a continuous envelope in appearance, concealing all flashings/gutters.

PROJECT COST: **£124,700 + VAT** COMPLETED: **JULY 2016** CLIENT: **SIMON HEAD & RUTH YOUNG** ARCHITECT: **CHANCE DE SILVA** MAIN CONTRACTOR: **TBA CONTRACTORS LTD** STRUCTURAL ENGINEER: **ELLIS & MOORE** PARTY WALL SURVEYOR: **WATKINSON & COSGROVE** APPROVED INSPECTOR: **HARINGEY BUILDING CONTROL** PHOTOGRAPHER: **TIM CROCKER**



ORMOND ROAD

CROUCH END, ISLINGTON

A three-tier townhouse extension has provided additional living space and sculptured picturesque views from a roof top terrace

———— Emulating the piecemeal stepped extensions of a neighbouring property, this project has extended the home across three floors, utilising clever glazing solutions to orientate the rooms towards long views of the lush green gardens adjacent. This 'wedding cake' of extensions provides additional space for playing, sleeping and bathing, with a subtle extension at roof level drawing light down through the existing stairs and providing safe passage to the revitalised terrace. On the first floor, the projecting window's main face is blacked out to avoid overlooking, with two clear slot sections at either end to provide light and framed views of the garden.

COMPLETION: **AUGUST 2015** ARCHITECT/PRINCIPLE DESIGNER: **MULROY ARCHITECTS** STRUCTURAL ENGINEER: **HALSTEAD ASSOCIATES** MAIN CONTRACTOR: **STRUCTUM LTD** ASBESTOS SURVEYOR: **NOVA ASBESTOS SURVEYS** PARTY WALL SURVEYOR: **R HOWORTH** APPROVED INSPECTOR: **PWC BUILDING CONTROL** WINDOWS: **SMART SYSTEMS** EXTERNAL RENDER: **WETHERBY BUILDING SYSTEMS** ZINC CLADDING: **VM ZINC** BATHROOM BRASSWARE: **HANSGRÖHE** KITCHEN: **IKEA** KITCHEN SINK & TAP: **FRANKE** IRONMONGERY: **FRANCHI** RADIATORS: **STELRAD** CONCRETE FLOOR: **GYPSOL DIAMOND** PHOTOGRAPHER: **JOAKIM BOREN**



OVAL ROAD

CAMDEN

Bringing a basement flat back into the main house, this semi-detached Victorian townhouse located between Regents Park and Camden High Street has been transformed for its young family

———— Reintegrating the basement back into the house, this project has relocated the kitchen, dining and living room to this level while reconfiguring and refurbishing the main part of the house to add a further two bedrooms, study/sitting room and additional shower room. Removing all basement level walls including the spine and rear wall, the extension is expressed to the garden with a full rear façade of sliding doors. A new stair drops to the basement as a continuation of the stair above, breaking up the open plan space into segments, supported by a feature floor that articulates different areas with colour and pattern.

PROJECT COST: **£524,000** COMPLETED: **APRIL 2016** ARCHITECT: **EDWARD MCCANN ARCHITECTS** ENGINEER: **RODRIGUES ASSOCIATES** CONTRACTOR: **SIMON BALL CONSTRUCTION** JOINERY: **CONSTRUCTIVE & CO.** STAIR: **LITTLEHAMPTON** FLOOR: **TURGON** LIGHTING/BUILDING MANAGEMENT: **OPENFIELD TECHNOLOGY LTD** GLAZING: **CONTEMPORARY GLAZING** DOORS: **IDSYSYSTEMS** PHOTOGRAPHER: **LYNDON DOUGLAS**



OVERHILL ROAD

DULWICH, SOUTHWARK

Unlocking the views across London available at ground level, this side return extension has revealed the full potential of the house

Reconnecting living spaces, this project has extended into the side return of the property, played with its roofscape and reimagined the circulation to create a sequence of distinct spaces within an open plan layout. Clerestory rooflights and fixed windows bring light deep into the plan, whilst the connection with the garden is reinforced with a continuity of large textured porcelain tiles between inside and outside spaces. Changes in floor and ceiling levels have been used as a device to define coherent spaces within the open plan layout, and create an interesting journey through the house.

PROJECT COST: **£140,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT: **SELENCKY///PARSONS** STRUCTURAL ENGINEER: **TOYNBEE ASSOCIATES** CONTRACTOR: **COBALT CONSTRUCTION** PHOTOGRAPHER: **JIM STEPHENSON**

Shortlisted



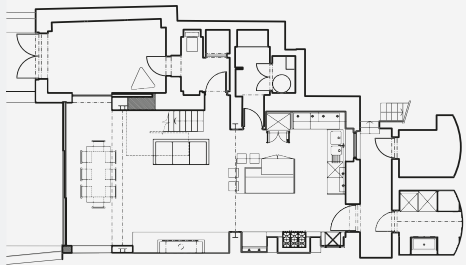
PARK HOUSE

BARNSBURY, ISLINGTON

Updating an end-of-terrace townhouse for a variety of family needs, this two-storey glass rear extension creates spaces for both quiet and sociable activities across two floors

Implanting a double-height glass extension, this project has revitalised the lower ground floor and rear of this home, enabling these spaces to match the impressive floor to ceiling heights, scale and width of the rest of the house. Forming a platform in which the relationship between inside/outside, upstairs/downstairs, living/working, loud/quiet could be linked, the extension creates a glazed tryptic with a ground floor balcony, oriel stair seat, and an internal study window, to create playful and connected family spaces. A new white folded steel staircase hangs from the ground floor, purposefully missing the last riser and appearing to float.

PROJECT COST: **£360,000** COMPLETED: **NOVEMBER 2015** ARCHITECT: **LIPTON PLANT ARCHITECTS** ENGINEER: **CONISBEE** CONTRACTOR: **IMAGE BUILD LTD** QUANTITY SURVEYOR: **MEA** BUILDING CONTROL: **GREENDOOR BUILDING CONTROL** PARTY WALL SURVEYOR: **ALEXANDER ELLIOT LTD** PHOTOGRAPHER: **DAVID VINTINER**



Lower ground floor



PERREN STREET

KENTISH TOWN, CAMDEN

Showcasing the spaciousness of a converted warehouse, this renovation has created a bright and open interior fusing old features and new design solutions

Renovating a late Victorian 1920's piano factory, the project utilised and exposed the scale of the converted warehouse, with exposed timber and steel structures paying homage to its industrial past. Arranged over three floors, the spacious, open interior has created valuable space for a growing family – in particular, the intervention focused on re-planning the ground floor hallway with an enlarged staircase and creating a new mix of spaces for the master bedroom. Upgraded materials and finishes throughout the house include fitted cabinets and bespoke built-in furniture to optimise space and maximise functionality.

PROJECT COST: **£200,000** COMPLETED: **JUNE 2016** ARCHITECT: **OPENSYSYSTEMS ARCHITECTURE** GENERAL CONTRACTOR: **MILANIHOME** PHOTOGRAPHY: **NAARO**

Shortlisted

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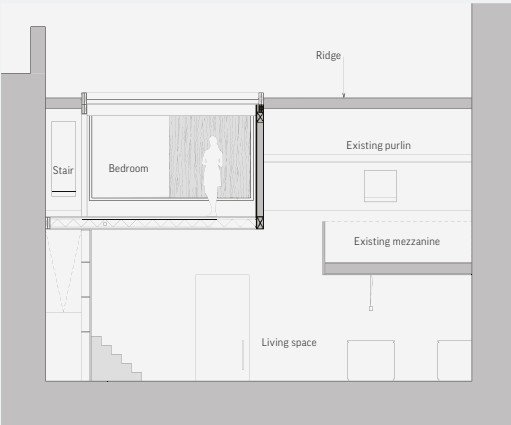
PHASE II

HOLLOWAY, ISLINGTON

Spanning 10 years and two clients, this church conversion uses materials as sparingly as possible to match the owner's pared-back lifestyle

Revisiting a project completed 10 years previously, this intervention has added to the earlier design with a simple dormer extension to continue improving the home for a new owner. With a brief to create a space which is as minimal as possible, the space has been refreshed, with a new kitchen and bathroom, re-poured original resin floor, and a new stressed skin plywood box that forms the bedroom. A walk-in wardrobe and concealed door to the bedroom read as a single wall of flush panelling, effectively disappearing and forming one seamless, minimalist environment.

COMPLETED: **APRIL 2016** CLIENT: **MORGWN RIMEL** ARCHITECT: **WEST ARCHITECTURE** STRUCTURAL ENGINEER: **WEBB YATES ENGINEERS** CONTRACTOR: **ROOM2BUILD** SPECIALIST JOINERY: **BARNABY REYNOLDS** PHOTOGRAPHER: **BEN BLOSSOM**



Section



PAGES LANE

MUSWELL HILL, HARINGEY

A new ground floor wing, courtyard and loft dormer enhance the layout of a Victorian semi, achieving a series of interlinked living spaces that captures sunlight and engages with the outdoors

— Generated by existing site features including a mature Mountain Ash tree, this zinc-clad extension resists demolition to achieve one large living space, and instead integrates the original external walls into the new internal layout, forging an identity that is sympathetic to modern needs and the home's history. The ground floor wing is pulled away from the original house, creating a private courtyard space that unifies old and new elements – the existing side windows have been opened up to allow circulation between the kitchen and new living area. Secret doors set within tongue and groove panelling provide playful access to the loft bedroom and a new under-stair WC.

PROJECT COST: **£350,000** COMPLETED: **MARCH 2016** ARCHITECT: **KIRKWOOD MCCARTHY** STRUCTURAL ENGINEER: **SYMMETRYS LTD** CONTRACTOR: **FINE RENOVATE LTD** GLASS SLIDING DOORS: **NORTHOLT GLASS** ZINC CLADDING: **VM ZINC** FLOORBOARDS: **HAVWOODS** LIGHTING: **MODERN LIGHTING SOLUTIONS** DECKING: **MILLBOARD** BATHROOMS: **C.P HART** KITCHEN: **STEELPLAN** PHOTOGRAPHER: **DAVID BUTLER**



Ground floor plan

- ☒ Design
- ☒ Build
- ☐ Furnish

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PRIMROSE HILL FLAT

CAMDEN

Maximising space, the internal structures of this 60 sqm flat has been reconfigured to create a space that feels much larger than it is

Relocating the kitchen and punching an opening into the structural wall to create an open-plan living room and kitchen area, this project has utilised bespoke storage solutions and joinery items to declutter and let light into the rooms. Merging the old kitchen space with a single bedroom, the design has created an improved layout with two external windows, allowing for the relocation of the bathroom and the addition of guest WC. Energy efficient lighting was installed, as well as new plumbing and underfloor heating throughout, to add aesthetic uniformity and reduce clutter.

PROJECT COST: **£150,000 + VAT** COMPLETED: **OCTOBER 2015** CLIENT: **FERN AND JOHN ARMYTAGE** ARCHITECT: **AMOS GOLDREICH ARCHITECTURE** ENGINEER: **DAVID BERLE** CONTRACTOR: **AODS BUILDING CONTRACTORS** BUILDING CONTROL: **ANDRE SAMSON/PWC** JOINERY: **AG MERIDIAN** KITCHEN: **CASA LUBE** FURNITURE SUPPLIER: **PINK APPLE DESIGNS** LIGHTING: **LIGHT COOPERATION** SANITARYWARE: **OCEAN BATHROOMS** TIMBER FLOOR: **ESB FLOORING** TILES: **TILE AND STONE CENTRE** PHOTOGRAPHER: **RORY GARDINER**



PRINCE ALBERT ROAD

PRIMROSE HILL, CAMDEN

Bordered by a busy road and the Regent's Canal, this part-subterranean extension to a Grade II listed house sought to conceal itself from being overlooked by its many neighbours

Adding three large new family living spaces and replacing a redundant pool house in a semi-public, historic setting, this project sought to establish new relationships with the surrounding gardens, capture light and frame views. Clad by a finely made timber screen wall, the new wing seeks to minimise its external presence, harmonise disparate window proportions, screen views inwards and refer to the wooded setting. Light enters from tall windows, openings filtered by timber screens and vertical shafts, exposing views of St Mark's Church spire and letting in the afternoon sun.

PROJECT COST: **£1,100,000 + VAT** COMPLETED: **MARCH 2015** ARCHITECT: **ALAN HIGGS ARCHITECTS** MAIN CONTRACTOR: **HARRIS CALNAN CONSTRUCTION CO** QUANTITY SURVEYOR: **DUDLEY SMITH PARTNERSHIP** STRUCTURAL ENGINEER: **MILK STRUCTURES** SERVICES ENGINEER: **CBG CONSULTANTS LTD** INTERIOR DESIGN: **CARDEN CUNIETTI LTD** LANDSCAPE ARCHITECT: **DEL DUONO GAZERWITZ** LIGHTING CONSULTANT: **LIGHT IQ LTD** EXTERNAL IROKO CLADDING AND FINS: **HARRIS CALNAN CONSTRUCTION CO** INTERNAL TIMBER FLOORS AND WALLS: **SCHOTTEN AND HANSEN** ROOF LIGHTS, WINDOWS AND GLAZED DOORS: **CANTIFIX** POLISHED CONCRETE SCREED: **HARRIS CALNAN CONSTRUCTION CO** BRONZE WALL PANELLING: **BECK INTERIORS LTD** PHOTOGRAPHER: **ALAN WILLIAMS**



THE PUMP HOUSE

ROTHERHITHE, SOUTHWARK

Creating additional space, a bespoke patterned mezzanine updates a converted steam engine room of Renforth Pump Station for modern living

Aiming to improve living space in this Grade II listed building, the project has created a double-height volume with a new mezzanine whilst celebrating the industrial character of the building. A bespoke cast iron structure now defines the kitchen space and encloses an intimate upper deck retreat, patterned with a reference to decorative Victorian metal work, with manipulated depths in the pattern that affords good structural performance. Both solid floor and filigree balustrade plates are cast from one pattern mould.

PROJECT COST: **£161,700** COMPLETED: **MAY 2016** ARCHITECT: **FABRIC SPACE ARCHITECTS** STRUCTURAL ENGINEER: **WEBB YATES ENGINEERS** CONTRACTOR: **CLEAN LINE CONSTRUCTION LTD** PHOTOGRAPHER: **AGNESE SANVITO**



QEW HOUSE

STOKE NEWINGTON, HACKNEY

Transformation of a neglected Victorian terrace into a sophisticated, light filled and warm family home with connectivity to the outdoors

Transforming a neglected and structurally challenged Victorian terrace house, this project has created a sophisticated light-filled space whilst also creating essential connectivity to the outdoors. The ground floor extension creates a spacious kitchen/dining area whilst a loft conversion incorporates high performance sliding glass doors to maximise the natural light and views. Rich natural materials balanced with simple, contemporary architecture and a backdrop of original Victorian features creates some unexpected areas of delight, with refurbished and reinstated period detailing integrated alongside discreet sound and Lutron lighting technology.

PROJECT COST: **£385,000** COMPLETED: **APRIL 2016** ARCHITECT: **HERMANTES BASHA** STRUCTURAL ENGINEER: **WATERMAN GROUP** CONTRACTOR: **P.MCGUIRE & T.TAYLOR** STRUCTURAL ENGINEER: **WATERMAN GROUP** M&E SERVICES: **GEM CONSTRUCT LTD** JOINERY: **Q JOINERY LTD** KITCHEN: **CIE PLC (MESONS)** KITCHEN GLAZING: **IQ GLASS** STONE SUPPLIER: **MGLW** STONE MASON: **TUDOR STONWORK LTD** POLISHED CONCRETE FLOOR: **BEAUCONCRETE** LIGHTING: **DELTALIGHT / ORLIGHT / BROKIS / ARTEK** LUTRON & AV: **CIRCLE AUTOMATION** FURNITURE DEALER: **COEXISTENCE** PHOTOGRAPHER: **MAREK SIKORA PHOTOGRAPHY**



RAUMLAN HOUSE

ARCHWAY, ISLINGTON

A modern three-dimensional space set on a single floor of a Victorian terrace that incorporates five level changes

————— Respecting the grain of the Victorian streetscape, this project conceals its true extent within the envelope of the existing building and new architectural elements disguised as a garden wall and garage. Creating an open-plan space arranged over five levels, the flat descends from the street frontage below the level of the adjacent side street, and then back up to an internal courtyard. Glazed and openable apertures to the roof and walls provide framed views of the sky, and through the layers of interior and exterior space. Traditional materials including London-stock brick, render, and white-painted render reference to the ubiquitous materials of Victorian terraces in a modern way.

PROJECT COST: **£150,000 + VAT** COMPLETED: **FEBRUARY 2016** ARCHITECT: **WILLIAM TOZER ASSOCIATES** STRUCTURAL ENGINEER: **VINCENT GRANT PARTNERSHIP** CONTRACTOR: **DG INTERIORS** PARTY WALL: **DAVID MAYCOX AND CO** BUILDING CONTROL: **MLM BUILDING CONTROL** PHOTOGRAPHER: **WILLIAM TOZER ASSOCIATES**



RENOVATION AND EXTENSION OF A GEORGIAN HOUSE

ANGEL, ISLINGTON

Renovating a Georgian house to maximise the space of its original narrow plan, enhancing the width at the basement and garden level and rationalising interiors

————— Updating a very narrow Georgian house, this project maximised the space of the lower ground floor to create a sense of width whilst upgrading all four levels of the house. A new kitchen, sitting area and dining area has been created in the basement, and every corner of the lower ground floor have been fully utilised. In the middle of the house, a large glazed roof contributes to a sense of width by allowing light to penetrate deep into the plan. A living green wall creates a sense of continuity with the garden and reduces the perception of built proportions of the extension itself.

PROJECT COST: **£340,000** COMPLETED: **AUGUST 2016** ARCHITECT: **SCENARIO ARCHITECTURE** STRUCTURAL ENGINEER: **SOLID GEOMETRY** CONTRACTOR: **ART BUD BUILDERS** FIREPLACE COMPANY: **BESPOKE FIREPLACE DESIGNS** KITCHEN COMPANY: **BULTHAUP** PHOTOGRAPHER: **MATT CLAYTON**



THE RETREAT

ANGEL, ISLINGTON

Restoring a Georgian townhouse left empty for many years into a recognisable and original home that reflects the personality of the clients

————— Understanding the remaining shell of this unloved building, this project has restored the house whilst reflecting the personality of the clients. A lower ground floor kitchen has been lit by a lightbox ceiling that subtly and actively adapts to the outdoor light levels, whilst nearby, a 5m high ceilinged studio sits beneath the garden, lit by large expanses of glass. A quiet reading and reflection space now occupies the ground floor, surrounded by books on bamboo shelving providing refuge while hand-painted wallpapers and antique mirrors provide grandeur and history.

COMPLETED: **AUGUST 2016** ARCHITECT: **LIPTON PLANT ARCHITECTS** ENGINEER: **CONISBEE** CONTRACTOR: **GOLDEN HOUSES** PARTY WALL: **ALEXANDER ELLIOTT** PHOTOGRAPHER: **DAVID VINTINER**



RIFFEL ROAD

WILLESDEN GREEN, BRENT

Extending a north London Victorian terrace on a tight budget with a side extension to make space for a light filled, spacious kitchen and dining area, and new first floor bathroom and utility room

————— Suffering from lack of light and disconnection with a central dark kitchen, this project has extended out the length of the side alley and opened up the interior, connecting from the kitchen back into the central living room. Keeping key original features such as the flooring and fireplace not only maintains the character of the building but saved on cost, aided by substantial research on 'off the shelf' products to achieve a crisp glazed extension and bespoke handcrafted kitchen within budget.

PROJECT COST: **£78,813** COMPLETED: **OCTOBER 2014** ARCHITECT: **SOPHIE BATES ARCHITECTS** STRUCTURAL ENGINEER: **COLIN MITCHELL** CONTRACTOR: **TEMI KAPO** KITCHEN CONTRACTOR: **MARCIN KACZMARCZYK** GLAZING: **PROTEC** ROOFLIGHT: **SUN SQUARE**



SCENARIO HOUSE

CLAPTON, HACKNEY

Renovating and extending a Victorian terraced house by connecting the front part of the house with the basement level to create a single space

———— Seeking to connect the front part of the house – which originally had two separate Victorian reception rooms – with the basement level, a full floor height below, this design works across the levels physically and visually to create a single connected open living and kitchen space. Creating a split-level open double reception, connected to the kitchen and garden floor by an angled glazed roof extension and a ‘floating’ library feature leading up to the bedroom floors, this project allowed the client/architects to ‘practice what they preach’. Child-friendly features include a climbing wall that leads to a ‘secret space’ at the eaves of the original extension.

COMPLETED: **AUGUST 2016** CLIENT AND ARCHITECT: **SCENARIO ARCHITECTURE** STRUCTURAL ENGINEER: **SOLID GEOMETRY** CONTRACTOR: **ABI CONTRACTORS** FIREPLACE COMPANY: **BESPOKE FIREPLACE DESIGNS** PHOTOGRAPHER: **MATT CLAYTON**



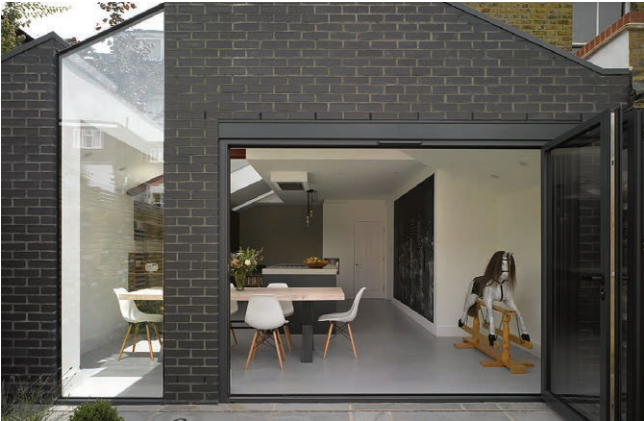
SIMON COURT

KILBURN, CITY OF WESTMINSTER

Transforming a 1980's flat conversion in the apse of a Victorian church to create a coherent and harmonious relationship to the building's original qualities

———— Transforming a previously cramped and awkward flat positioned at the top of a Victorian church, resulting from a poorly designed 1980s conversion, this project re-arranged the mezzanine and inserted a half-spiral timber staircase that winds under the curved beams, allowing a bed to be positioned centrally. The challenge was to create a harmonious relationship between new and old which would restore the visual integrity of the existing building. Extensively damaged brickwork was rendered over and painted by a specialist to match the original brick. Cost-effective knotless Radiata pine panels construct the mezzanine, staircase and other joinery items, lightly whitened with oil to contrast with the red bricks and darker timber of the church.

PROJECT COST: **£91,000** COMPLETED: **JULY 2016** ARCHITECT: **SAM TISDALL ARCHITECTS** STRUCTURAL ENGINEER: **ENGENUITI ENGINEERS** CONTRACTOR: **PRODUK LTD** SPECIALIST DECORATOR/ARTIST: **LAURA ROUGHNEEN** PHOTOGRAPHER: **RICHARD CHIVERS**



SIDNEY ROAD EXTENSION

TWICKENHAM, RICHMOND UPON THAMES

Reworking the entire ground floor of a mid-terraced, Victorian home by opening up the middle of the plan to the new rear space to allow more light and create flexible storage

———— Extending into the rear garden, the enlarged kitchen/dining space has helped open up the ground floor of this family home, creating fluid yet distinct spaces. More storage space was essential, with the hall, snug and built-in bookcase and seat needed to house every piece of equipment of a sport mad family, whilst also serving the aesthetic taste of the client. A slot of frameless glass and concealed rainwater elements make the shape of the extension crisp and neat.

PROJECT COST: **£180,000** COMPLETED: **JUNE 2016** ARCHITECT: **50° NORTH ARCHITECTS** STRUCTURAL ENGINEER: **STEPHEN COYNE CONSULTING** BUILDER: **FINCH LOCKERBIE CONSTRUCTION** PHOTOGRAPHER: **JAMES BAILEY**

Shortlisted

DON'T MOVE, IMPROVE!



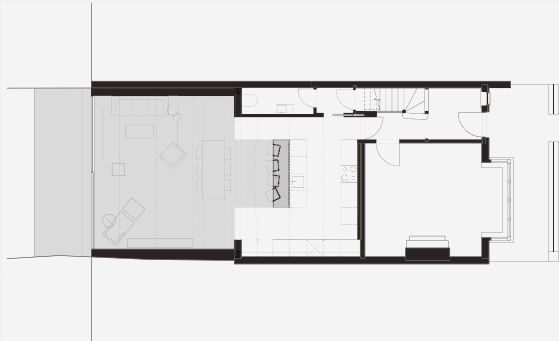
SLAB HOUSE

CLAPHAM, WANDSWORTH

Forming a new living space, this extension comprises a planted concrete waffle roof, with troughs for rooftop planting to soften the volume from the floors above and exposed internally to create beams

———— Extending a Clapham house to form a new living space, the focal point of this project is a planted concrete waffle roof, which sits aloft the new living area. Its pre-fabricated peaks and troughs create trenches for rooftop planting, creating pleasing views from the floors above and forming beams in the living room ceiling. From the garden, the roof trenches are out of sight, giving the effect of a simple concrete slab which contrasts with the texture of the original building. A substantial skylight amidst the concrete ceiling traverses the full width of the extension, illuminating the kitchen, which would otherwise be overcast by its position.

COMPLETED: **JUNE 2016** ARCHITECT: **BUREAU DE CHANGE** STRUCTURAL ENGINEER: **FTF DESIGNS LTD** LANDSCAPE ARCHITECT: **JOH BATES STUDIO** CONSTRUCTION: **STEC CONSTRUCTION** GLAZING: **COMPASS GLASS** RESIN & CONCRETE FLOORING: **FLOORED GENIUS** TILING: **CRAVEN DUNILL** WORKTOPS: **UNIQUE SURFACES** PHOTOGRAPHER: **BEN BLOSSOM**



Ground floor plan



SOMERFIELD ROAD

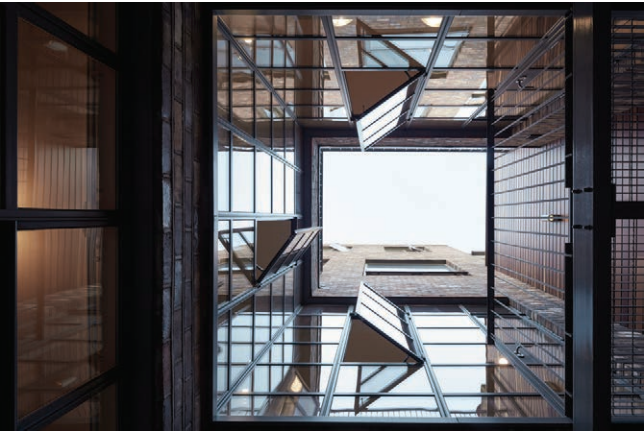
FINSBURY PARK, HACKNEY

Extending two maisonettes, one on the ground and one on the first floor of a Victorian end-of-terrace house, to create more spaces for the two families

———— Extending two maisonettes, this project enlarged the existing ground floor extension, infilling a corner by the boundary wall, to create a more open plan kitchen-dining family room, opening onto the garden with new sliding doors. The first floor extension has the shape of a lightweight zinc-clad box with contemporary bay windows, designed to contrast with the existing house while remaining subordinate to it. Sustainable ‘green’ features include a sedum roof at first floor level and planters on the second floor terrace.



PROJECT COST: **£180,000 + VAT** COMPLETED: **APRIL 2016** ARCHITECT: **KNOTT ARCHITECTS** STRUCTURAL ENGINEER: **MBOK** CONTRACTOR: **ROLANDAS SINKEVICIUS** ZINC CLADDING: **F&G COPPER AND ZINC ROOFING** GREEN ROOF: **RCC ROOFING** PHOTOGRAPHER: **DOVE PHOTOGRAPHY**



SPITALFIELDS TOWNHOUSE

TOWER HAMLETS

Re-connecting a series of Victorian warehouse terraces in this five-storey house with the insertion of a new basement, a new rear extension and roof extension

———— Renovating and re-connecting a series of Victorian warehouses to create a contemporary family home, this project sought to maintain the original character throughout, with a new oak shopfront at street level combining old and new. Two light wells run the height of the building letting the south-facing natural light to penetrate throughout the section, allowing maximum light to accommodate the display of the client's art collection. One of the light wells, a glazed courtyard, opens to a new basement with a guest bedroom and suite.



PROJECT COST: **£1,500,000** COMPLETED: **JANUARY 2015** ARCHITECT: **QUINN ARCHITECTS** STRUCTURAL ENGINEER: **AKERA ENGINEERS** CDM COORDINATOR: **FAREED FETTO & COMPANY** M&E CONSULTANT: **EM TECHNICA LLP** PRINCIPAL CONTRACTOR: **ISG PLC** QUANTITY SURVEYOR: **THE CBE PARTNERSHIP LTD** APPROVED INSPECTOR: **MLM BUILDING CONTROL LTD** BRICK: **PETERSON Tegl** COURTYARD WINDOWS: **CRITTAL & SCHUCO** CUPBOARDS: **MOLTENI** FLOORS: **DINESIN** KITCHEN: **DADA** TILING: **SURFACE** PHOTOGRAPHER: **ROB PARRISH**



ST MARY'S GROVE

CANONBURY, ISLINGTON

Transforming a dark and pokey ground floor into an expansive, open space with lots of light through a rear extension with large glass and skylight above

———— Completely renovating the ground floor, extending to the rear and adding a new staircase and bathroom, this project has created expansive light-filled spaces with large expanses of glass in the new rear addition, and a skylight above the central staircase allowing the light to flood through into the core of the ground floor. The kitchen acts as a statement piece for the space, drawing the viewers eye along its length and out to the garden beyond. The generous use of oak for the stairs, balustrading and the entirety of the ground floor ties the space together, with the walls either white or exposed brick.



PROJECT COST: **£255,000** COMPLETED: **JUNE 2016** CLIENT: **HARRY PALMES AND ANGELA LUGET** ARCHITECT: **HOGARTH ARCHITECTS** STRUCTURAL ENGINEER: **BLUE ENGINEERING** CONTRACTOR: **MORTON HALE** SUB-CONTRACTOR: **ORGANIC ROOFING** KITCHEN: **CONCEPT KITCHENS** SKYLIGHTS: **FULHAM GLAZING** PHOTOGRAPHER: **RICHARD SOUTHALL**



STAIRWAY TO HAVEN

FINSBURY PARK, HACKNEY

Transforming a dark Victorian flat with the conversion of a new section of mansard roof to form connections with the outside and provide natural light to this contemporary family home

———— With limited internal space and restricted access to the loft level, this design has inserted a 3.5m x 1.9m glass skylight and a habitable oak timber staircase, creating a strong visual connection with the outside and providing more natural light for the flat. Centred around the main hallway space, the existing stairs comprised of 10sqm out of the total 60sqm flat, so it was imperative that it provided more amenity space. The balustrade, comprised of vertical oak strips, playfully prompts the eye upwards through a series of punctured boxes, that provide structural integrity and house an array of interweaving plants.



PROJECT COST: **£150,000** COMPLETED: **OCTOBER 2016** ARCHITECT: **ZAC MONRO ARCHITECTS** STRUCTURAL ENGINEER: **ROMALA DESIGN ENGINEER** APPROVED INSPECTOR: **SALUS** PLANNING CONSULTANT: **FIRSTPLAN** STAIRCASE & SKYLIGHT: **KENT DEVELOPERS** CARPENTRY: **BIGGA CONSTRUCTION** GLASS ROOF: **LORKINS** STEEL STRINGERS: **MAKSONS SOUTH LONDON STEEL** PHOTOGRAPHER: **GARETH GARDNER**



STAMFORD ROAD

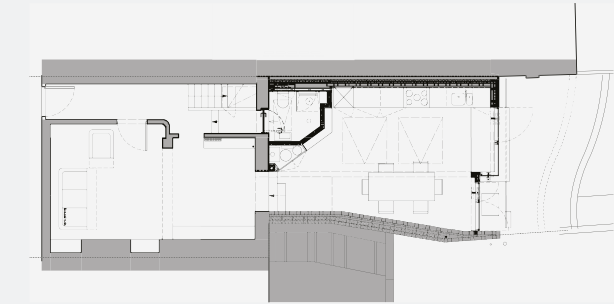
DALSTON, HACKNEY

Extending a narrow 1960s kitchen extension to a house in Dalston, this cost-effective larch timber-clad project mimics the butterfly roofline of the host building to create a generous space, negotiating constraints on either side

Replacing a badly built narrow kitchen extension, unable to accommodate a dining table, this project has provided a more hospitable kitchen alongside a cleverly hidden second bathroom, a covered porch, window seat and a generous expanse of glazing. Mimicking the butterfly roofline of the host building, the larch timber-clad extension drops down on one side to not obstruct the neighbouring property. On the other side, the extension rises to meet a neighbouring wall and allowing access from the existing living room doorway – as a tight budget necessitated keeping the existing openings on the host building at the same size.



PROJECT COST: £95,000 COMPLETED: SEPTEMBER 2016 ARCHITECT: PAMPHILON ARCHITECTS STRUCTURAL ENGINEER: MOMENTUM STRUCTURAL ENGINEERS BUILDER: AJ SERVICES WINDOWS: VELFAC TIMBER CLADDING: VINCENT TIMBER PHOTOGRAPHER: ANNA PAMPHILON



Ground floor plan



STERNDALE ROAD

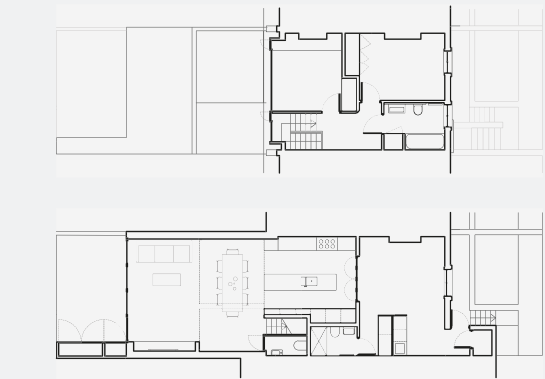
HAMMERSMITH & FULHAM

Entirely refurbishing a Victorian terraced house with interventions on upper floors, ground floor re-modelling and the creation of a basement extension where period character meets contemporary minimal design

Increasing living and storage spaces, this project sought to aid family life, with a coppiced sweet chestnut-clad extension – extending into the re-landscaped garden – forming a new kitchen, and an extensive basement extension with generous floor to ceiling heights creating a play room, two bathrooms, utility room, wine store and bedroom. The interior design creates a house with two faces: smart period rooms in the main house with their expansive bay windows, traditional proportions and original features; transitioning to striking new contemporary areas in the kitchen, garden and basement.



PROJECT COST: £748,000 + VAT COMPLETED: MARCH 2015 ARCHITECTURE, INTERIOR DESIGN AND PROJECT MANAGEMENT: THE VAWDREY HOUSE LANDSCAPE DESIGN: HELENE DE WITTE LANDSCAPE DESIGN STRUCTURAL ENGINEER: BINISTRUCT-E LIMITED CONTRACTOR: OMNIFORM LTD JOINERY SUBCONTRACTOR: TANDEM STUDIO KITCHEN: HIGHAM FURNITURE POLISHED CONCRETE FLOORING: LAZENBY SANITARYWARE: ALTERNATIVE BATHROOMS BATHROOM WALL FINISHES: BEAL MORTEX ALUMINIUM DOORS: GOVETTE HERRINGBONE OAK FLOORING: MARMOREA CARPET AND SISAL: NWC NATURE FLOOR ZELLIGES TILES: EMERY & CIE WINE ROOM FIT-OUT: SORRELLS FURNITURE & LIGHTING: CONRAN CONTRACTS, SCP, HOLLOWAYS OF LUDLOW PHOTOGRAPHER: SIOBHAN DORAN



From top: Second and lower ground floor plans



THE STUDY HOUSE

NEW CROSS, LEWISHAM

Re-modelling and extending a neglected Victorian terrace house to create a juxtaposition between the original building and the expansive double-height contemporary extension, mirrored in a bespoke children's playhouse modelled on the structure

Updating and moulding a neglected four-storey terrace house into a family home, this project has produced a modernist light-filled space whilst preserving original Victorian features and reinstating high skirting boards, cornicing and shutters. Celebrating the junction between the Victorian building and the contemporary extension, a tall narrow staircase punctuates the expansive part double-height living space, creating an elegant slim line vault. Contemporary additions at basement and upper ground floor are repeated at loft level where the creative studio space enjoys elevated views of the City through a large bespoke picture window encased in plywood. A bespoke playhouse in the garden mirrors the house, making this house a place of living, work and play.



PROJECT COST: £300,000 COMPLETED: NOVEMBER 2015 CLIENT: HENRI BRENDENKAMP ARCHITECT AND STRUCTURAL GLAZING: STUDIO 30 ARCHITECTS STRUCTURAL ENGINEER: HEYNE TILLET STEEL CONTRACTOR: CORNERSTONE CONTRACTORS LTD SLIDING FOLDING DOORS: FOLDING SLIDING DOORS SEDUM ROOFING: SKY GARDEN EXTERNAL HARDWOOD GARAPA CLADDING: SILVA TIMBER ENGINEERED OAK FLOORBOARDS: GOODFELLOW FLOORING PHOTOGRAPHER: SALT PRODUCTIONS LTD



SUMMERFIELD AVENUE

QUEEN'S PARK, BRENT

Refurbishing a Victorian mid-terrace property in a conservation area to create a flexible and spacious home with a strong relationship between inside and out

———— Accommodating a growing family through the conversion of an attic and rear and side extension on the ground floor, this project sought to provide a connected set of spaces suitable for modern living without compromising the relationship with the outdoors. Creating a visual connection from the front to the rear through a sequence of rooms on the ground floor, the layout culminates in a spacious kitchen-dining-living area at a lowered floor level. To allow for a sense of continuity between inside and out, the entire rear outrigger is held by a single column, allowing for a glazed rear façade.



PROJECT COST: **£420,000 + VAT** COMPLETED: **DECEMBER 2015** ARCHITECT: **VARIANT OFFICE LLP** STRUCTURAL ENGINEER AND PARTY WALL: **TALL ENGINEERS** PHOTOGRAPHER: **GOSIA SOBIESZEK**



SUNBURST HOUSE

CLAPTON, HACKNEY

Transforming a one-bedroom flat into a two-bedroom home suitable for a young family, this project has formed a functional space whilst capturing the south-facing garden

———— Creating more space for a young family on a very tight budget, this partially self-built project has introduced a side return and rear extension, allowing the existing layout to be flipped, with two generous double bedrooms created, and the main living spaces orientated around the south-facing rear garden. Central to the new design was the creation of an 'enfilade' linking the key spaces of the new home with a framed view of the garden, maximising the sense of space and flow throughout. Storage and utility areas have been fully integrated throughout to enable it to function efficiently as a home.



PROJECT COST: **£70,000** COMPLETED: **JANUARY 2015** ARCHITECT: **MCAHON ARCHITECTURE** STRUCTURAL ENGINEER: **JAMES FRITH LTD** PHOTOGRAPHER: **JAMES FRITH**



TIBUR HOUSE

CROUCH END, HARINGEY

Board-marked concrete finished side infill extension updates a Victorian terrace house, expanding the kitchen, dining and living spaces

———— A new opening between the front and rear reception rooms incorporates a sliding partition to allow privacy or dual aspect to enhance a sense of openness. At the rear of the house, the kitchen is slightly raised above the dining area, accentuated by cantilevering the cabinets over the step. Utilising board-marked concrete, poured in situ, to boldly express the structural changes to the house, this project contrasts the roughness of the concrete with the smoothness of the minimal glazing, whilst a planter cantilevers out at the rear, adding a splash of colour and softness to the composition with planting.



PROJECT COST: **£210,000** COMPLETED: **JULY 2016** ARCHITECT: **PAUL ARCHER DESIGN** STRUCTURAL ENGINEER: **MARTIN REDSTON ASSOCIATES** CONTRACTOR: **BUILDDECOR** PHOTOGRAPHER: **WILL PRYCE**



SUSTAINABLE EXTENSION TO A VICTORIAN VILLA

CLAPTON, HACKNEY

Rethinking the dysfunctional layout of a ground floor flat to create a series of light-filled spaces

———— Fulfilling a contradictory brief – a modern open extension which brings plenty of natural light to the living room, whilst respecting the original proportions and separation of spaces – this scheme has created a largely glazed, sustainably sourced timber-clad extension to house the kitchen and dining area. Replacing an old glass conservatory – freezing cold in winter and overheating in summer – that blocked the light to the inner sitting room, the design retains the original back wall of the house with its windows and doors opened, creating an internal balcony, allowing light to penetrate, and keeping the cosy and more private feel of the lounge.



PROJECT COST: **£91,000** COMPLETED: **AUGUST 2016** ARCHITECT: **SCENARIO ARCHITECTURE** STRUCTURAL ENGINEER: **SOLID GEOMETRY** CONTRACTOR: **SPINEL CONTRACTORS** WINDOWS: **IDSYSYSTEMS** PHOTOGRAPHER: **JAN PIOTROWICZ**



TOWER HAMLETS TANDEM

BETHNAL GREEN

Simultaneously extending two neighbouring properties with twinned planning submissions to create individual projects with distinct contemporary identities

———— Extending two neighbouring properties with a two-storey extension to the rear and a single storey side-infill on either side, this project is the result of twinned planning applications from two neighbours deciding to extend their homes at the same time. The two projects present their own individuality in exterior and interior finishes; a simpler brick rear exterior with an open-plan kitchen with resin flooring and bespoke Caribbean Blue Quartzite worktops characterises one project, whilst a garden-facing extension clad in inclined slate, with soap-washed douglas fir floor boards and kitchen cupboard doors feature in the second property.

PROJECT COST: **£250,000 AND £180,000** COMPLETED: **MAY 2016** ARCHITECT: **ARCHITECTURE FOR LONDON** STRUCTURAL ENGINEER: **BLUE ENGINEERING** CONTRACTOR: **GET TURNER LTD** PHOTOGRAPHER: **JIM STEPHENSON**



TUFNELL PARK ROAD

ISLINGTON

Creating light and spacious open plan living, cooking and dining area with an infill extension in a two-bedroom basement flat in a Victorian terrace

———— Creating three loosely defined rooms within the open plan space, the design utilised materials to demarcate spaces: the timber dining area divides the kitchen from the sitting area, whilst the use of Sweet Chestnut with the exposed steelwork and gridded timber ceiling separates it from the existing building. Forming a projecting window seat to link the extension with the garden, Sweet Chestnut was chosen for its colour, grain, structure and because it could be used both inside and outside. Larch floor boards run throughout each space to bring everything together.

COMPLETED: **FEBRUARY 2016** ARCHITECT: **TYPE STUDIO** STRUCTURAL ENGINEER: **ELLIS AND MOORE** MAIN CONTRACTOR: **BORISA RISTIC & CO** JOINERY SUB-CONTRACTORS: **GLENWOOD DESIGN AND WOODJAYS** STAINLESS STEEL SUB-CONTRACTORS: **M&M ARCHITECTURAL** PHOTOGRAPHER: **SAM NELSON, TYPE STUDIO**



TWIN PEAKS

BATTERSEA, WANDSWORTH

Transforming a cramped, end of terrace post-war property into a contemporary space suitable for modern family living

———— Transforming a cramped house for a growing family, this project has tweaked the post-war typology with double-height spaces and full-height windows, enhancing the existing built form and complementing the neighbouring properties. Briefed to create a clear connection between the open plan living space and external garden, the design moved the traditional front garden entrance point to the side of the property, allowing the ground floor to be opened up to the two new gardens with large minimal sliding doors, giving views through to the rear of the garden.

PROJECT COST: **£282,000** COMPLETED: **SEPTEMBER 2016** ARCHITECT: **ZAC MONRO ARCHITECTS** STRUCTURAL ENGINEER: **ROMALA DESIGN LTD** CONTRACTOR: **BYGGA CONSTRUCTION LTD** APPROVED INSPECTORS: **SALUS** PHOTOGRAPHER: **ANDY MATTHEWS**

Shortlisted

DON'T MOVE, IMPROVE!



VALHALLA

HIGHGATE, CAMDEN

A 320mm deep addition to the façade of a tired modernist house, transforming it into a contemporary home that works in harmony with its award-winning neighbours

———— Transforming the front elevation of a tired looking modernist house in the leafy edge of Highgate cemetery, this project created a 320mm addition using 'traumatised' wood to reflect the clients' interest in the macabre, drawing on the ambience of Highgate Cemetery. Heavily charred larch fins, fixed to the façade using galvanised top-hat brackets and glued in place, are all lined up in one plane to unify the façade, so when viewed from up and down the street, the elevation appears closed, but on moving past the house the differing depths of fins reveal the ghost of the original articulation of the dwelling behind.

COMPLETED: **MARCH 2016** ARCHITECT: **DENIZEN WORKS** STRUCTURAL ENGINEER: **PRICE AND MYERS** CONTRACTOR: **SILVERWOOD CONSTRUCTION AND MANAGEMENT** ENGLISH LARCH GLULAM FINIS: **INWOOD DEVELOPMENTS LTD** CHARRING: **MARTIN CHILDS LTD** FIXING BRACKETS: **ARCHWAY SHEET METAL WORKS** PHOTOGRAPHER: **BEN BLOSSOM**





WARREN COTTAGE

KINGSTON UPON THAMES

Renovating and extending a dilapidated Victorian gatehouse marking the entry into Richmond Park, this project has created an elegant contemporary home with a new two-storey extension and separate garden room building

Meeting the existing house with a touch of glass, this extension uses a restrained but striking palette to tie into the detailed tiled faces of the cottage, with crafted iroko glulam meeting sharp board-marked concrete walls. A new double-height space above the kitchen and dining area flows into the more secluded lounge whilst a separate building, approached under a louvered timber walkway, houses the garden room – a self-contained retreat. Green features include concrete walls and flooring, providing essential thermal mass, and green roofs, reducing the water run-off and filtering pollutants.



PROJECT COST: **£800,000** COMPLETED: **JULY 2016** ARCHITECT: **MCGARRY-MOON ARCHITECTS** STRUCTURAL ENGINEER: **S2K LTD** CONTRACTOR: **ALAN MOON JOINERY & BUILDING CONTRACTOR** IROKO GLULAM BEAMS: **OLD MANSE JOINERY** TIMBER WINDOWS AND DOOR FRAMES: **DASK TIMBER PRODUCTS LTD** GLAZING: **TOP GLASS CONTRACTS LTD** PRE-CAST CONCRETE WALLS: **MOORE CONCRETE PRODUCTS LTD** INSULATION: **KINGSPAN AEROFULLFIL PLATINUM, KINSPAN THERMAROOF, ROCKWOOL** TIMBER CLADDING & FLOORING: **JP CORRY** PHOTOGRAPHER: **ADAM CURRIE**



Axonometric



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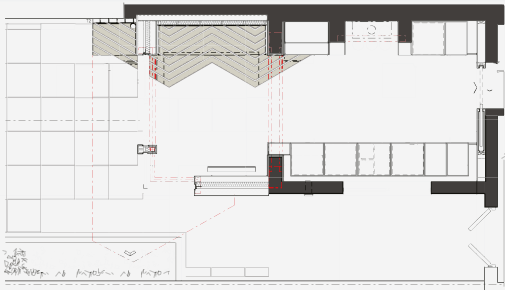
LADYWELL, LEWISHAM

Replacing an unstable lean-to extension in a mid-terrace house to create a light kitchen-diner that reflow text to move more onto second line the garden, with a timber pergola providing shading

Replacing a dated and unstable lean-to, this project provided a new light kitchen-diner with bespoke furniture. The timber pergola provides shading for the glazed walls, wrapping down to form external seating which then flows through to the internal seating and finish to the wall and floor internally, connecting the internal and external spaces. Internally, lighting is used to create soft divisions between spaces. A concealed strip of light runs along the side of the built-in bench, following up the wall and along the ceiling to eloquently separate the kitchen and eating space. Grey paint, flooring, wall tiles and kitchen cupboards produce a calming environment, with modern and traditional decor co-existing.



PROJECT COST: **£75,000** COMPLETED: **FEBRUARY 2016** ARCHITECT: **GRUFF LIMITED** STRUCTURAL ENGINEER: **MCHENRY STRUCTURES** CONTRACTOR: **JGA DESIGN LIMITED** GLAZING: **EXPRESS BIFOLD** WOOD FLOOR AND CLADDING: **VASTERN TIMBER** KITCHEN: **IKEA AND SHAKER DOORS, OXFORD** STOVE TILING: **ZELLIGE TILES** HANDLES, LIGHT SWITCHES AND LIGHTS: **BUSTER AND PUNCH** LIGHTING (EXTERNAL AND DOWN LIGHTS): **ASTRO LIGHTING** THRESHOLD EXTERNAL DRAIN: **AQUA BOCCI** PHOTOGRAPHER: **BEN BLOSSOM**



Kitchen plan



WEDDERBURN ROAD

HAMPSTEAD, CAMDEN

Extending a Grade II listed detached Arts and Crafts house with a detailed, marble finished contemporary extension to create open-plan living

Creating an airy open space for dining and informal living, this glass extension is topped with a crisp marble clad canopy which appears to float, allowing a clear view of the rear of the original Arts and Crafts house, with the old kitchen transformed into a John Soane inspired timber-paneled lounge. The elegant extension uses structural silicon glazing, slim-frame sliding screen and frameless roof lights to maximize the daylight and blur the distinction between inside and outside. The internal flooring extends out onto the terrace past flush tracks for the high quality sliding doors, reinforcing the historic plan form of the building.



PROJECT COST: **£249,000** COMPLETED: **APRIL 2016** ARCHITECT: **FINKERNAGEL ROSS** STRUCTURAL ENGINEER: **STRUCTURE MODE** CONTRACTOR: **AODS BUILDING CONTRACTORS LTD** LIGHTING DESIGN: **ATRIUM** PHOTOGRAPHER: **WILL SCOTT**



THE WEE HOUSE

CLERKENWELL, CAMDEN

Reconfiguring a narrow house from a sparse bedsit and shop front into a bijou home that maximises the space across five floors

Located in a narrow triangular site between two blocks with a street façade no more than 2.5 metres wide, this house has been entirely reconfigured, maximising the space to create a truly functional home. A ground floor shopfront now houses the kitchen, which in turn lights an atmospheric master bedroom in the basement through a low-level window beneath the kitchen worktop. Adding an extra floor, the design has created a glass-roofed den, whilst the infilling of a small rear void over four floors has created two wet rooms, a library space and a hard working plant/utility room.



PROJECT COST: **£294,300** COMPLETED: **JULY 2016** ARCHITECT: **JOE WRIGHT ARCHITECTS LTD** STRUCTURAL ENGINEER: **PYLE CONSULTING** CONTRACTOR: **BEAM PROJECTS** APPROVED INSPECTOR: **THE BUILDING INSPECTORS** PARTY WALL SURVEYOR: **GREY AND ASSOCIATES** PHOTOGRAPHER: **DAVID BUTLER PHOTOGRAPHY LTD**



WESTBOURNE GARDENS

CITY OF WESTMINSTER

Re-imagining a micro first floor Victorian apartment to create a generous and compact contemporary pied-a-terre

———— Reconfiguring a 45 sqm first-floor apartment within a grand early-Victorian terrace, the design has created a modern and functional space whilst retaining the generosity of scale and detail of the original spaces. Three new distinct elements were added: a small and compact kitchen; a stone-clad, marble-lined bathroom; and a bedroom with bespoke in-built wardrobes formed in dark cherry-wood veneer. Enabling a more comfortable living environment within this small space, the central bathroom pod has been set down from the ceiling to allow light to diffuse through from the front to the bedroom at the rear, while high-level acoustic glass and a large acoustic door provides noise separation.



PROJECT COST: **£113,500 + VAT** COMPLETED: **MARCH 2016** ARCHITECT: **NIMTIM ARCHITECTS** STRUCTURAL ENGINEER: **PRICE & MYERS** CONTRACTOR: **JO CONSTRUCTION** PHOTOGRAPHER: **MEGAN TAYLOR**



WHITE LODGE

PUTNEY, WANDSWORTH

Extending a semi-detached 1860s villa to add more bedrooms and unify the fragmented ground floor living spaces with a brick extension and generously lit basement

———— Adding two bedrooms and a playroom, and connecting a series of disjointed spaces on the ground floor, this project has added a 100 sqm basement and 70 sqm rear extension, with generous kitchen and dining areas at ground floor opening onto a new elevated garden terrace. Front and rear lightwells bathe the basement in light, with one of three extension rooflights – each lined in anodised aluminium panels – illuminating the basement stair. Taking reference from the existing late Georgian gault brickwork, 21-inch long handmade bricks emphasise the broad width of the property and link the ground floor living spaces.



PROJECT COST: **£1,300,000** COMPLETED: **SEPTEMBER 2015** ARCHITECT: **STUDIO OCTOPI** STRUCTURAL ENGINEER: **MILK STRUCTURES** CONTRACTOR: **GMS BUILDING SERVICES** BASEMENT CONTRACTOR: **UNDERGROUND LONDON** EXTERNAL LIGHTING DESIGN: **LIGHTING IQ** GARDEN DESIGNER: **CHARLOTTE ROWE** PHOTOGRAPHER: **JACK HOBHOUSE**



WISETON ROAD

WANDSWORTH

The remodelling and rationalisation of challenging spaces within a Victorian terrace house to create a bright and contemporary home, with light drawn into the heart of the plan

———— Sensitively reworking the spaces of a Victorian terrace house affected by poor connectivity and low ceilings, this project has replaced the original ground floor back-extension and closet wing with a lightweight timber construction sympathetic in form and rhythm to the neighbouring terraces. The ground floor kitchen-living-dining area is a series of connected yet contrasting spaces, transitioning from period at the front and modern at the back, punctuated with a new cloakroom and contrasting blue vestibule. The addition of a new plywood stair to the centre of the house improves circulation, with open treads and rooflight pouring natural light deep into the plan.



PROJECT COST: **£451,000** COMPLETED: **JUNE 2016** ARCHITECT: **WAIND GOHIL + POTTER** STRUCTURAL ENGINEER: **WEBB YATES** CONTRACTOR: **JOHN F PATRICK LTD** PHOTOGRAPHER: **ANTHONY COLEMAN**

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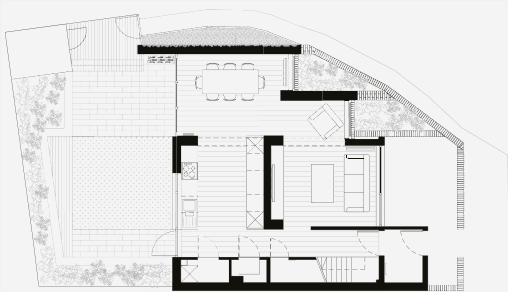
HITHER GREEN, SOUTHWARK

A two-storey extension to ex-council, mid-century end-of-terrace house, celebrating an often unloved housing typology with an internally redefined open plan yet zoned sequence of spaces

———— Extending an ex-council, post-war house, the scheme has transformed a neglected typology into something special whilst retaining its original essence. The two-storey side extension has been formed by telescopically offsetting two brick gable walls, each smaller than the last like a series of Russian dolls, with black zinc and glazing articulating the new walls. Building on features of the original house, the side elevation is kept deliberately restrained with no fenestration, animated by recessed courses of bricks which mark the junctions of the boundary walls with the gable walls. Extending into the roof space, an extra bedroom and bathroom has been created.



PROJECT COST: **£150,000** COMPLETED: **JUNE 2016** CLIENT: **LAURA EDWARDS & MATT JACKSON** ARCHITECT: **SELENCKY///PARSONS** STRUCTURAL ENGINEER: **TOYNBEE ASSOCIATES** CONTRACTOR: **FIRMAN REECE** PHOTOGRAPHER: **ANDY MATTHEWS**



Ground floor plan



YELLOW HOUSE

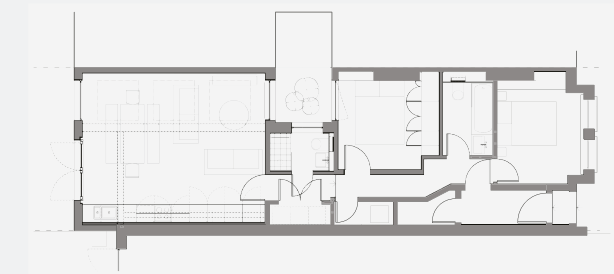
HERNE HILL, SOUTHWARK

Renovating and reconfiguring a Victorian one-bedroom garden flat using a limited budget to create large, flexible spaces using simple but characterful materials and a playful colour palette

———— Extending and reconfiguring a one-bedroom garden flat to create an additional bedroom and allow a flexible use of space for the clients' different future scenarios. A large flexible living space created at the rear is easily adaptable as a communal room in a flat-share or as a family space for a couple or small family – able to accommodate living area, dining table, play area, or study zone as required. This living space is punctuated by large, bold windows, flooding the interior with light and creating new visual connections from the rear bedroom to the courtyard and living space and on to the garden beyond.



PROJECT COST: **£83,000** COMPLETED: **JUNE 2016** ARCHITECT: **NIMTIM ARCHITECTS** STRUCTURAL ENGINEER: **WEBB YATES** CONTRACTOR: **TW SPACE CONVERSIONS** CONCRETE BLOCKWORK: **FORTICRETE** WINDOWS/DOORS: **LING JOINERY** SANITARYWARE: **POTTER PERRIN** KITCHEN SPLASHBACK: **EMMA LOUISE PAYNE** JOINERY: **TW SPACE CONVERSIONS** FORMICA WORKTOP: **BALDWIN PLASTIC LAMINATES** ROOFLIGHTS: **VELUX** PHOTOGRAPHER: **MEGAN TAYLOR**



Ground floor plan

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