

DON'T MOVE IMPROVE!

nla

2020 EDITION
**TEN YEARS OF
DON'T MOVE,
IMPROVE!**

FEATURING
**113 INSPIRATIONAL
HOME EXTENSIONS**

PLUS
**TIPS & ADVICE FOR
TAKING ON YOUR
OWN PROJECT**





NLA is the independent centre for London's built environment, where professionals, politicians and the public can meet, learn and have a voice on the future shape of London.

Our activity involves research, events, exhibitions and workshops that bring together our broad network to discuss and action issues affecting London's built environment.

We're London's greatest advocates, sharing our passion and knowledge about the capital and working tirelessly — and often collaboratively — to deliver to the highest quality. The breadth of our network and the extent of our reach means we can respond quickly to the needs of the built environment professions and the city as they evolve. We are based in The Building Centre, WC1, where our giant interactive model of central London is free to visit six days a week.

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DON'T MOVE IMPROVE!

2020

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A DECADE OF DON'T MOVE, IMPROVE!

When the *Don't Move, Improve!* awards were established our aim was to celebrate the creative and ingenious solutions Londoners were constructing to improve their homes. Over the past ten years we've seen some outstanding designs that have created beautiful homes at the top of waters towers (Shad Thames Water Tower by Form Studio), on the narrowest of plots (Slim House by alma-nac) and have taken daring risks in terms of materials and aesthetics. Our aims haven't changed but the ambition and resourcefulness of the projects continues to grow year on year.

We've learnt much about what people want from their homes, and met a diverse range of families, professionals and architectural students who have all added to the character of London and carved themselves a sanctuary within this bustling capital. These homes demand more from every space and pay greater attention to the specific needs of the homeowners while being tailored to ever-increasing constraints and smaller budgets.

As we look ahead to the new decade, we're excited to continue to shine a light on these innovative home improvement projects. Celebrating the incredibly talented architects creating the designs and the unique stories of the homeowners living in them. At the core, we want to encourage and support more people to take on these most personal of projects with confidence and character, to allow them to put their own mark on the city. As new challenges arise, and concerns for wellbeing and climate change take increasing priority, we keen to work together to develop solutions within the exciting test bed of domestic scale design — we're sure they'll be some surprises and wonders along the way.

This year we are delighted to share the 113 outstanding projects featured in *Don't Move, Improve!* 2020, demonstrating an array of architectural and personal styles and provide high-quality homes fitting for this rich and vibrant city.

Slim House by alma-nac, winner of Don't Move, Improve! 2013

THE COMPETITION

The annual competition is open to practices and homeowners who have carried out extensions on top of, underneath and on the side or back of buildings, and/or interior insertions, conversions, and garden studios in Greater London in the past two years. This issue covers the period between September 2017–September 2019. Projects featured in the awards demonstrate:

- Exceptional innovation, creativity and originality
- High quality design that improves liveability of space and quality of life
- Cost-effectiveness
- Environmental consideration for the materials, efficiency and longevity of the building
- Contextual design that adds to London's character and the life of the surrounding neighborhood

PRIZES

As well as the Overall winner, this year we have awarded six special prizes that celebrate emerging trends and key challenges within home improvement projects. These are:

UNIQUE CHARACTER PRIZE

Awarded to the design that shows true originality and creates its own individual personality or style.

URBAN OASIS OF THE YEAR

Recognising innovative urban gardens, this prize celebrates the best outside oasis whether that be a courtyard, a rooftop, or a beautiful balcony space.

COMPACT DESIGN OF THE YEAR

Awarded to the project that demonstrates ingenuity and creativity in a design with tight space constraints.

BEST PROJECT UNDER £75K

Recognising great value, this prize is given to the best transformation under £75K.

ENVIRONMENTAL LEADERSHIP PRIZE

Awarded to the project that exhibits thought leadership for environmental considerations such as long-life design, sustainable materials and energy efficiency.

MATERIALITY AND CRAFTSMANSHIP PRIZE

Recognising craftsmanship and attention to detail, this prize will be awarded to the project using materials with ingenuity and originality.



JURY

PETER MURRAY
Curator-in-chief, New London Architecture

ELLIE STATHAKI
Architecture Editor, Wallpaper*

TAMSIE THOMSON
Director, London Festival of Architecture

ANNA LIU
Founder and director, Tonkin Liu

ANNA WHITE
Property Journalist, Evening Standard, Daily Telegraph and The Developer

ANDY DOWNEY
Director, Elliott Wood

OVERALL WINNER

SOFFIT HOUSE

OVAL, LAMBETH



LET THERE BE LIGHT — A refurbishment and ‘infill’ rear extension of a terraced house that created flexible living, dining, kitchen and study spaces while adding generous double-height volume and abundant light to a previously dank and dark interior.

SIZE: 159 SQM
AREA ADDED: 9 SQM
AREA REFURBISHED: 150 SQM
ARCHITECT: PROCTOR AND SHAW





*'It was all
a bit of
a warren.
It felt as if it
could benefit
from being
opened up'*

William, owner

When William's bathroom collapsed, smashing through the ceiling below, he knew something had to be done. And now, one Don't Move, Improve! project later, he has a home filled with light and space rather than the dark, dank confusion over multiple levels he struggled with before.

After that rude bathroom intervention he acted quickly, calling in Proctor and Shaw to look a little more generally to help transform his terraced house in Oval, Lambeth, perhaps rework its higgledy-piggledy layout and, well, give it some love.

'It was all a bit of a warren', he says of his home before the architects got involved. 'It felt as if it could benefit from being opened up; it had the opportunity but just needed some kind of reintegrating scheme that would deal with that'.

He had got recommendations of architects from some of his contacts but none cut the mustard, so Google became his friend, and, after contacting Proctor and Shaw, Mike Shaw came round for the first meeting.

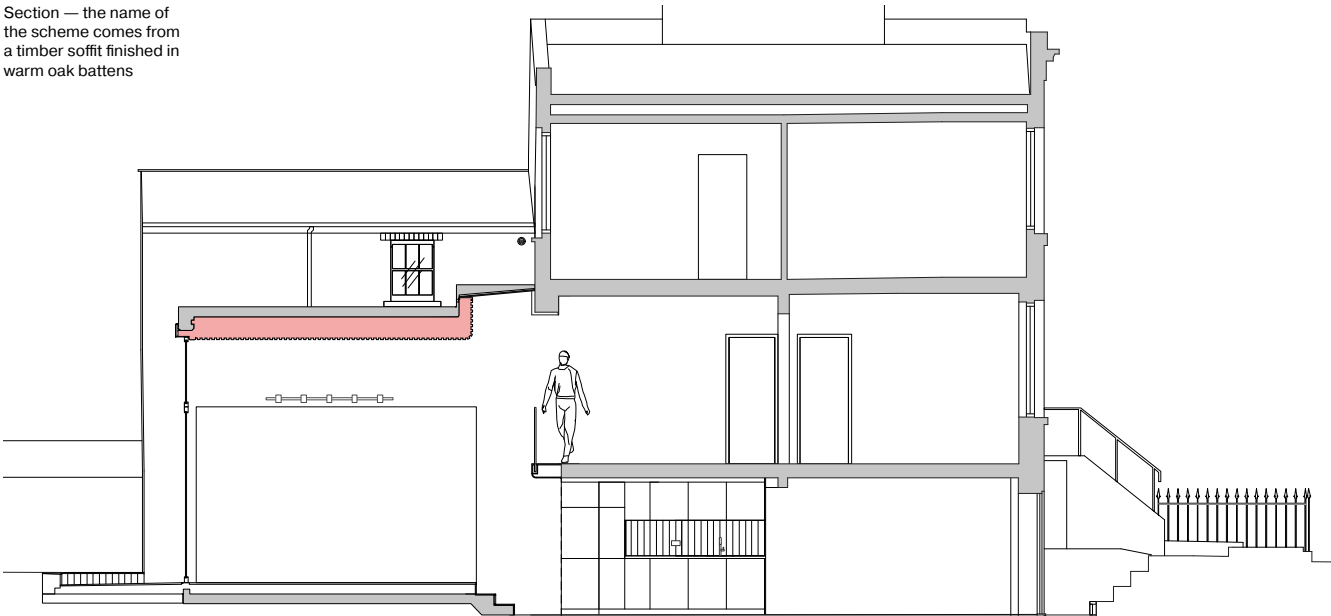
'I thought it was a very interesting project', says Shaw. 'It felt like there was an opportunity to turn it around, particularly in the back of the house, the old rear return external space that was a very dark and damp useless external space. By bringing that into the house we really enjoyed something of real volume that looked onto the garden at the back'.

The dank rear external alley space was brought into the house with the addition of a double-height infill glazed extension to create a light-filled living room connecting new dining, kitchen





Section — the name of the scheme comes from a timber soffit finished in warm oak battens



and study spaces, while allowing views through the house to gardens front and back. The name of the scheme 'The Soffit House' comes from a timber soffit finished in warm oak battens that matches the rich material qualities of the scheme's floor and sweeps upwards where a frameless glass opening lets in more daylight into the heart of the house.

Dealing with the levels was complicated, but William now has the sense of a more 'integrated' way of living, allowing him to work in his elegant front study room but now without feeling so removed from activities elsewhere. 'It's nice also to use the kitchen as well and have that flow between the two rooms', he says.

The living space now feels 'at one' with the garden and feels 'semi-outside', with a project that never felt 'overbearing' and was improved through sometimes challenging dialogue between architect and client. 'Mike didn't just dismiss my ideas out of hand', says William, 'but it was interesting that we did end up with the original idea formulated at the start.' □

SIZE: **159 SQM** AREA ADDED: **9 SQM** AREA REFURBISHED: **150 SQM**
 ARCHITECT: **PROCTOR AND SHAW** CONTRACTOR: **ROBERTO NUNEZ & DANNY NUNEZ** BUILDING CONTROL: **QUADRANT APPROVED INSPECTORS** ENGINEERS: **STRUCTURES IN DESIGN** PHOTOGRAPHY: **RADU PALICICA**

JUDGES' COMMENTS

Soffit House is a wonderful example of how the space and light in a terraced house can be enhanced by good design. The judges enjoyed how this simple addition transformed the sense of space and connected the areas of the house with each other and the garden. A beautifully understated and generous home!

FAMILY FRIENDLY

PLAYFUL SPACES THAT UNITE THE FAMILY — Inclusive for all ages and adaptive to a variety of needs, these designs are personal and practical, from dedicated playrooms, to charming design details and pet-friendly features.

FEATURED PROJECTS



DYNEVOR ROAD

STOKE NEWINGTON, HACKNEY — Having expanded to two adults, three children, a cat and a puppy, this family's lower-ground and ground floor maisonette was bursting at the seams. When the upper maisonette came up for sale they decided to purchase and re-join the two apartments, reinstating the building as a single-family home. As the internal footprint effectively doubled, they welcomed ideas on opening up areas in their home, creating new connections and maximising natural light entering the lower levels. The floor above the kitchen was removed, forming a mezzanine walkway with a slender metal balustrade, perfect for perching above and observing activities below. New joinery elements were introduced, combining rich oak furniture board with blue valchromat, providing a warm and textured material palette throughout.

SIZE: 195 SQM AREA ADDED: -7 SQM AREA REFURBISHED: 195 SQM TOTAL COST: £230,500 ARCHITECT: EMIL EYE ARCHITECTS PHOTOGRAPHY: MARIELL LIND HANSEN



EXTENSION FOR A FAMILY

WIMBLEDON, MERTON — A response to a family's need for more space, this extension provides an open plan, light-filled addition to a suburban semi, and is a celebration of timber as a material inside and out. Starting with the idea of a single large space that could be adapted to suit the family's needs over time, the design is modest, unassuming and honest with two simple roof forms sitting over the main space, formed from an exposed glulam timber structure with Kebony cladding to walls and roof. The fundamental geometry of the twin-hipped roofs breaks up the bulk seen from outside and defines the different spaces internally without a physical division. The timber cladding lines up across the walls and roof, with compound mitred joints, without visible gutters to compromise the sharp lines.

SIZE: 100 SQM AREA ADDED: 40 SQM AREA REFURBISHED: 60 SQM ARCHITECT: UP ARCHITECTS PHOTOGRAPHY: ADAM SCOTT



HOUSE 2.7

REDINGTON AND FROGNAL CONSERVATION AREA, CAMDEN — House 2.7 is a remodelling of an existing Edwardian semi-detached property in a conservation area in London. Architectural work includes refurbishment, rear extension and a spacious basement with clear 2.7m head height. 145 sqm of new floor space has been also added to the home. The project overcame three major challenges: a change in planning policy, a coordination of multiple building contracts, and client desire to live on site during construction. The family stayed on site for five months throughout Phase 1 basement work until kitchen demolition, thereby saving significant rental costs. The house is respectful of the period features with modern additions. Main family spaces surround a sunken courtyard with lots of natural light.

SIZE: 557 SQM AREA ADDED: 145 SQM AREA REFURBISHED: 352 SQM TOTAL COST: £1,889,834 ARCHITECT AND INTERIOR DESIGNER: MOBILE STUDIO ARCHITECTS PHOTOGRAPHY: BROTHERTON-LOCK



HOUSE IN DALSTON

DALSTON, HACKNEY — Ground floor rear extension to existing property in conservation area. Reclaimed brick, cedar timber slats and a large skylight create a bright kitchen dining space blurring the line between home and garden. The project is a substantial upgrade to the young family's house in need of modernisation and refurbishment. Joinery was used to create a separation between the entrance and the living room and much needed storage, for coats and a media point for the owner's record collection and projector in the living room. The original ground floor rear window openings made a natural doorway between the kitchen and reception-living room. The Western Red Cedar cladding defines the newest part of the building and adds a new layer to the evolution of the house.

SIZE: 128 SQM AREA ADDED: 13 SQM AREA REFURBISHED: 115 SQM ARCHITECT: NEIL DUSHEIKO ARCHITECTS PHOTOGRAPHY: TIM CROCKER



A HOUSE WITH A SLIDE

WELL STREET COMMON, HACKNEY — A House with a Slide is a home designed with playfulness and practicality in mind: a patchwork of arches, brick, a secret garden, secret windows and a slide from the kitchen to the living room. It's designed for the ups and downs of family life. What sets this project apart is the tactile, mischievously-looped and threaded living space for both kids and adults. The homeowner said recently: 'Our two eldest use it every waking hour as their main mode of transport'. The large church-like window over the dining table has a semi-circular arched top which frames the tree at the back of the garden. The extension roof kicks sharply up to accommodate this added height.

SIZE: 245 SQM AREA ADDED: 80 SQM AREA REFURBISHED: 120 SQM ARCHITECT: SEAN AND STEPHEN LTD PHOTOGRAPHY: MARTINA O'SHEA



STAMP HOUSE

CROUCH END, HARINGEY — Stamp House unlocks underutilised spaces in a Victorian terrace to meet the needs of a modern family, allowing flexibility and privacy, while creating generous social spaces connected to the lush garden beyond. All three levels of the house are connected by a double-height void above the kitchen, bringing light into the rear half of the house. Structured around a clear spatial hierarchy, the open and generous spaces to the new kitchen and dining room bridge between the garden to the rear, with its lush planting, tree ferns and water feature, and a series of smaller, more intimate work and snug spaces towards the front of the house, screened from the family area by a tropical fish tank, which responds to the different needs for privacy in a growing family across a range of ages, and allowing the homeowners to work from home uninterrupted.

SIZE: 325 SQM AREA ADDED: 25 SQM AREA REFURBISHED: 150 SQM ARCHITECT: CW2 ARCHITECTS PHOTOGRAPHY: KILIAN O'SULLIVAN



HUTCH HOUSE

BERMONDSEY, SOUTHWARK — A dramatic roof sits atop a rear addition for an Edwardian terraced house in a Conservation Area, which met the needs of both the homeowners and their pet rabbits. The addition was inspired by the architecture of the original development, defined by steeply pitching roofs in clay-red tiles. Externally, the roofs pitch down to enclose a small external terrace while internally, the soffit is exposed to define a tall and dramatic dining and kitchen space. The ground floor is opened up and arches between different spaces create soft thresholds. Consideration of the rabbits' needs and activities was key: the architects proposed a continuous datum above floor level. A small hatch within the rear glass wall gives the rabbits outdoor access.

SIZE: 100 SQM AREA ADDED: 11 SQM AREA REFURBISHED: 89 SQM TOTAL COST: £162,004 ARCHITECT: NIMTIM ARCHITECTS PHOTOGRAPHY: JIM STEPHENSON



YELLOW STEEL HOUSE

HAMPTON HILL, RICHMOND UPON THAMES — Bold yellow steels, over-sailing timber rafters and plywood enclosures form warm and playful spaces in this exposed structure extension to the home of the practice's founder in Hampton Hill. Along with the steels, sized to allow future attic expansion, large sections of roof glass wrap around the extension letting natural light flood in. The rafters land on the exposed brick wall differently as it tapers into the site, each one needing to be individually cut individually creating challenges when connecting to wall plate but solved through close collaboration on site. Behind birch plywood infill panels, a first layer of wood fibre insulation regulates internal moisture levels. The extension opened up into the rest of the house with the use of the large format, thin framed doors and windows.

SIZE: 120 SQM AREA ADDED: 12 SQM AREA REFURBISHED: 95 SQM TOTAL COST: £150,000 ARCHITECT: WOODROW ARCHITECTS PHOTOGRAPHY: WILL SCOTT



This expanding family needed to significantly increase the size of their home. The existing 1960s house was narrow in shape, had low ceilings and lacked more generous spaces for the family to enjoy time together and entertain friends. Being at the end of the cul-de-sac made a larger extension possible. The solution included replicating the two-storey house volume and offsetting it from the existing house, adding significant space while allowing the original house to dominate at the front and the new at the back. The main living space overlaps the old and new parts of the building, further accentuated by a step in floor level down to the garden. This creates a close connection to the outside while structuring the internal spaces into distinctive areas. Upstairs, the ceilings were removed, and the trusses exposed to become part of the rooms. As a result, the rooms feel spacious despite their narrow width. □

SIZE: 160 SQM AREA ADDED: 65 SQM AREA REFURBISHED: 160 SQM ARCHITECT: R2 STUDIO ARCHITECTS ENGINEER: PAUL OWEN ASSOCIATES GARDEN DESIGNER: PETER WILLIAMS LANDSCAPE CONTRACTOR: NICHOLASEDWARDGARDENS.COM KITCHEN AND PLYWOOD CUPBOARDS: WEST AND REID ZINC CLADDING: PAYNE & HUGHES STAIR: PARKSIDE FABRICATIONS PHOTOGRAPHY: ANNA BATCHELOR



Rear elevation — the two-storey house volume was replicated and offset from the existing house

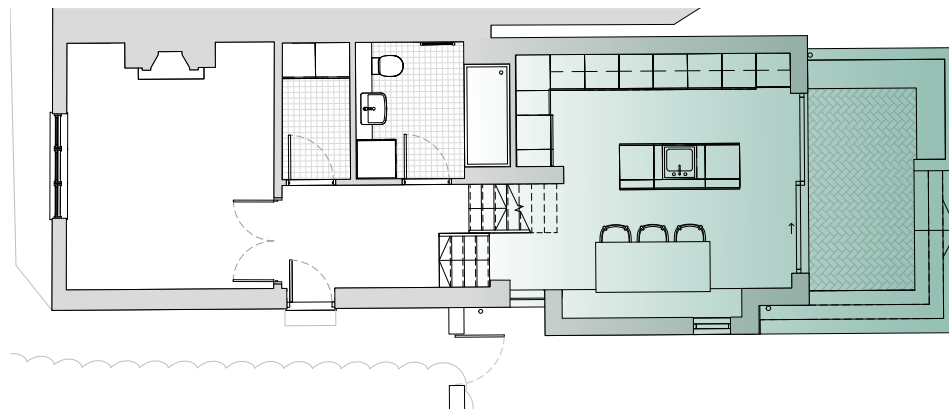
THE STEP HOUSE

WIMBLEDON, MERTON



With a young daughter and another on the way the owners saw this house as a steppingstone to a larger property in the area. However, by virtue of its position at the end of terrace, there was a possibility of building a larger extension than expected that would provide a third bedroom and give the house greater longevity for the growing family. By sinking the lower storey to create a stepped section and carefully shaping the external envelope, a two storey extension was possible. Consideration of impact on neighbours, particularly with regard to avoiding overshadowing, was key to the proposal's success. Carefully placed rooflights and a glazed link between old and new elements brought light into the previously dark cottage. The bespoke feature stair allows light to permeate into the heart of the house and ties spaces together, resolving the issue of an otherwise subdivided plan. □

SIZE: **95SQM** AREA ADDED: **30SQM** AREA REFURBISHED: **65SQM** TOTAL COST: **£247,500**
 ARCHITECT: **GREY GRIFFITHS ARCHITECTS** STRUCTURAL AND CIVIL ENGINEER: **WHITE & LLOYD** MAIN CONTRACTOR: **HIRSEN** PARTY WALL SURVEYOR: **STANLEY & STRONG**
 SUNLIGHT DAYLIGHT CONSULTANT: **BROOKE VINCENT & PARTNERS** STAIR ENGINEERING AND MANUFACTURER: **CAKE INDUSTRIES** ADDITIONAL JOINERY: **THINGSMAKER** KITCHEN: **NAKED KITCHENS** HOME SECURITY AND SMART METERS: **NEST** PHOTOGRAPHY: **ADAM SCOTT**



Ground floor plan — by sinking the lower storey to create a stepped section, a two storey extension was possible

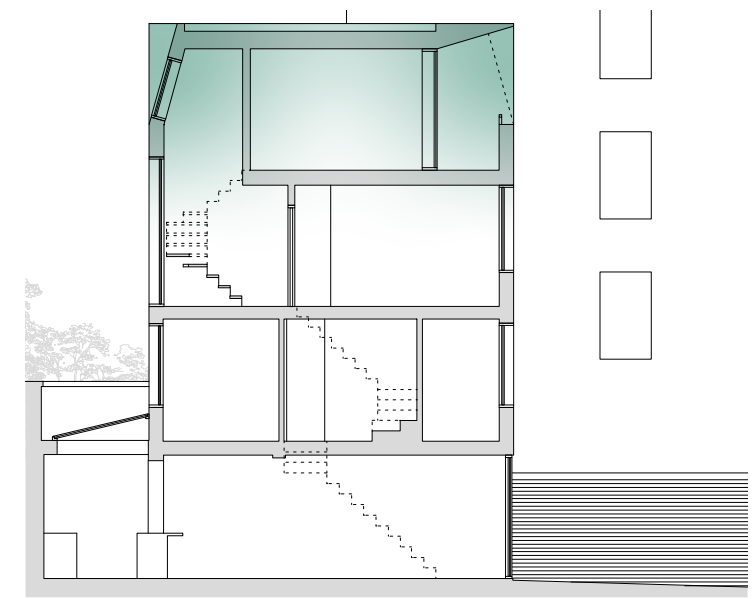
CLOAK HOUSE

GREENWICH



Adding an additional floor transformed a modest dwelling in Greenwich into a functional, flexible and characterful modern home which responds to the changing needs of a growing family and establishes a new identity within its surrounding context. Seeking to minimise cost, existing openings were maintained, and new brickwork was kept simple. The ground floor opens out onto a private west facing courtyard, with a 10m long joinery wall concealing a utility room, larder and lots of storage. A dual aspect, light filled, flexible top floor space provides a second lounge, study or guest room with a full width covered terrace with views across the London skyline. Externally the metal window reveals unify the architectural language, while the hooded roof is a contemporary take on the traditional mansard and dormer window. □

SIZE: **137 SQM** AREA ADDED: **25 SQM** AREA REFURBISHED: **112 SQM**
 ARCHITECT: **THREEFOLD ARCHITECTS** STRUCTURAL ENGINEER: **ENTUITIVE STRUCTURAL ENGINEERS** CONTRACTOR: **GOOD PROJECTS & ENTERPRISES LTD** SPECIALIST METAL FABRICATORS OF ROOF, ENTRANCE AND FRONT GATES: **Q-METALS LTD** EXTERNAL WINDOWS AND DOORS: **VELFAC** TILES: **SOLUS CERAMICS** KITCHEN: **IKEA WITH BESPOKE FRONTS** SECURITY SYSTEM: **NEUTRON LTD** PHOTOGRAPHY: **CHARLES HOSEA**



Section — a dual aspect flexible top floor space provides a second lounge, study or guest room

BEST PROJECT UNDER £75K

DISAPPEARING BATHROOM PROJECT

FOREST GATE, WALTHAM FOREST



CLEAN LINES AND CARPENTRY — Remodelling an introverted Victorian terraced house in Forest Gate into a bright, light and airy home, pushing daylight deep into the house, this design works within the fabric of the existing building and includes a new garden workshop, and ‘disappearing bathroom’ connecting the two.

SIZE: **76 SQM**
AREA ADDED: **12 SQM**
AREA REFURBISHED: **64 SQM**
TOTAL COST: **£66,000**
ARCHITECT: **MANYU ARCHITECTS**





When money is too tight to mention, ingenuity, deftness and craft can spread a long way. That was the case with Manyu Architects' Disappearing Bathroom Project, the remodelling of an introverted Victorian terraced house in Forest Gate that still had change out of £75,000.

'We built the project along with carpenters', explains architect Man Luo, who is also the owner and shares the house with her partner. 'We learned a lot from them and how to use different types of materials', she says.

The scheme entailed demolishing internal partitions, moving a staircase and replacing it with a bespoke timber stair and integrated shelving, shifting it to the side to allow views through a kitchen space, past a 'disappearing' bathroom and on into the garden beyond. With a full-length window out onto the garden, the bathroom is hidden from that view by a piece of moving joinery covering the lower element and upper, when privacy requires. 'When you see the view of the garden you will appreciate how lovely it is bringing the outdoor to the indoor', says Manyu Architects.

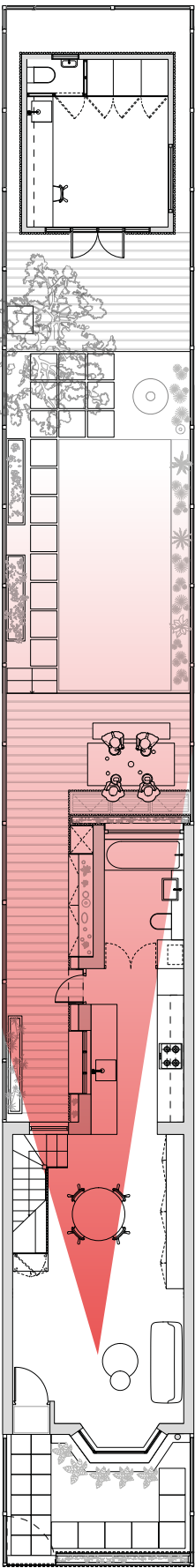
An external facade includes a bench, storage and planter. 'We learned quite a lot by building it', Manyu says. 'We just got our hands dirty, which I think as an architect is important to learn the procedure of building things.' □

SIZE: **76 SQM** AREA ADDED: **12 SQM** AREA REFURBISHED: **64 SQM** TOTAL COST: **£66,000** ARCHITECT, LANDSCAPE ARCHITECT & INTERIOR DESIGNER: **MANYU ARCHITECTS** STRUCTURAL ENGINEER: **PORTHOUSEDEAN** BUILDING CONTROL: **LONDON BUILDING CONTROL** PHOTOGRAPHY: **PAULA SMITH**

JUDGES' COMMENTS

An excellent example of micro living demonstrating how innovative ideas and clever choice of materials can make even the smallest home seem spacious. The judges admired the cost saving decision to work with the existing bathroom rather than relocate it, allowing the tight budget to be well spent on other features and quality materials.

Ground floor plan — views of the garden are created from the entirety of the ground floor



'We learned quite a lot by building it. We just got our hands dirty, I think as an architect it's important to learn the procedure of building things'

Manyu Architects

How to break down your budget

by Jane Middlehurst and Amy Poulsom
Co-founders, Home Notes

When discussing your budget for a home renovation project, it's important to have clear and transparent conversations with your architect or contractor.

Are you discussing the cost of the whole project or just the construction? Does that include the interior fittings? What about VAT? We've compiled a budget breakdown so that you can keep everyone on the same page and avoid any nasty surprises down the road.

40% Construction costs (VAT excluded)

The estimated costs for construction of your project. This price usually includes build materials, labour, contractor overheads and profit, and the installation of fittings and finishes. Construction costs are usually quoted and discussed without VAT.

30% Fittings and finishes

Estimated fees for average specification interior fittings and furnishings like kitchens, flooring or bathroom fittings — right down to tile trims and door handles. This includes special large-cost items such as roof lights or patio doors. Obviously this value could rise substantially based on your taste!

16% Consultants' fees (VAT included)

Estimated fees for your core team of consultants including your architect, structural engineer and party wall advisor. Consultants for specific planning requirements or further design (interiors, landscape) will be additional.

9% VAT For most projects, a 20 per cent VAT will be payable on the construction price supplied by your contractor. However, a reduced rate can be applied to some conversions, new-builds or unoccupied properties. More details can be found on the government website.

4% Contingency On every project, extra costs arise through unforeseen works and events on site. A minimum of 10 per cent of the construction costs should be included in your budget and set aside for the duration of the works. For risky projects with large unknowns, this value should be even higher.

1% Statutory fees and permissions Estimated fees associated with authorisation for your scheme, including building control and council approval, usually account for less than 1 per cent of your overall budget.

5 TOP TIPS FOR STAYING ON BUDGET

When people talk about saving money on renovations, it's easy to assume there must be a magic formula (surely on Google), or that finding enough kitchen discounts and tile offers will save you from that familiar renovation nightmare: cost overruns. This strategy may save you a small amount of money, but these 5 tips will help keep costs on track throughout the project:

- 1 Make a budget.** We know it sounds daft, but if you don't make a budget how can you expect to stick to it? Get a pen and paper and put an amount next to each section of our project-costs breakdown. The numbers may be guesswork but will act as a helpful starting point in conversations with an architect or contractor.
- 2 Ask the right people.** Get outline price estimates from people who have done the type of project you envisage. Asking the builder your aunty used to do her paving to give a quote for the Instagram dream you have in your head won't give you a realistic figure for the works involved.
- 3 Break it down.** With fittings and finishes accounting for at least 30 per cent of the overall budget, the decisions you make here can have a big impact on the overall cost. Ask your architect to help you set mini-budgets for each category of fittings and finishes — such as lighting, bathroom fittings, kitchen units and flooring — so that you have set target prices.
- 4 Take it with you.** When shopping for your fittings and finishes the temptation to splurge on certain items is strong. Take your budget along as a reminder of your limits and avoid the heartache of visiting suppliers or showrooms that are out of your budget.
- 5 Keep updating!** It's no good setting a budget, then not going back to it. We can't say this enough. The scope of your project is likely to shift and change as it progresses. By adding new prices to a live document, you can see the real impact of your decisions. □

UNDER £100,000

ARCHITECTURAL EXCELLENCE ON A MODEST BUDGET — A variety of approaches and styles, these ambitious additions use ingenious and creative ways to reduce costs, such as ‘off the shelf’ elements, minimal structural alterations and affordable materials.

FEATURED PROJECTS



A CORK HOUSE

FOREST GATE, NEWHAM — This 1890s Victorian terrace house needed to be renovated, extended and restored with specific consideration to the current needs of the owners. The aim was to create a set of open-plan and functional entertaining spaces which would cater for both work and social lives, while at the same time acting as an experimental test bed for design and making as part of the recently established architecture and design studio by the owner. Sacrificing a bedroom to create an upstairs bathroom allowed to unlock space downstairs and to the rear of the house. This project was conceived as phase one of a design and self-build project constructed by the owners over the course of 18 months.

SIZE: **95 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **40 SQM** TOTAL COST: **£74,000** ARCHITECT: **RICHARD JOHN ANDREWS** PHOTOGRAPHY: **CHRIS SNOOK**



DAVID AND ELENA'S HOUSE

BROCKLEY, LEWISHAM — Like with many Victorian properties it was not really possible to appreciate the garden from within the house due to the long and narrow layout. Although the footprint of the house is sufficient the separation between the front reception rooms and dining room and kitchen at the rear made it very difficult to enjoy the home as a family. Taking advantage of the house's south west aspect, the new courtyard, a seven square meter side extension and the removal of the wall between the rear reception and hallway has provided a light and open living space with views to a new internal garden and vastly improved circulation and connectivity. Externally the extension sits as a clearly modern addition to the Victorian house with its black timber rain screen cladding.

SIZE: **106 SQM** AREA ADDED: **7 SQM** AREA REFURBISHED: **49 SQM** TOTAL COST: **£97,800** DESIGNER: **MATTHEW AND DAVID DESIGN LTD**



ELLIS HOUSE

ILFORD & BARKING, REDBRIDGE — Rather than simply extending the rear of the building, an internal courtyard was formed within the centre of the extension, stretching the extents of the house out into the garden. The internal courtyard brings natural light deep into the plan while subdividing the ground floor into three distinct but connected areas, living-kitchen-dining. A simple tectonic language of veneered timber beams, columns and joists and plywood panelling adds a material warmth to the rich spatiality of the layout and allowed the owner to part manage, part self-build the project and undertake the entire garden work himself. The resulting spaces have a warm, inviting quality marrying privacy with an enjoyable openness to the garden.

SIZE: **81 SQM** AREA ADDED: **15 SQM** AREA REFURBISHED: **22 SQM** TOTAL COST: **£84,000** ARCHITECT: **BÜF ARCHITECTURE** PHOTOGRAPHY: **EDMUND SUMNER**



HIGHGATE EXTENSION

HIGHGATE, HARINGEY — The extension created a large, flexible open plan kitchen filled with plenty of light, fantastic views and a strong connection to the gardens behind. The kitchen has always been the family's favourite spot in the house to sit and enjoy the sunset and views of the garden. The junction between old and new is highlighted which helps to give the impression of still being inside the old kitchen while at the same time also being outside and connected with the garden. The glass doors of the extension slide away against the house to create a complete wall open to the garden further bringing the outside in. The contrast of the oak and the black aluminium results in a modern extension which still feels homely.

SIZE: **220 SQM** AREA ADDED: **20 SQM** AREA REFURBISHED: **22 SQM** TOTAL COST: **£74,650** ARCHITECT: **LLOYD READING ARCHITECTURE & DESIGN**



HIVE HOUSE

FOREST HILL, LEWISHAM — Hive House was influenced by a modest budget but also a shared vision to create something spatially rich. A rear stepped addition expressed in a simple and honest palette of uncomplicated materials like brick, timber and concrete. Everyone contributed to the design of the house with the family guiding the palette of finishes and the contractor fabricated the kitchen handles with his father in Poland. It combines the existing rooms at the back of the house with the new addition to provide kitchen, dining and living areas, each subtly defined within the larger space. The house is now more comfortable to inhabit as a family, as well as being flexible enough for everyone to have some space to themselves.

SIZE: **119 SQM** AREA ADDED: **25 SQM** AREA REFURBISHED: **22 SQM** TOTAL COST: **£95,220** ARCHITECT: **NIMTIM ARCHITECTS** PHOTOGRAPHY: **MEGAN TAYLOR**



KEV'S LOFT

MUSWELL HILL, HARINGEY — A split level loft conversion and roof terrace to an Edwardian house, which uses a rooflight and walk on glass to bring daylight into the original hallway. Three new spaces have been created — a calm, quiet dual aspect bedroom with ensuite wet room, a snug TV/music room with bi-fold doors which open onto the new roof terrace with a bespoke cedar screen, potted fountain grass, olive and pine trees to provide privacy and shade. Inside features a simple palette of wide oak boards, bespoke birch ply furniture and fittings. The many sky views, rooflight and walk on glass pull light through the existing hallway.

SIZE: **162 SQM** AREA ADDED: **36 SQM** AREA REFURBISHED: **0 SQM** TOTAL COST: **£59,000** PLANNING, DESIGN, BUILD, CARPENTRY, JOINERY, ROOFING, TILING: **KEVIN MURRAY BESPOKE CARPENTRY**



THE LIGHT SHED

FOREST GATE, NEWHAM — The Light Shed was constructed as a self-build project using cheap and hard-wearing materials finessed to create an elegant and cosy workspace measuring in at 12 sqm internally, all within a budget of £12,500. The owner's first dedicated studio space, the project has been a refreshing reminder of what can be achieved when scale and budget are limited.

SEE **PAGE 32** FOR FULL PROJECT DETAILS



PATIO HOUSE

PECKHAM, SOUTHWARK — The kitchen within this family home has been extended sufficiently while retaining the small patio with better natural daylight. This created an L-shaped room that wraps around the urban garden on two sides and makes the outside space feel like an additional room. Family life now takes place on all ground floor spaces, between the lounge, dining, kitchen and patio. Daylight has been brought deeper into the centre of the house, not through skylights but through the right massing on the plot. The materials used are long lasting, of good quality and provide a clean-lined backdrop for the activities of a family of four.

SIZE: **97 SQM** AREA ADDED: **6 SQM** AREA REFURBISHED: **11 SQM** TOTAL COST: **£65,300** ARCHITECT: **STUDIOOIRT**



STUDIO3

WAPPING, TOWER HAMLETS — Located within a listed warehouse converted to residential use in the 1980s, the existing studio apartment was dated and badly organised. The design strips away unnecessary internal linings revealing the original robust and raw warehouse finishes and giving the space character. The arrangement is dictated by single aspect form, with the living and dining spaces located nearest the windows while the bathroom and storage were positioned back towards the darkest part of the plan. The birch ply clad 'cube' sits centrally and accommodates a dedicated bedroom. The cube works hard to maintain an open-plan space by being efficient and functional, housing part of the kitchen and lots of bedroom storage. The face of the cube adaptable depending on function — opening when entertaining in the living space and closing for privacy and sleeping.

SIZE: **50 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **50 SQM** TOTAL COST: **£48,000** ARCHITECT: **CON | FORM ARCHITECTS** PHOTOGRAPHY: **NICHOLAS WORLEY**



TWIST HOUSE

ISLINGTON — At a total cost of £68,000, this quirky extension shows that a small budget doesn't need to limit creativity or innovation. Offering a rare opportunity for close collaboration between architect and builder, the unique construction is hoped to serve as a launching pad for development in future projects.

SEE **PAGE 27** FOR FULL PROJECT DETAILS



TRESSILLIAN SPACE

BROCKLEY, LEWISHAM — Having bought a one-bedroom flat, the homeowners needed to expand their much-loved home to accommodate their growing family. Located on contentious corner plot, the homeowners swapped part of their garden for the neighbouring plot to enable them to increase their existing home. The timber-clad extension has a pitched roof that asymmetrically echoes the gable form of the existing building and street terrace. The junction with the existing building has a glazed 'link' that extends into the garden adjacent existing bay window. Internally, the brick wall is left exposed. Two former windows provide narrow openings into a vaulted space, complementing the existing high ceilings and opening the space around the chimney breast. Construction costs were challenging as the root-protection zones meant piling and complex groundworks.

SIZE: **79 SQM** AREA ADDED: **23 SQM** AREA REFURBISHED: **56 SQM** ARCHITECT AND INTERIOR DESIGNER: **HARRIET SADDINGTON** PHOTOGRAPHY: **ANNA STATHAKI**

‘I was looking to create an extension with a great sense of space and light on an extremely tight budget and the project has exceeded all expectations.’

Mike, Ellis House



UNIQUE CHARACTER PRIZE

WHITE RABBIT HOUSE

ISLINGTON



A KIND OF MAGIC — A dramatic new interior and cantilevered staircase built on site, inserted into an extended 1970s terraced house; turning the ordinary, into the special. This is modern Georgian, into the rabbit hole...

SIZE: **117 SQM**
AREA ADDED: **37 SQM**
AREA REFURBISHED: **117 SQM**
TOTAL COST: **£367,900**
ARCHITECT: **GUNDY + DUCKER**



If *Alice in Wonderland* was based in north London, it would have found a good home in the White Rabbit House.

Client Laura Imrie bought the 1970s neo-Georgian house in Islington, part of a terrace, and was looking to fully refurbish it. She found her architect after an internet trawl of projects she liked the look of.

‘We came and had a chat, sent our proposal off and then waited to hear’, says Christian Ducker of Gundry & Ducker. Rather than the Victorian terraced house that is the predominant building type in London, this one piqued the architects’ interest because it was a different sort of project. ‘It was a modern house, a post-war house and so therefore it was a new sort of challenge. It was a completely blank slate’.

The finished project is a complete refurbishment where the architects took out all the floors and changed the layout in order to get three double bedrooms in where there were 2.5, and give it the contemporary character it lacked. The design, which includes a generous living space and built-in storage around a cantilevered, pill-shaped staircase in a triple-height space — has an *Alice in Wonderland* quality about it, enhanced by intimate spaces throughout and a chequerboard floor in marble and terrazzo that continues up the staircase. A rear extension provides kitchen and dining, with an arched garden window and green arched tunnel matching the garden doors and leading from the entrance hall, Ducker’s favourite part of the scheme. ‘There was something a little fairy tale about the house, we thought’, he says.

Imrie herself simply wanted somewhere she could enjoy, and especially loves the ground floor. ‘It definitely feels like it was built for me’, she says. ‘It works for how I’m living’.

SIZE: **117 SQM** AREA ADDED: **37 SQM** AREA REFURBISHED: **117 SQM** TOTAL COST: **£367,900**
ARCHITECT: **GUNDRY + DUCKER** STRUCTURAL ENGINEER: **FERES LTD** MAIN CONTRACTOR: **IC & T PROJECTS** PARTY WALL SURVEYOR: **GRAHAM KINEAR** PHOTOGRAPHY: **ANDREW MEREDITH**



‘It definitely feels like it was built for me, it works for how I’m living’

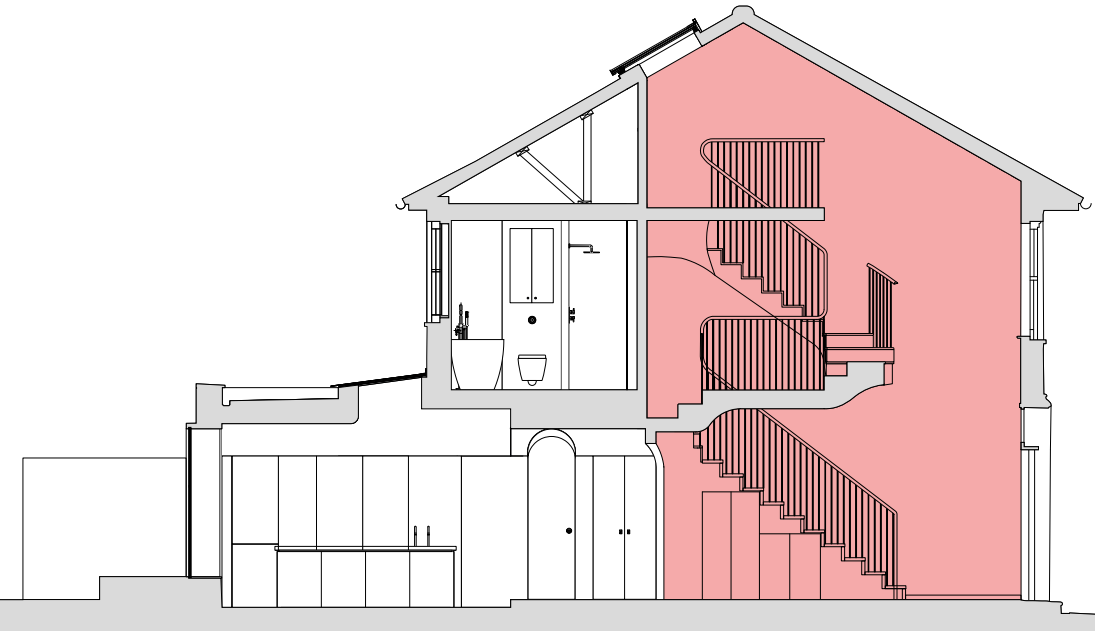
Laura, owner

JUDGES’ COMMENTS

The judges were delighted by the bold and playful personality of White Rabbit House. Expressing a real character of its own with conviction and continuity, the judges enjoyed how the design carries original details throughout the home and the drama of the iconic and contemporary staircase in the triple-height entrance space.



Section — the design includes a cantilevered, pill-shaped staircase in a triple-height space



BOLD IDEAS

DESIGNS THAT COMMIT TO THEIR CONCEPTS — These temples of imagination aren’t afraid to stand out from the crowd and take risks, experimenting with materials, scale, motifs and structure. They push the boundaries, creating bold and playful spaces.

FEATURED PROJECTS



COPPER SHIMMER

HONOR OAK PARK, LEWISHAM — The brief sought an extension that could adapt seamlessly to the many facets of modern family life. This family unit is strong and filled with unique characters, all of whom have their own individual requirements: the father regularly works from home and so a quiet place was created for him within the new lower ground floor. For the mother, a university lecturer and keen gardener, a number of cosy corners with excellent vantage points allowed her to enjoy the ever-flourishing gardens. The kids, now young adults, drift in and out of the homestead, yet it was important to retain familiar snippets of the past while also singing for the future. The external envelope clad in copper will continue to change and mature much like the evolving life of a modern family unit.

SIZE: 160 SQM AREA ADDED: 35 SQM AREA REFURBISHED: 35 SQM TOTAL COST: £260,550 ARCHITECT: KN DESIGNS



HEATH HOUSE

BLACKHEATH, GREENWICH — The young family wanted to refurbish the existing internal spaces and create an extension with a sense of drama within a defined budget. The new sustainably sourced oak staircase connecting three levels of the house helps to achieve the sense of continuity throughout the house. Level changes and areas of glazing help to define and discretely separate zones within the open-plan areas. A structurally glazed link defines the dining area and provides natural daylight while a large new elevated glazed lantern defines the lower level. These features make Heath House a beautiful and comfortable home for a family. Extensive slim cantilevers to the roof of this extension provide a strong horizontal emphasis. The roof appears to float over the glazed facade creating tension while connecting interior and exterior.

SIZE: 280 SQM AREA ADDED: 38 SQM AREA REFURBISHED: 242 SQM ARCHITECT: RED SQUIRREL ARCHITECTS PHOTOGRAPHY: ADELINA ILIEV



PERF HOUSE

PIMLICO, CITY OF WESTMINSTER — Perf House was designed to bring some of the light and openness of the owners’ native Sardinia to London. Removal of all existing internal elements of this five-storey Georgian terrace house left a six sided internal volume. To solve the issue of a dark basement level, the ground floor is made up entirely of pavements lights, repurposed to allow natural light to connect the levels of the building. Inside, raw concrete and steel are combined with refined glass, timber and detailed plasterwork, with a handmade steel staircase connecting the basement and ground floors, before transforming into a perforated metal spine to the top floor.

SIZE: 180 SQM AREA ADDED: 10 SQM AREA REFURBISHED: 170 SQM TOTAL COST: £499,000 ARCHITECT AND INTERIOR DESIGNER: ANDY MARTIN ARCHITECTURE PHOTOGRAPHY: NICK ROCHOWSKI



REPOUSSOIR

CLAPHAM NORTH, LAMBETH — This rear/ side extension, reconfiguration and lowered garden room provide as much light as possible. External walls and internal partitions were removed, creating one large open space that is both internal and external. To maintain this connection, a structural solution of interconnecting, perpendicular steel frames were introduced, with frameless roof glazing and bi-fold doors. A simple brick perimeter wall and horizontal roof forms the outbuilding, used as another habitable space. The steel frames are considered devices through which spaces are perceived, and through which daylight filters. The innate structural tension contrasts with and acts as a foil or repoussoir to the existing building.

SIZE: 120 SQM AREA ADDED: 40 SQM AREA REFURBISHED: 80 SQM TOTAL COST: £280,000 ARCHITECT: CON | FORM ARCHITECTS PHOTOGRAPHY: SIMONE BOSSI



SHIFT HOUSE

FINSBURY PARK, ISLINGTON — A previously cramped maisonette has been extensively refurbished and a modest two storey rear extension provides a new open plan kitchen/ dining/ living space at ground floor level and an additional double bedroom at first floor level. The upper level of the brick extension is aligned with the existing house while at ground floor level the extension shifts out to frame the garden area. Internally the plan at ground floor level is fully opened up to garden views and a large rooflight floods the interior with daylight transforming the main living areas. A carefully co-ordinated palette of materials, colour and pattern builds on the homeowner’s work in the fashion industry.

SIZE: 97 SQM AREA ADDED: 24 SQM AREA REFURBISHED: 73 SQM ARCHITECT: STUDIO DC ARCHITECTS PHOTOGRAPHY: KILIAN O’SULLIVAN



SOFT RIGOUR

HERNE HILL, SOUTHWARK — This large Victorian house lacked in a ‘soft living’ link. All main ground floor living rooms have been opened together, with full height curved panels forming a dramatic connection to the splendid mature garden. A wild meadow roof creates a natural soft link between the upper bedrooms and the existing gardens, which will soon extend outwards with an overhanging brass canopy, ideal for a natural green climber. The main challenge was a structural one: the bathrooms/wet rooms on the floors above needed to remain in the centre of house, so ended up ‘suspended’ in mid-air and created a compressed space on the ground floor suitable for a snug.

SIZE: 300 SQM AREA ADDED: 30 SQM AREA REFURBISHED: 120 SQM TOTAL COST: £450,000 ARCHITECT & INTERIOR DESIGNER: AR’CHIC PHOTOGRAPHY: WILLIAM ECKERSLEY



THE STUDIO, HANSON STREET

FITZROVIA, CITY OF WESTMINSTER — The Studio transforms a semi-derelict and dark collection of box rooms in the basement and backyard of a six-storey mansion block in Fitzrovia into a light-filled, calm and joyful place to live. These disparate spaces were connected by incorporating the outside yard under a fully glazed ceiling, bringing light into the centre of the plan. Floors and ceilings were levelled and unified using solid white surfaces (resin floor, Corian countertops, mosaic tiling) capturing light from the rooflights, with splashes of colour added in the furnishings and bespoke fireplaces. A ribbon-like spiral stair that links to the upper level spaces and a tiny roof terrace above. The only doors are to the bathroom/WCs. The materials were chosen for longevity and the fabric of the building has been upgraded for environmental performance yet with no visible changes to the outside of the building.

SIZE: 97 SQM AREA ADDED: 15 SQM AREA REFURBISHED: 82 SQM ARCHITECT: DAVID MILLER ARCHITECTS PHOTOGRAPHY: AGNESE SANVITO

‘The project has transformed our quality of life — the light and space bring serenity, while its playful character makes us smile each time we open the door into this hidden oasis.’

David and Fiona, The Studio, Hanson Street

SHORTLISTED PROJECT

TWIST HOUSE

ISLINGTON

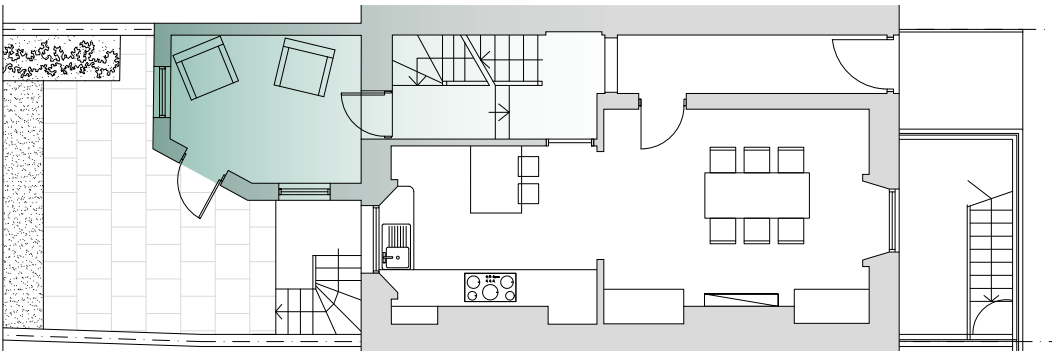


The original building, a former 1830s Pawnbrokers house, had the potential flexibility of a typical Georgian plan, but a poor connection to the garden. The extension unlocked the plan and breathed family life into the building layout. The extension adds a lot more than its modest 25 sqm of floorspace. The basement level has been extended with a new utility room and wash house allowing it to function a self-contained space. At garden level, the space can now flow from family areas to the outside. The form of the extension drew on the dynamism of German expressionists

such as Fritz Höger and was inspired by an existing twisting stair in the house. Prototype experimentation and digital 3D modelling tested the upper junctions to arched elements. The final structure is a series of four twisting columns that are self-supporting and constructed in different planes to accentuate the dynamic form. □

SIZE: 25 SQM AREA ADDED: 10 SQM AREA REFURBISHED: 50 SQM TOTAL COST: £68,000 ARCHITECT: URBAN MESH DESIGN STRUCTURAL ENGINEER: HARRISON SHORTT SERVICES DESIGN: LONDON INSTALL PHOTOGRAPHY: JULIET MURPHY

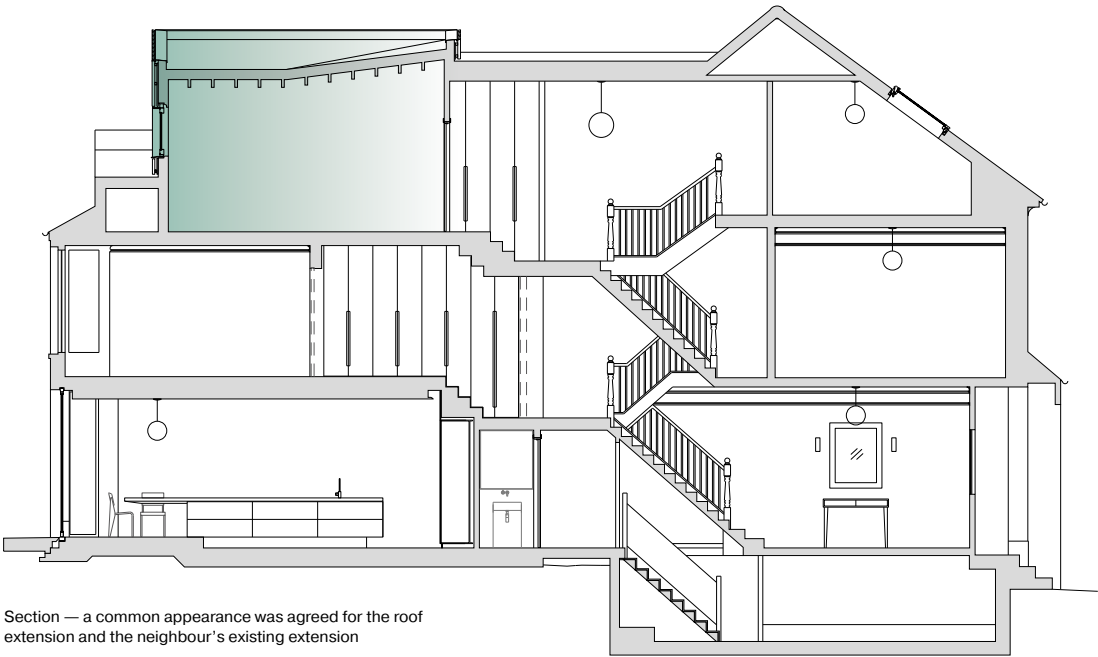
Grond floor plan — at garden level, the space can now flow from family areas to the outside



SHORTLISTED PROJECT

ELMWOOD ROAD

HERNE HILL, SOUTHWARK



Section — a common appearance was agreed for the roof extension and the neighbour's existing extension



A new home for entertaining and relaxing, the project re-establishes a single house from a building divided into flats, creatively re-imagining how it is lived in and enjoyed. The house offered many possibilities and it was decided not to extend at ground floor but to reconfigure the layout to create distinct but connected spaces. Consideration for how the home would be lived in also led to alterations to admit daylight and increase connection with the garden. At roof level the bold decision was made to agree a common appearance for the roof extension and the neighbour's existing extension, creating a new coherency to the pair of houses that had been lost. Bespoke joinery was designed throughout the house, including a library wall with a giant concealed door, the floating kitchen island overlooking the garden, and the shaped plywood roof structure to the roof extension. □

SIZE: **215 SQM** AREA ADDED: **20 SQM** AREA REFURBISHED: **195 SQM** ARCHITECT: **CONIBERE PHILLIPS ARCHITECTS** STRUCTURAL ENGINEER: **WEBB YATES** INTERIOR DESIGNER: **IMPERFECT INTERIORS** LANDSCAPE ARCHITECT: **CONIBERE PHILLIPS ARCHITECTS** MAIN CONTRACTOR: **CREATE BESPOKE** JOINERY: **CREATE BESPOKE** PIVOT / SLIDING GLAZED DOORS: **FINELINE** CASEMENT WINDOWS: **JOSKO** SANITARYWARE: **WATERWORKS** INTERNAL / EXTERNAL TILES: **DOMUS** COUNTERS: **DEKTON** PHOTOGRAPHY: **CONIBERE PHILLIPS ARCHITECTS**

CHARACTERFUL INTERIORS

HOMES THAT REFLECT THEIR INHABITANTS — These designs mirror the interests, hobbies and personality of their owners, even drawing inspiration from their favourite paintings or buildings. Achieving a tasteful balance of architectural quality with a personal flare.

FEATURED PROJECTS



45 DEGREE APARTMENT

LONDON FIELDS, HACKNEY — The conversion of this early 2000s new build has reclaimed space and introduced character transforming the flat for two uses: a flexible, stylish home and a work space. Previously, the walls angled at 45 degrees created a dark and cramped apartment. Stripping back these walls and ceiling to reveal raw concrete and blockwork, original builder's marks and chalk 'workings out', opens up the space providing a raw aesthetic complimented by white resin floors. The 94 sqm flat is divided with one dedicated bedroom, a work/sleep room, and a large central social space, including a living room, eating area, and a bespoke steel cube, holding a galley kitchen, storage and services. The compact design and understated materials create a flexible, playful space that provides a weekday office, and a family home, accommodating children on the weekend.

SIZE: **94 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **94 SQM** TOTAL COST: **£189,000** ARCHITECT: **MERRETT HOUMØLLER ARCHITECTS** PHOTOGRAPHY: **ALAN WILLIAMS**



CORNER COTTAGE

WIMBLEDON, MERTON — Remodelling a corner-house in Wimbledon, this project created a new basement level and reconfigured the spaces to create a new open-plan area. The layout suffered from awkward internal circulation, two entrances, and long corridors. The site, however, is spectacular with long south easterly views. Changing the linear, cellular nature of the existing house involved a radical rethink to the spatial organisation. An extension to the front facade served to allow a new entrance in the middle of the plan, enabling the formation of a largely open plan ground floor. The dining table is positioned at the heart of the space with associated functions for living, such as the kitchen, ordered around. The new basement has a generous volume with full height glazing opening onto a new courtyard lightwell.

SIZE: **280 SQM** AREA ADDED: **90 SQM** AREA REFURBISHED: **190 SQM** ARCHITECT: **RODIĆ DAVIDSON ARCHITECTS** PHOTOGRAPHY: **NICK GUTTERIDGE**



BLADE RUNNER

TURNPIKE LAND, HARINGEY — Defined by the use of concrete, this Victorian terraced house takes inspiration from Lasdun's National Theatre and the Bauhaus. Concrete features in a beautiful, functional and cost effective way. The central wall has been exposed with a shuttered concrete blade that sits between the existing corridor and middle room, opening the space and making a feature visible throughout the ground floor. Concrete is also referenced in the main kitchen space with distinct concrete blades diffusing natural light from the large rooflight. Sliding doors at the rear also opens up the property, blurring the line between inside and out. The ground floor plan has been transformed into a single open plan space. While a mix of double and hidden doors make it flexible and interconnected, room zones are defined via level and material changes. The dining and kitchen area is tiled with charred black wood flooring, producing a striking backdrop for the terrazzo kitchen. The prominent red structural column highlights the owner's love of Bauhaus creativity and primary colours. The design reflects the owner's personality and taste through a fun, adventurous exploration of materiality.

SIZE: **118 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **108 SQM** ARCHITECT: **BRADLEY VAN DER STRAETEN** PHOTOGRAPHY: **FRENCH+TYE**



HIVE HOUSE

FOREST HILL, LEWISHAM — The rich interior of Hive House was a collaboration with everyone involved in the project, with the family choosing the palette of materials, both internally and externally. Each element of the design is simple and honest, such as the exposed geometric timber structure which acts as both structure and exposed internal storage.

SEE **PAGE 20** FOR FULL PROJECT DETAILS



THE JEWELRY BOX HOUSE

HERNE HILL, LAMBETH — Reconfiguration of an existing Victorian terrace on a constrained site along a railway embankment with a new brass and charred timber clad extension. Materials were chosen to blend with the sooty London stock brickwork, and speak to the oxidised qualities of the old railway line itself. Dramatic contrasts in scale and large amounts of natural lighting were achieved. The tall dining space directs views into the tree canopy of the embankment. First floor bathroom and bedrooms look over a new green roof to the plinth providing visual continuity with the embankment. Innovative features include a brass cladding system, a hybrid structural system that is exposed internally, high levels of insulation and a large pocket door that disappears into the facade.

SIZE: **115 SQM** AREA ADDED: **20 SQM** AREA REFURBISHED: **70 SQM** ARCHITECT: **MICHAEL COLLINS ARCHITECT LLP** PHOTOGRAPHY: **JACOB MILLIGAN**



OFFSET HOUSE

FOREST HILL, LEWISHAM — Offset House uses materials and colours to create strong connections between spaces: the blue steelwork of the stair ties the entrance to the dining area, while the use of fair-faced rough shuttered concrete in kitchen and garden ties the inside to the outside. Generally, materials were inexpensive but used to maximum effect.

SEE **PAGE 11** FOR FULL PROJECT DETAILS



SE5: COLOUR PLANE

LOUGHBOROUGH JUNCTION, LAMBETH — A house inspired by artwork. Paintings by the homeowner's grandfather, of natural and urban landscapes, fill the walls of this house. An eclectic palette of materials and colours give the house this painterly and textured quality. Strong colours are lifted from the paintings and placed next to one another to help give backdrop to the home's new stories. A main component of the design is a concrete and timber tree which rises from the garden. This tree branches across the back of a new kitchen hosting seats and a swing, framing views and collecting domestic spaces.

SIZE: **166 SQM** AREA ADDED: **53 SQM** AREA REFURBISHED: **113 SQM** ARCHITECT: **TURNER ARCHITECTS** PHOTOGRAPHY: **ADAM SCOTT**

'We love the "feel" of the new space. The design has brilliantly interpreted my taste and has a really good sense of "me". The comments we get from others seeing it for the first time are great, but most importantly we really love it.'

Bundy, SE5: Colour Plane

SHORTLISTED PROJECT

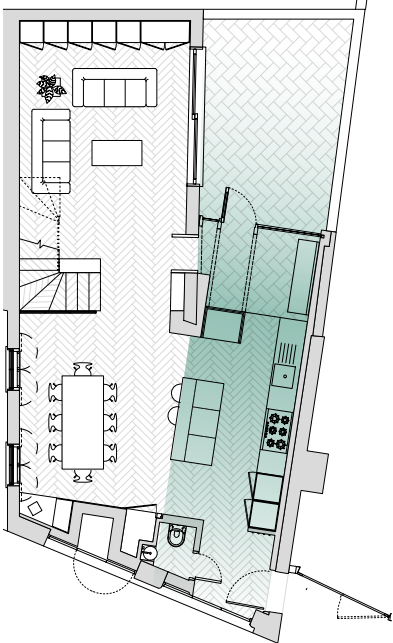
LOVE WALK

CAMBERWELL, SOUTHWARK



This project was the refurbishment, reconfiguration and extension of a late Victorian coach house that complements the architectural spirit of the building. The building was converted into a residential dwelling thirty years ago and had been untouched ever since. The building still has its original late Victorian stable doors and first floor fireplace for the coachmen, which was re-instated and repaired. New floorspace was created by converting the garage, while also annexing part of the unused courtyard and bringing it into the home. This new garden room extension employs a light touch with the continuation of the external floor and wall finishes, resulting in unity with the courtyard. This house is a celebration of natural materials and finishes including eco-concrete, using recycled aggregate for the worktops, exposed gypsum with a clear beeswax sealer for the walls, and reclaimed terracotta for the paving. □

SIZE: **116 SQM** AREA ADDED: **20 SQM** AREA REFURBISHED: **110 SQM** TOTAL COST: **£235,200** ARCHITECT: **VINE ARCHITECTURE STUDIO** STRUCTURAL ENGINEER: **CONSTANT STRUCTURAL DESIGN** ENVIRONMENTAL CONSULTANTS: **DAVID JAMES CONSULTANCY** APPROVED INSPECTORS: **JM PARTNERSHIP** PARTY WALL SURVEYOR: **KEITH CHANDLER** MAIN CONTRACTOR: **ROMARK PROJECT MANAGEMENT LIMITED** EXTERNAL DOORS, WINDOWS AND EXTENSION FRAMING: **STILLWELL JOINERY** UPPER STAIR AND GLAZED CRITTAL SCREEN: **METALWORKS LONDON** HERRINGBONE FLOORING: **DYFED RICHARDS** EXTENSION STRUCTURAL GLAZING: **LUCAS GLASS** SPOTLIGHTS: **AURORA** KITCHEN WORKTOPS: **DESIGN FINGER** KITCHEN TAPS AND SHOWER: **BOW STREET CRAFTS** SHOWER TILES: **BERT & MAY** KITCHEN SPLASH BACK TILES: **MARRAKESH DESIGNS** LINSEED OIL PAINT: **COLOUR MAKES PEOPLE HAPPY** PHOTOGRAPHY: **NICHOLAS WORLEY**



Ground floor plan — new floorspace was created by converting the garage, while also annexing part of the unused courtyard and bringing it into the home

SHORTLISTED PROJECT

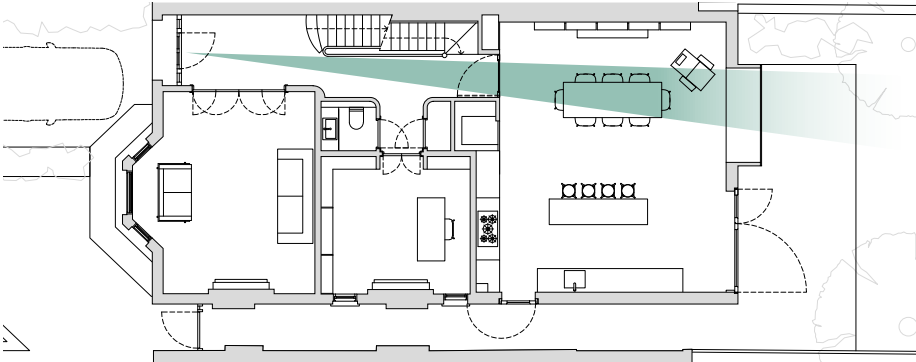
THE RYLETT HOUSE

SHEPHERD'S BUSH, HAMMERSMITH AND FULHAM



A collaborative approach delivers a generous, light-filled and characterful home within a West London Conservation Area that celebrates a rich relationship between the new and the old. The homeowners, a structural engineer and interior designer, wanted to convert two Victorian maisonettes into a generous family home that created a meaningful connection between old and new. Utility spaces were pushed to the new basement, allowing the historic character of older domestic spaces to be expressed through traditionally crafted details alongside reclaimed doors and floors. At the heart of the house an uncommonly generous circulation space extends its full height. Rooflights flood the interior with natural light, and at ground level, a view across the hallway visually connects the main entrance with the large rear garden. The modern rear extension creates a neutral palette for the homeowner to showcase their unique furniture and objects, like the old timber carpenter's bench repurposed as a kitchen island. □

SIZE: **264 SQM** AREA ADDED: **62 SQM** AREA REFURBISHED: **142 SQM** TOTAL COST: **£780,000** ARCHITECT: **STUDIO 30 ARCHITECTS** ENGINEER: **HEYNE TILLET STEEL** INTERIOR DESIGNER: **HELEN ARVANITAKIS** FIRE CONSULTANT: **FIRE RISK SOLUTIONS** CONTRACTOR: **TUGA CONTRACTORS** BUILDING CONTROL APPROVED INSPECTOR: **LONDON BUILDING CONTROL** TRADITIONAL SASH WINDOWS: **WINDOWS4UK.EU** FEATURE DOORS AT REAR: **STUDIO 30 ARCHITECTS / TUGA CONTRACTORS** PICTURE WINDOW AND ROOFLIGHT: **STUDIO 30 ARCHITECTS / TUGA CONTRACTORS** SANITARYWARE: **BATHROOMS BY DESIGN** PHOTOGRAPHY: **AGNESE SANVITO**



Ground floor plan — a view across the hallway visually connects the main entrance with the large rear garden

WORK AND PLAY

HOBBY SPACES AND GARDEN STUDIOS — Carving out a dedicated area for work or play, these six wonderful examples show considerate attention for the owner needs and create a tailor-made, intimate space removed from distractions of the home.

FEATURED PROJECTS

‘Our favourite room is the music room at the core of the house. It is both a magical entrance to the garden extension, and a cosy space where books, guitars and pianos can be used.’

Imogen, Gellatly Road



GELLATLY ROAD

NUNHEAD, LEWISHAM — At the centre of the house the music room has become the homeowners favourite space. Breathing life into the a part of the home that often becomes just a walkway, the space now provides a magical entrance to the garden extension and a cosy space to read books and play piano.

SEE [PAGE 58](#) FOR FULL PROJECT DETAILS



THE GREEN ROOM

CLAPHAM COMMON, LAMBETH — A new timber clad garden room brings life to an underused plot of land, with green roof, window seat and mirrored wall, the building nestles comfortably in its surroundings. The family wanted to use the garden annex as a games room, as well as an entertaining area and occasional guest house. The green roof means that there is no loss of natural habitat, and the pavilion disappears into the landscape. The window seat is glazed on four sides, allowing a 180° perspective onto the garden. The full height sliding door disappears completely into a pocket, creating a true sense of indoor/outdoor living. The mirror at the rear of the kitchen reflects the ever-changing planting outside and along with a rooftop, and small, planted courtyard, brings in additional natural light.

SIZE: 212 SQM AREA ADDED: 46 SQM
AREA REFURBISHED: 0 SQM ARCHITECT:
MATTHEW GILES ARCHITECTS
PHOTOGRAPHY: LOGAN MACDOUGALL



LIBRARY HOUSE

EAST DULWICH, SOUTHWARK — A playful reconfiguration and extension of a house for two writers and their family re-orientates the house to centre around its garden and allows revelry in the new double height library space. This house had a very introverted feel with no connection to its outdoor space. Campbell Cadey designed in beautiful joinery as a backdrop to their family life while concealing the clutter of a young family and curated the elements of the home to provide a setting that reflects the character of its owners. They had the ability to play with the scale of the spaces throughout, creating double height voids in the library and master suite, allowing for views within and through the home.

SIZE: 190 SQM AREA ADDED: 45 SQM AREA
REFURBISHED: 145 SQM TOTAL COST:
£464,000 ARCHITECT: CAMPBELL CADEY
PHOTOGRAPHY: PENNY WINCER



THE LIGHT SHED

FOREST GATE, NEWHAM — The Light Shed has been conceived as a design and build project constructed by Richard John Andrews and his assistant over the course of 21 days spread over six months. The studio aims to create a sustainable approach to work and play, with the flexibility of flipping its function to become an entertaining space for summer gatherings and more intimate functions. The light shed offers desk space for two to three people and has the ability for its inhabitants to fluctuate depending on the tasks at hand. By adopting hardwearing, malleable materials Richard has affirmed the possibility of employing a maker's approach to small scale architectural endeavours.

SIZE: 16 SQM AREA ADDED: 16 SQM AREA
REFURBISHED: 0 SQM TOTAL COST: £12,500
ARCHITECTURAL DESIGNER: RICHARD JOHN
ANDREWS PHOTOGRAPHY: CHRIS SNOOK



STAMP HOUSE

CROUCH END, HARINGEY — Located on a typically busy street in North London, the family wanted the rear garden to be the focus of their home, a haven away from the noise and traffic. Amongst the lush planting, the outhouse mimics the angles of the extension while it's circular cut out allows a hidden seat at the bottom of the garden.

SEE [PAGE 10](#) FOR FULL PROJECT DETAILS



WRITER'S STUDIO

CHISWICK, HOUNSLOW — A dilapidated summer house reimagined as a writer's sanctuary blurring the boundaries between workspace and garden. A stone plinth with a sunken plunge pool and reflecting pond was introduced, lifting the building from the garden but grounding it in the site; internally appearing as the hearth. The roofline was extended, as an external porch mediating between the private interior room and shared garden. The slatted timber screens provide solar protection that cast shifting patterns of light and shade, but also separate the space from the distractions of the main house when closed. The open plan room is simply arranged as workspace and seating with a kitchen and WC concealed by timber clad sliding doors. A planted courtyard is formed between the building and garden walls with an external shower. A simple palette of reclaimed cladding, oiled oak floorboards and hot rolled steel cabinetry that will patinate over time further enhances the tactile quality of the space.

SIZE: 50 SQM AREA ADDED: 15 SQM
AREA REFURBISHED: 35 SQM ARCHITECT:
BEASLEY DICKSON ARCHITECTS
PHOTOGRAPHY: AGNESE SANVITO

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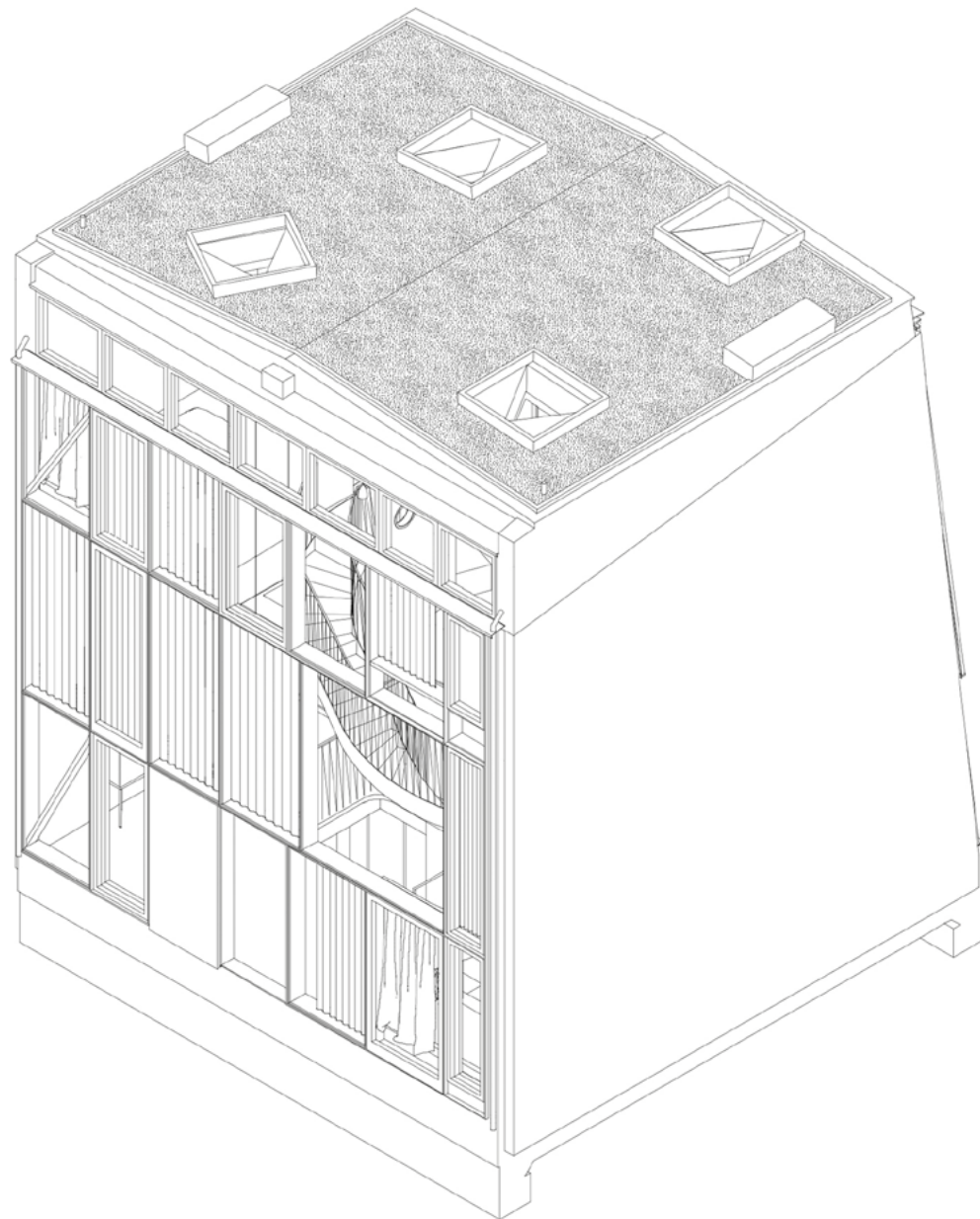
COLLÈGE AMADOU HAMPATÉ BÂ. NIAMEY, NIGER

©Grant Smith Photography

ENVIRONMENTAL LEADERSHIP PRIZE

THREE ROOMS UNDER A NEW ROOF

STOKE NEWINGTON, HACKNEY



GROWING THE FAMILY TREE — A project that raises the ‘canopy’ of a crafted self-build timber-framed terraced house to grow, with the family, into a four-person home/office, connected by a helical steel staircase.

SIZE: 114 SQM
AREA ADDED: 33 SQM
AREA REFURBISHED: 81 SQM
ARCHITECT: ULLMAYER SYLVESTER





‘It just feels loose-fit and generous again.’

When you realise that your growing family needs room to breathe but you want to stay put, architecture can come to the rescue.

And that’s where architect Silvia Ullmayer came in with a neat and sustainable response that enabled her family’s own self-build timber framed house for two to expand into a four-person home/office.

The original house in Stoke Newington was built in 2005, explains Ullmayer, one of a series of collaborative schemes in an eye-catching modern terrace. But they were a couple then, with an ‘impossible kitchen and not enough bedrooms’.

‘It became increasingly apparent that our very vertical double-height house wasn’t suitable for the family in the long run’, she says. So, they devised an original brief for a much larger kitchen to hold a much larger fridge, and, ultimately, changed a lot more rooms than they had bargained for. The architects did not want to lose the verticality and airiness of the house but at the same time had to add three rooms into the roof that would give privacy and enough space. ‘To do that we kept the

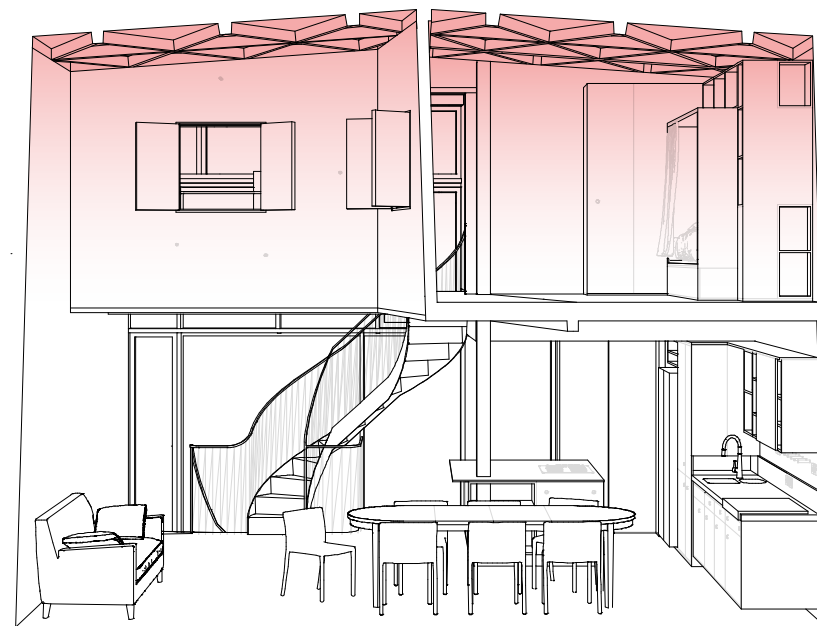
original facades and party walls but took the roof off and raised it as a lattice roof under permitted development’, says Ullmayer. ‘That allowed us to get rooms we could comfortably stand in’. Then they opened up the kitchen as a social space and moved a bespoke steel staircase as part of the ‘DNA’ of the house. They felt that the whole house should be an integral thing, moving and reusing elements and materials such as plywood moving down to ‘cosier’ spaces like a snug and, finally, an unaltered office space. All with a sustainability strategy including post occupancy energy monitoring and a palette of 100 per cent responsibly sourced timber.

‘We thought of moving but we’d have to move into a traditional Victorian house and we loved our timber house’, she says with a grin. ‘It’s always a work in progress, an architects’ house.’ □

SIZE: **114 SQM** AREA ADDED: **33 SQM** AREA REFURBISHED: **81 SQM** ARCHITECT: **ULLMAYER SYLVESTER** BUILDING CONTROL INSPECTOR: **BUTLER AND YOUNG LTD** STRUCTURAL ENGINEER: **JAMES BIRDWOOD** PARTY WALL SURVEYOR: **THOMAS AND THOMAS** CONTRACTOR: **PROPORTION CONSTRUCTION LTD** PHOTOGRAPHY: **AGNES ELVIN**

‘We thought of moving but we’d have to move into a traditional Victorian house and we loved our timber house’

Silvia Ullmayer, architect and owner



Section — the new lattice roof structure was raised to provide additional bedroom space





Love Walk by Vine Architecture Studio re-used the existing bricks from demolition as well as reclaimed terracotta paving and locally sourced furniture.

Go local to go green

by Andy Downey, Director, Elliott Wood

David Attenborough and Greta Thunberg have brought environmental matters into every household more effectively than any government initiative could have imagined. Images of oceans and creatures consumed by wrappings and buds has transformed our use of plastic. Yet if we asked people to better consider environmental design when commissioning works to their property, would they know what to do? What to think about? Double or triple glazing, lots of insulation and an efficient boiler used to be the norm. But today it's more wind turbines, photovoltaics, heat pumps and smart controls. All great energy saving products and well intentioned but perhaps too much focus on products and technology. There is one thing that every homeowner can do when undertaking works to their property that requires little technical understanding and almost always has a positive environmental impact — think local:



The cycling carpenter

- 1 Use local materials.** Local materials not only enhance the vernacular they can also utilise local skills.
- 2 Use a local builder (and pay the VAT).** Local builders will understand local materials and are more likely to employ local tradesmen. Firms paying taxes will almost always invest more in their teams.
- 3 Use a local architect and engineer!** Architects and engineers have a huge knowledge of local nuances from planning and energy policies through to the local supply chain.

Notwithstanding all the skills benefits a local supply chain will have a much-reduced carbon footprint in terms of transport miles for materials and labour. It's also a long-term investment in the local community that will help create and grow the circular economy.

On my own recent renovation project, the local bricklayer dropped his tools off at the start of the project and cycled to us each day — he didn't like sitting in traffic. It would be an amazing achievement if we could reduce the number of vehicle journeys, saving fuel and creating healthier places for everyone. Global issues can be addressed by simple local initiatives. □

ENVIRONMENTALLY CONSCIOUS

DESIGNS THAT GO ABOVE AND BEYOND — Construction can present many environmental challenges. These projects demonstrate inventive ways to tackle environmental concerns that don't draw away from character or quality. Reusing materials, reducing waste, improving energy efficiency and clever future-thinking design are some of the ways sustainability has been incorporated into these homes.

FEATURED PROJECTS

'Our house really comes into its own when we have family and friends to visit; we can all be together comfortably and happily and that makes us extremely proud.'

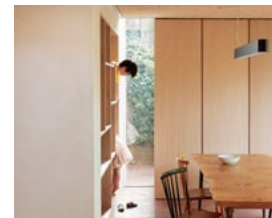
Michelle, House Within A House



B-HOUSE

DENMARK HILL, LAMBETH — The full refurbishment and responsible retrofit of this 1916 house has successfully transformed the building into a comfortable and airy living space, reducing overall energy consumption. Given the age of the existing building and original moisture-permeable bricks, the use of the most up to date sustainable materials was feasible. Woodfibre wall insulation, lime plasters, new triple glazed windows have all enhanced the existing fabric and together with a new efficient boiler, have reduced the building's overall energy consumption by 65 per cent. The use of low VOC materials including lime paints, natural fibre carpets, a natural hardwax oil for the floors and reused materials were maximised. Two ground floor rooms were combined by the removal of a partition wall, and the resulting new kitchen-living area opens onto a new patio and developing biodiverse garden beyond.

SIZE: 150 SQM AREA ADDED: 20 SQM AREA REFURBISHED: 130 SQM TOTAL COST: £285,000 ARCHITECT: ENBEE ARCHITECTURE AND DESIGN PHOTOGRAPHY: SAMUEL HAUENSTEIN SWAN



FRESH AND GREEN

BELSIZE PARK, CAMDEN — Fresh and Green not only creates a stunning design which functions better for the families' needs, it also updates the fabric of the building to increase the quality of the living environment for their future. This was achieved by increasing the insulation and airtightness to allow the MVHR system to operate efficiently and steering clear of chemical-laden materials that can create an unhealthy atmosphere.

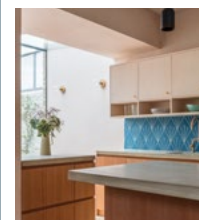
SEE PAGE 75 FOR FULL PROJECT DETAILS



HOUSE WITHIN A HOUSE

BROCKLEY, LEWISHAM — A transformation of a previously bomb damaged house in Brockley into a six-bedroom contemporary family home. By effectively wrapping a warm 'coat' around the entire building, the design creates a 'house-within-a-house' which utilises the existing structure and encloses it in a highly insulated and air tight external envelope. Externally the facade reinstates the rhythm of the Victorian terrace in this sensitive conservation area. The accommodation now extended allows the homeowners — a family of seven — to stay in the neighbourhood. The adaptation of the existing, structurally-sound building has involved removing the double pitched roof; adding rear and side extensions; over-cladding with brick; and creating a new, lightweight second floor on top of the existing brick base, with an exposed timber-framed structure.

SIZE: 233 SQM AREA ADDED: 108 SQM AREA REFURBISHED: 125 SQM ARCHITECT: ALMA-NAC PHOTOGRAPHY: JACK HOBHOUSE



LOVE WALK

CAMBERWELL, SOUTHWARK — Love Walk was designed taking into consideration the needs of the family now and into the future. The refurbishment renewed the owner's love for dense urban living through its resourceful use of space and introducing a connection with the outdoors. Its sensitive environmental strategy included reusing as much material as possible, improving the buildings energy performance, while also creating a future-proof first floor layout which allows the addition of a potential roof extension with minimal disruption, meaning the home can grow as the owner's family does.

SEE PAGE 30 FOR FULL PROJECT DETAILS



TILE HOUSE

STREATHAM HILL, LAMBETH — Tile house is a contemporary rear extension and refurbishment project where materiality and sustainable construction are beautifully expressed. Needing additional living space with two teenage sons controlling the existing sitting room, the design delivers this plus a utility space, WC and kitchen and dining space all within a modest additional footprint of 10 sqm. Delight is introduced with thoughtful materiality. 3D brick decorative tiles cover part of the elevation and kitchen island set out in an alternating stack bonded motif to create rhythmic shadows and texture. Above the bespoke kitchen, a L-shaped custom rooflight, with glass to glass corner, permeates daylight deep into the plan. The construction was designed to reduce economic and environmental impact. Major structural work to the original footprint was avoided, instead timber panelling and crafted joinery define space and maximise function. An innovative glue-laminated spruce plywood construction was designed for the extension roof, bringing warmth to the interior space, but most importantly tests an environmentally sustainable approach to domestic construction projects.

SIZE: 146 SQM AREA ADDED: 10 SQM AREA REFURBISHED: 47 SQM ARCHITECTS: PROCTOR AND SHAW PHOTOGRAPHY: MEGAN TAYLOR

LAWFORD ROAD

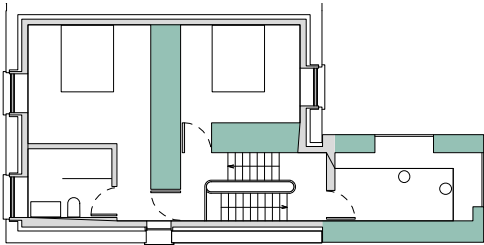
KENTISH TOWN, CAMDEN



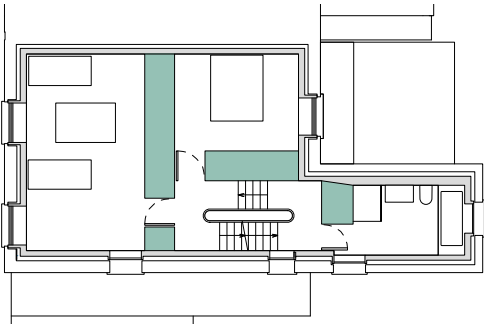
Lawford Road transforms a Victorian property to create a minimalist, intelligent, and energy efficient refurbishment which meets Passivhaus EnerPHit standards. The Passivhaus standard required an entirely new insulated timber frame to be built inside the existing brick shell, providing the opportunity to reconfigure the internal layout. Rooms are defined by a series of 900mm deep storage walls placed orthogonally across the plan, and containing all the built-in functions of the house: kitchen, WCs, desk, and plant. These cupboards create a plain white surface that lines the interior spaces, yet when opened up, they reveal warm plywood timber finishes and exposed services accentuated in bright colours. The new second floor study is located in a zinc rooftop extension. Here the plywood structure remains exposed, the joints between the components are not hidden. The room is clearly made from different parts connected together with exposed screws, notches and lap joints. □

SIZE: **240 SQM** AREA ADDED: **17 SQM** AREA REFURBISHED: **223 SQM**
TOTAL COST: **£1,100,000** ARCHITECT: **OEB ARCHITECTS** STRUCTURAL ENGINEER: **BOB JOHNSON STRUCTURAL ENGINEERS** PASSIVHAUS DESIGNER: **CANDO** MAIN CONTRACTOR: **BOW TIE CONSTRUCTION** JOINERY: **AGENORA WORKSHOPS WITH THOMAS COLLIER JOINERY** PLYWOOD STUDY: **CALCULATED MANUFACTURING** FLOORING: **DINESEN** SASH WINDOWS: **GREEN BUILDING STORE** SLIDING DOORS: **SKY-FRAME** FLUSH GLAZING: **CANTIFIX** OTHER GLAZING: **SCHUCO & MAXLIGHT** INTERNAL DOORS: **SHADBOLT** IRONMONGERY: **ALLGOOD** MVHR: **GREEN BUILDING STORE** ICYNENE SPRAY INSULATION: **LONDON INSULATION** POLISHED PLASTER: **TADELAKT LONDON** HOME AUTOMATION: **GIRA** PHOTOGRAPHY: **FRENCH+TYE**

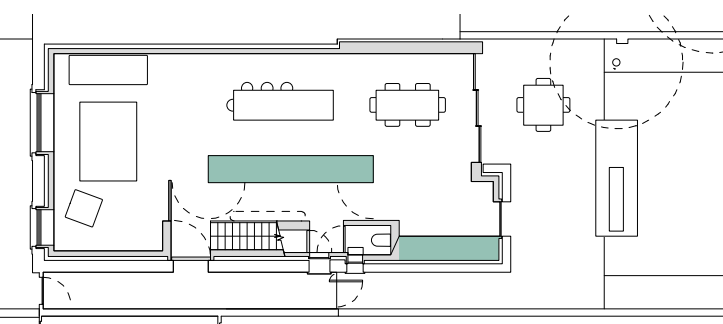
Second floor



First floor



Ground floor plan



Rooms are defined by a series of 900mm deep storage walls placed orthogonally across the plan, and containing all the built-in functions of the house

MILE END ROAD

MILE END, TOWER HAMLETS



The significant refurbishment and reconfiguration of an East London top floor apartment re-invigorates the lost soul of the building. The existing apartment was in a state of disrepair, and therefore the project's ambition was to re-imagine the proportions, arrangement and flow of this cramped flat. Through rationalising the layout while retaining the load-bearing masonry walls, the space was subdivided into four spaces for washing, dining, relaxing and sleeping. A level change and double dual-pitched roof mark these interconnected spaces and provide undulating height. The incline of the roof is in part determined by the sun, allowing a large area of glazing while passively regulating internal temperature. A 're-use' plus 'fabric first' approach was taken to considerably improve the thermal performance of the building. The design uses simple, utilitarian and widely available materials with a view to keeping a simple aesthetic. □

SIZE: **72 SQM** AREA ADDED: **7 SQM** AREA REFURBISHED: **65 SQM** TOTAL COST: **£397,000**
ARCHITECT: **VINE ARCHITECTURE STUDIO** STRUCTURAL ENGINEER: **ENGINEERS HRW**
ENVIRONMENTAL CONSULTANTS: **ELMHURST ENERGY** PARTY WALL SURVEYOR: **ROUTE ONE BUILDING CONSULTANCY** APPROVED INSPECTOR: **JMPARTNERSHIP** MAIN CONTRACTOR: **HOMEWAY BUILDERS** STANDING SEAM ROOF: **VM ZINC** ROOFLIGHT FRAMES: **PATENT GLAZING COMPANY** STEELWORK / STAIRCASE: **TIW FABRICATIONS** DECKING: **ACOYA** OAK FLOORING: **HAVWOODS** KITCHEN & INTERNAL SLIDING DOORS: **TILLY TIMBER** JOINERY: **HEXAGON FURNITURE** GLAZED SLIDING DOORS: **MAXLIGHT** LIGHTING: **IGUZZINI** PHOTOGRAPHY: **NICHOLAS WORLEY**

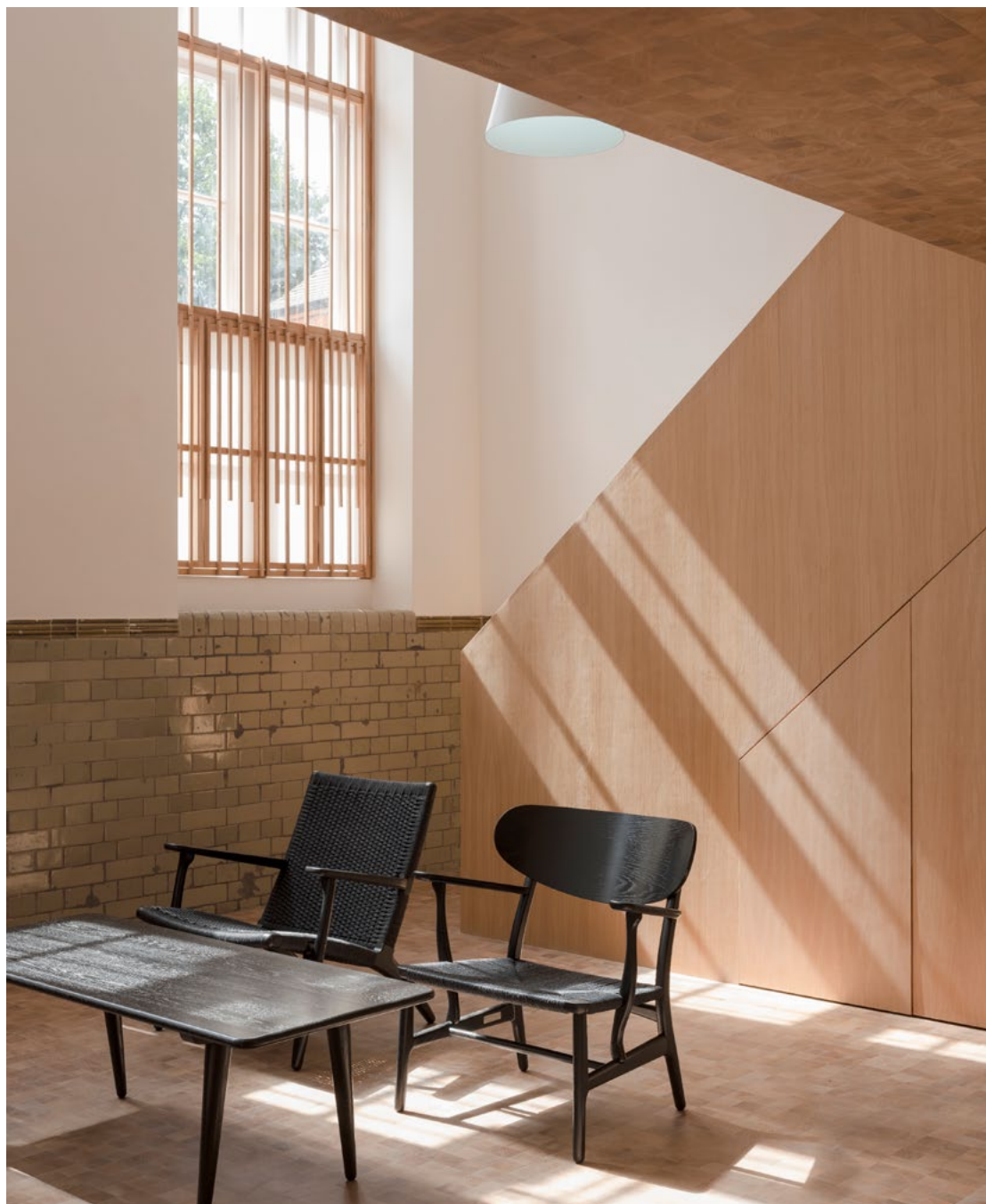


Section — the incline of the roof is in part determined by the sun, allowing a large area of glazing while passively regulating internal temperature

MATERIALITY AND CRAFTSMANSHIP PRIZE

APARTMENT BLOCK

CLERKENWELL, ISLINGTON



A HANDMADE TALE — A hand-crafted two-storey apartment designed as joinery inserted into a Clerkenwell school conversion, with a living space carved out of over 30,000 individual oak cross-section blocks.

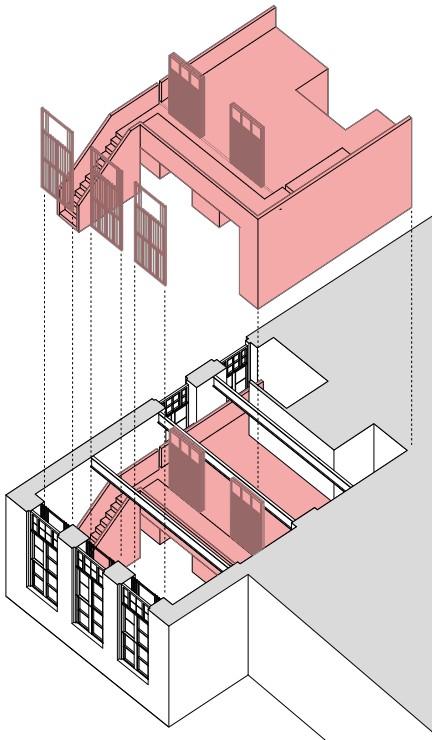
SIZE: 89 SQM
AREA ADDED: 0 SQM
AREA REFURBISHED: 89 SQM
ARCHITECT: COFFEY ARCHITECTS





JUDGES' COMMENTS

Apartment Block impressed the judges with its thoughtful detailing and hand-crafted features. The design shows how a couple can adapt their compact living space to suit their changing lifestyle, while also being beautifully made and carefully considerate to the building's history.



Isometric view — the mezzanine was created with a solid piece of wooden joinery 'inserted' into an existing building

'My wife and I are living in a piece of wooden sculpture...It's an incredibly calming feeling, sitting in this space.'

So says John Bullough, who wanted a London bolt-hole where the couple could create 'a really homely spot, in a beautiful way.' The result was a former schoolroom transformed with over 30,000 oak cross-section blocks, using highly skilled craftsmanship, a brilliant builder, and some meticulous attention to detail.

Bullough bought the Clerkenwell property in 2009, some time after it was converted from a Victorian school. But the original fit-out was 'pretty basic' and was something they wanted to make a bit more special. 'We wanted to, I suppose, make it future-proof for us, but in a very beautiful way'. With the entire flat occupying one original school room, they were also keen to recognise its history — an image of the classroom and some 'terribly scared children and frosty teachers' adorns the wall, dating from around 1900. They wanted to bring more light into the space while retaining its original structure and thought of Coffey Architects — who used to be based in the building.

Project architect Ella Wright developed ideas for the two-storey scheme from 'basic, better, best' options with the client happily opting for the latter. The double-height living room and a kitchen are below, with a study space above divided from the main bedroom by sliding screens, on a mezzanine accessed by a wooden stair. Shutters on the full-length 3m tall windows filter light and provide constantly changing shadows across the surfaces. 'The concept for the project was that you could read what was new and what was put into the shell of this beautiful existing building', she says. And for that they chose just the one material, timber. Wood block was used commonly in Victorian times so using it again now was a 'nod' back to those times. 'I love the wood blocks. I also love the way the light enters the space'.

'It's absolutely beautifully done. The precision of the design is such that it would never have worked without the quality of craftsmanship in actually putting the thing together... It's a work of art. It is like a piece of sculpture that we happen to be living in.' □

SIZE: **89 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **89 SQM**
ARCHITECT: **COFFEY ARCHITECTS** STRUCTURAL ENGINEER: **MORPH STRUCTURES LTD** MAIN CONTRACTOR: **WOODS LONDON** JOINERY SUBCONTRACTOR: **JAMES WILKIE** PHOTOGRAPHY: **TIM SOAR**

'It's a work of art. It is like a piece of sculpture that we happen to be living in'

John Bullough, owner

BEAUTIFUL DETAILING

CRAFTSMANSHIP AND QUALITY — These beautiful examples create rich and varied space with expertly executed architectural features. Thoughtfully planned intersections, textures that define zones, and a carefully considered palette of materials work together to transform the spaces into unique and personal homes.

FEATURED PROJECTS



DOLLIS HILL AVENUE

DOLLIS HILL, BRENT — The relationship between the existing house and the garden was restricted by a level change of 1.2m. A split-level plan was introduced at the ground floor level, connecting the house to the garden. The floor of the new rear extension is approximately 3.6m below the existing first floor level so it not only relates the house to the garden, it also provides a sense of grandeur into this new every-day living space. A drama that is heightened through the oak-lined staircase leading to the extension. The new extension is constructed from brick and concrete, with generous full-height oakframed openings that take advantage of the light and views into the garden.

SIZE: **130 SQM** AREA ADDED: **25 SQM** AREA REFURBISHED: **105 SQM** TOTAL COST: **£260,000** ARCHITECT: **THOMAS-MCBRIEN** PHOTOGRAPHY: **STÅLE ERIKSEN**



THE FAN HOUSE

NORTH KENSINGTON, BRENT — The rear of this house had a series of convoluted and confused spaces, so initially the brief was to reconfigure and extend the property. But as the project developed, the architects learned that the owners had a wonderfully interesting and diverse cultural history. This conversation opened the door to a creative dialogue, that over time evolved into a trust, allowing them to experiment with ideas. The new brick extension has three sets of curved French doors, with a folding oak shuttered made from a pair of synthetic 'vegan' leather and plywood fans. The fans and shutters can be opened and closed to produced different relationships with the garden and well as controlling the internal environment.

SIZE: **200 SQM** AREA ADDED: **30 SQM** AREA REFURBISHED: **170 SQM** TOTAL COST: **£700,000** ARCHITECT: **PATRICK LEWIS ARCHITECTS** PHOTOGRAPHY: **AGNESE SANVITO**



HOUSE ON THE COMMON

WELL STREET COMMON, HACKNEY — A warm and richly textured home for a Danish-American couple relocated from California in order that their child might participate in a clinical trial. They required that the ground floor of the house was wheelchair friendly. A bespoke structural brick fireplace is the focus of the ground floor: It creates a degree of physical separation between the kitchen and living room while allowing the parents to keep an eye on their children. The extension is dug down to maintain the lofty ceiling heights of the original building and a slender ramp connects the old house with the new. The dormer sits at the top of house and provides a calm space in which to contemplate the park.

AREA ADDED: **27 SQM** AREA REFURBISHED: **167 SQM** TOTAL COST: **£826,050** ARCHITECT: **MIKE TUCK STUDIO LTD.** PHOTOGRAPHY: **LUKE HAYES**



KING'S HALL

BECKENHAM, BROMLEY — At 7m deep × 7.5m wide × 4m tall this project pushes the boundaries for a Victorian semi-detached house extension, but it is the grand, convivial and richly detailed space within that sets it apart. Daykin Marshall Studio turned constraints into driving design factors. The taller block of flats to the east was used to negotiate a larger than usual footprint with the local authority. The tricky split levels within the original house defined the grand ceiling height. Externally, the brickwork is contextual with the house and wider London street, but remains contemporary — centred around the central chimney which balances the two roof levels. The brick chimney is exposed internally, and the fireplace becomes the focal point.

SIZE: **210 SQM** AREA ADDED: **45 SQM** AREA REFURBISHED: **45 SQM** TOTAL COST: **£340,000** ARCHITECT: **DAYKIN MARSHALL STUDIO** PHOTOGRAPHY: **NICK GUTTRIDGE**



OEGE HOUSE

CROUCH END, HARINGEY — The refurbishment of this Victorian family home maximises impact with minimum extension and alteration. Limited to the ground floor, it focuses on bringing in natural light and celebrating materiality and craftsmanship. The existing ceiling curves up towards a new roof window that fills the new kitchen with natural light in this side extension. The joinery conceals the boiler inside and provides garden storage outside and oak batten cladding and built-in shelving conceal the downstairs toilet, extending into the existing corridor and front rooms to provide a link between the existing rooms and the new space.

SIZE: **160 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **60 SQM** ARCHITECTS: **BRADLEY VAN DER STRAETEN** PHOTOGRAPHY: **FRENCH+TYE**



SNUG HOUSE

TULSE HILL, LAMBETH — Snug House is a series of brick, timber and glass architectural interventions that mediate the home's relationship to the rear garden. Three, more intimate spaces have been created: a highly glazed kitchen extension to the side, a timber-lined snug with box window and a framed terrace. The design underpins seasonal enjoyment of the garden, with access to the Western facing patio and lawn for summer and the snug for winter to view the garden wildlife — as the homeowner is an avid bird watcher. The house was restored and decorated throughout. Floorboards were kept and re-finished and the home's environmental performance was further improved with new windows throughout.

SIZE: **168 SQM** AREA ADDED: **23 SQM** AREA REFURBISHED: **145 SQM** ARCHITECTS: **PROCTOR AND SHAW** PHOTOGRAPHY: **BEN BLOSSOM**



TILE HOUSE

STREATHAM HILL, LAMBETH — The design of Tile House is enriched with thoughtful materiality and detailing. The 3D brick tiles link inside and out, while the modern custom kitchen is crisply executed in flush white panels, bespoke oak handles and oak veneered cabinetry. The rectangular porcelain floor tiles echo the linearity of the laminated timber construction, with integrated lighting highlighting the materiality and geometry of the structure.

SEE **PAGE 39** FOR FULL PROJECT DETAILS

DE BEAUVOIR TOWNHOUSE

DE BEAUVOIR, HACKNEY



This renovation transformed a three-storey Georgian townhouse in De Beauvoir, owned by a musician and a furniture designer, with natural and reclaimed materials, handcrafted features and joinery. The project reconfigured the existing internal layout and extended the ground floor space. The extension was crafted from black stack-bonded Petersen brick and black steel framed glazing. Sitting within a conservation area, the black brick was selected to be both sympathetic and complimentary to the context, as well as weathering more beautiful over time. A handcrafted and entirely unique 'Granby' fireplace place was installed where the original had long since been removed. Douglas fir flooring and cladding cover the existing staircase was introduced as well as a patterned terrazzo tile in the bathrooms. The building's visual presence is characterised by the innovative craftsmanship, joinery and selection of natural materials. □

SIZE: **135 SQM** AREA ADDED: **30 SQM** AREA REFURBISHED: **105 SQM** ARCHITECT: **RACHEL ECCLES / HÛT** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** QUANTITY SURVEYOR: **RIDER HUNT** PARTY WALL SURVEYOR: **ALEXANDER ELLIOTT LTD** CONTRACTOR: **ASAP CONSTRUCTION LTD** TIMBER SPECIALIST: **HAMILTON ASSOCIATES SURVEYORS LIMITED** LANDSCAPE ARCHITECT: **TOM MASSEY** PHOTOGRAPHY: **NICHOLAS WORLEY**



Section — the project reconfigured the existing internal layout and extended the ground floor space

SHOWSTOPPING FACADES

MEMORABLE EXTERIOR STYLE — Not afraid to stand out from the crowd, these innovative exteriors use bold colours, striking shapes and forms, and materials in innovative ways to define the old from the new and create a statement facade that completes the home.

FEATURED PROJECTS



A BROCKLEY SIDE

BROCKLEY, LEWISHAM — A rear side extension opens the back of this Victorian terrace house to its garden. A new glazed roof brings light deep into the plan. The floor throughout the rear of the house was lowered to provide additional height and a consistent level with the new patio. The large pivot door allows unobstructed views of the garden, visually extending the space. The exterior is imagined as three volumes each defined by a different material. The party wall is defined with white mosaic tiles and an oversized galvanised downpipe. The tiles continue inside, defining a structural column. The interior uses a pared back material palette: whitewashed Douglas fir joinery sits on top of a seamless resin floor. The use of Douglas fir continues for the structural fins and window reveals in the side extension. The large open plan space has become the new heart of the home for the homeowners and their young family.

SIZE: 132 SQM AREA ADDED: 12 SQM
AREA REFURBISHED: 40 SQM ARCHITECT
& INTERIOR DESIGNER: CAN – MAT BARNES
PHOTOGRAPHY: JIM STEPHENSON



CONCRETE HOUSE

DULWICH VILLAGE, SOUTHWARK — This extension is a 'screen' wall of monolithic concrete. Its form encloses a courtyard garden, a contemporary 'hortus conclusus', hidden from neighbours' windows and with its own sheltered microclimate. The homeowners requested a 'grown-up' extension to enjoy, now that their children are teenagers. Practically, they wanted a 'messy' side entrance with bike storage, study space and a TV room that was visually, but not audibly, connected to the rest of the house. Achieving a consistent, smooth finish for the concrete wall was the most technically challenging part of the design. The concrete acts as a heat sink to prolong the daytime warmth into the evening and provides a powerful, yet calming, backdrop to the intense greens and delicate foliage of the garden.

SIZE: 225 SQM AREA ADDED: 45 SQM AREA
REFURBISHED: 80 SQM TOTAL COST: £460,000
ARCHITECT: DAYKIN MARSHALL STUDIO
PHOTOGRAPHY: NICK GUTTRIDGE



D6 – THE FRAGMENTED HOUSE

MILE END, TOWER HAMLETS — This convoluted Victorian terraced house required drastic re-shuffling of its functions in order to unlock and add additional space to this home of a family of five. Driven by budget limitations structural interventions have been kept to a minimum, yet the project delivered an additional bedroom, a bathroom, a laundry drying room and a new dining area with a multi-functional lounge adjacent. Two levels of 'boxes' clad in different tones of grey fibre-cement boards have been carefully stacked on the rear elevation. The glazing emphasises the three-dimensionality while allowing for a controlled flow of daylight and maintaining privacy.

SIZE: 150 SQM AREA ADDED: 18 SQM AREA
REFURBISHED: 98 SQM TOTAL COST: £268,000
ARCHITECT: SPACE GROUP ARCHITECTS



DUNSTANS ROAD

EAST DULWICH, SOUTHWARK — After living here for over a year, Laura and Huw had plenty of time to really know what they wanted out of the home. Allowing as much light deep into the space was their key concern. A deep side return was the source of the problem but also a driver for solution. Full width sliding doors keep the rear facade to the garden simple, with the chamfered corten reveal, while enclosing the guttering and structure for the glass roof and the closet wing — details echoed for the lantern to the rear reception room and the loft extension. A sculptural steel stair leads to the new top floor, which houses an office affording spectacular views across London.

SIZE: 200 SQM AREA ADDED: 65 SQM
AREA REFURBISHED: 135 SQM ARCHITECT:
THE GENTLEMAN ARCHITECT LTD
PHOTOGRAPHY: JULIET MURPHY



DYLWAYS

DENMARK HILL, SOUTHWARK — Rejecting contemporary 'glass box' aesthetics, this 1950s ex-council house has become a quirky, ecologically sensitive home, with biodiverse roofs and red windows reconnecting it to its wildlife garden. The brief was to bring Dylways up to date with the needs of a young family, opening up the kitchen and dining space, with limited encroachment onto the wildlife garden. Fun, functionality and sustainability were at the top of their priority list, together with connecting the house to the garden in every direction. The extension itself was built from a well-insulated timber frame and clad in sustainably-sourced cedar shingles. Original doors salvaged from neighbouring properties were used and original features such as the larder were retained.

SIZE: 110 SQM AREA ADDED: 17 SQM
AREA REFURBISHED: 13 SQM ARCHITECT:
DARREN OLDFIELD ARCHITECTS
PHOTOGRAPHY: GUY LOCKWOOD



GREEN AND BLACK

STREATHAM, LAMBETH — Sensuously wrapped in green glazed brick and brushed charred larch, this playful expansion transforms a formerly dark and cramped Victorian ground floor flat into a warm home. By extending sideways and rearwards the architects created a light filled open plan living space that flows into the garden. The owners wanted a better space for living and entertaining that would reflect their individuality. A convivial dining table is lit by a large area of rooflight creating changing patterns of light and shade. Within the entrance hallway, a 'light portal' reflects the homeowners love of sci-fi and delineates the new living space from the more private bedrooms. Using renewable energy was a key part of the brief and photovoltaic slates are used on the roof.

SIZE: 71 SQM AREA ADDED: 10 SQM AREA
REFURBISHED: 26 SQM TOTAL COST:
£130,000 ARCHITECT: STUDIO CHERRY
PHOTOGRAPHY: CHRIS SNOOK



CANFORD ROAD

CLAPHAM COMMON, WANDSWORTH — This compact terraced Victorian house underwent a complete transformation through a series of carefully crafted, contemporary additions and alterations including a partial two-storey rear extension and a loft conversion. The internal space has been maximised through a considered contemporary intervention, opening up the ground floor onto the small external space at the rear. Both the rear and roof extensions have provided for an open-plan kitchen and dining room at ground level, an additional bedroom and a generous master suite on the top floor, expanding the house to four bedrooms. The external material palette features charred ash cladding to the rear extension and standing seam zinc cladding to the mansard roof extension. The distinctive forms and rich, dark materiality celebrate the layered expansion of the house while complementing the surrounding London stock brickwork of the terrace. The palette is continued internally through the minimal kitchen joinery, linking the external shell with the interior and reinforcing the connection with an external patio.

SIZE: 178 SQM AREA ADDED: 64 SQM AREA
REFURBISHED: 114 SQM ARCHITECT: DUST
ARCHITECTURE STRUCTURAL ENGINEER: AXIOM
STRUCTURES PHOTOGRAPHY: IAN HARDING



HIVE HOUSE

FOREST HILL, LEWISHAM — Stack bonded brick cladding creates a robust and striking exterior finish to Hive House. The envelope was carefully detailed to create a seamless finish with a light, recessed mortar accentuating the geometry of the materials and referencing the structural timber grid internally.

SEE PAGE 20 FOR FULL PROJECT DETAILS



HOUSE 31

BROCKLEY, LEWISHAM — A striking two storey extension composed of microcement bands and splayed timber walls offers depth and shadow as well as actually increasing the garden area. The ground floor of the extension contains an open plan kitchen and dining space — with an additional bedroom being created at first floor level. An integrated planter under the first floor window offers the opportunity to introduce further natural colour and texture to animate the facade. Filling in the previously wasted side-return space has enabled the architects to make the house bigger. The dining space is clearly delineated within the open plan space by a frameless rooflight that sits over it. The hacked Ikea kitchen sits on a microcement floor, bringing continuity between the internal and external materials.

SIZE: 143 SQM AREA ADDED: 19 SQM
AREA REFURBISHED: 45 SQM ARCHITECT
& INTERIOR DESIGNER: SELENCKV//PARSONS
PHOTOGRAPHY: DIANA COTOVAN



THE LARCH EXTENSION

MORTLAKE, RICHMOND UPON THAMES — A small timber extension transforms a compact terraced house with a simple but striking larch clad elevation. The family living in this house were in desperate need of extra living space. The terraced houses in the Conservation Area are very narrow with little storage space. YARD Architects proposed a new wrap around extension and loft conversion, which created a kitchen diner at the rear and a flexible study / bedroom space in the loft. The ground floor wrap around extension is a simple design with a strip of glass roof providing natural light along the length of the kitchen units. The timber creates a warm and inviting backdrop to the small courtyard garden.

SIZE: 106 SQM AREA ADDED: 10 SQM AREA
REFURBISHED: 96 SQM ARCHITECT: YARD
ARCHITECTS PHOTOGRAPHY: AGNESE SANVITO



ST. PHILIP'S HOUSE / THE BLACK QUEEN

LONDON FIELDS, HACKNEY — The Black Queen is a beautiful bold family home, a retreat that lives between the modern and classical created by a special partnership between architect and homeowner. The family wanted a high-quality family home, a retreat to bring up children while being able to entertain family and friends. The project was about finding a balance between referencing and restoring the past while bringing the house up to modern efficiency standards, to meet future needs and create pleasure for its occupants. Period features have been restored with classical elements intertwined with bespoke modernist details and a contemporary palette. New windows cut into the rear facade and the asymmetrical rear extension with generous sculpted rooflight openings allows beautiful light to illuminate the open-plan space, the new heart of the family home. The bold black rear is clad with softening charred cedar larch reminiscent of barns in the English countryside.

SIZE: 220 SQM AREA ADDED: 25 SQM AREA
REFURBISHED: 195 SQM TOTAL COST:
£490,000 ARCHITECT: SATYAJIT DAS /
FRMWK PHOTOGRAPHY: FRENCH+TYE

‘Every morning we open the blinds onto the meadow that’s growing on our green roof — a lovely soothing way to start the day.’

Alexandra and Chris, Dylways



SHORTLISTED PROJECT

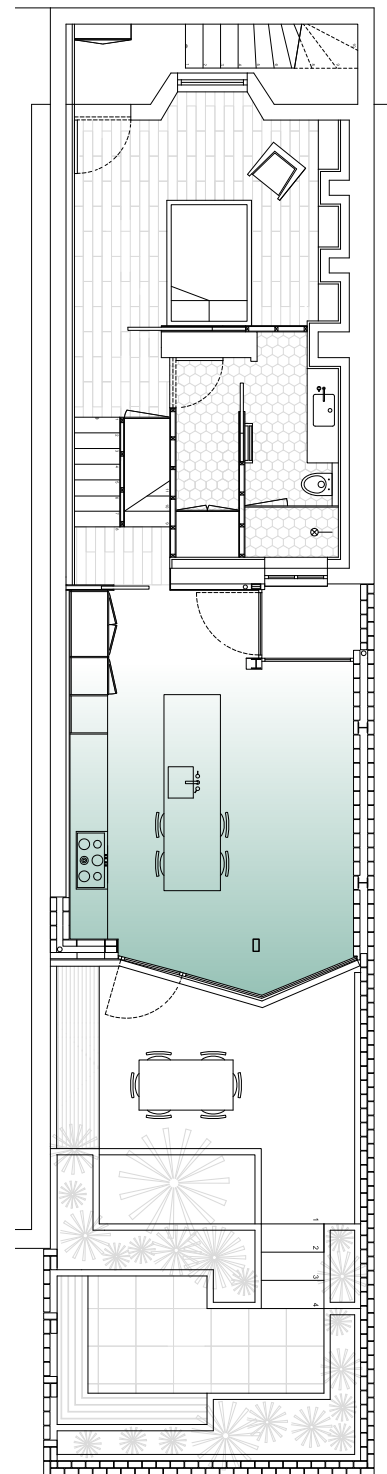
ELLESMERE ROAD

BOW, TOWER HAMLETS



Taking its cues from the roofscapes of the east London Victorian Row houses, the structural glass prism at Ellesmere Road defies gravity in propping up the existing brick return. Creating a seamless continuity between the interior and the exterior, the extension is supported by the boundary wall which conceals, drainage, insulation, wiring, and electrics. The glazed structure uses of solar controlled structural glass cantilevered off a single post and beam structure to minimises the transition between internal and external living spaces. The glass prism is angled to counterbalance the volume and maximize the size of the windows. There was a to-and-fro process on the technical detailing to achieve a successful fit with the existing building, which due to its age, presented a number of structural challenges. In addition to this, the entire house including basement was renovated to accommodate an additional bedroom and secondary access to the house. □

SIZE: **150 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **140 SQM** TOTAL COST: **£375,000** ARCHITECT & INTERIOR DESIGNER: **DROO – DA COSTA MAHINDROO ARCHITECTS** ENGINEER: **PARMARBROOK** PARTY WALL SURVEYOR: **COLLIER STEVENS** CONTRACTOR: **TETRA BUILDING** LANDSCAPE ARCHITECT: **CATRIONA CALDWELL LANDSCAPES** GLAZED VERANDAH: **CANTIFIX GLASS** JOINERY: **SZUBERT CARPENTRY** OAK FLOORING: **HAWWOODS** LIGHTS: **LOUIS POULSEN, DELTA LIGHT, HOUSE DOCTOR AND ATELIER ARETI** PHOTOGRAPHY: **REI MOON**



Basement floor plan — the glass prism is angled to counterbalance the volume and maximize the size of the windows

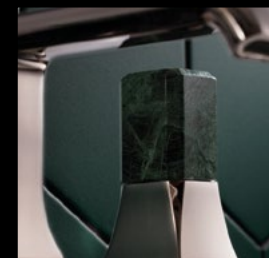
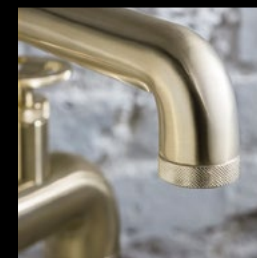
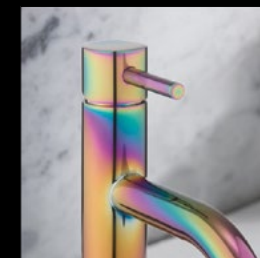
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COMPACT DESIGN OF THE YEAR

VESTRY ROAD

CAMBERWELL, SOUTHWARK



MATERIAL CONSIDERATION — A ‘radical’ remodelling and transformation of a Victorian terraced house in Camberwell, celebrating raw, natural materials and bringing light into a new kitchen extending into the garden.

SIZE: 97 SQM
AREA ADDED: 13 SQM
AREA REFURBISHED: 84 SQM
TOTAL COST: £204,780
ARCHITECT: OLIVER LEECH ARCHITECTS



From tight, to light. Following a recommendation, Oliver Leech Architects began working for their client, a friend of a friend, with a view to a radical remodelling and extension of a Victorian terraced house in Camberwell, south London.

‘We reacted to the low ceilings in the kitchen area and looked to create as much light as possible’, explains architect Ross McArthur. With the north-facing property getting east light in the morning and west in the evening, this proved a winning strategy. ‘Another element was to create a calm, relaxing space’, he adds, ‘but also to look at introducing raw, materials — some exposed brickwork, concrete, Douglas Fir timber. And these elements were important to create the feel of the space.’

Leech says the client gave the architects freedom to explore new ideas and use new materials including concrete worktops, transforming the cramped kitchen with a large skylight. The architects’ favourite feature was the set of bi-folding doors across a low-height window bench, a unique transition between kitchen space and garden that emerged from the client’s desire to be able to sit and read in the evening sun.

But it could easily also act as a serving hatch if they wanted to entertain and feed friends in the garden. ‘Our client was so keen on the exposed brick and concrete worktops and presenting those and getting such a response’, says McArthur. ‘He was just the ideal client’

The main challenges were the budget, says Leech, and then light. ‘Trying to get as much light in these London homes is what we design around’, he says. But getting a good builder and keeping little touches of the building’s history were also important, such as the exposed studwork in the open plan hallway and welcoming space. ‘It was important from the beginning that we retain some of the Victorian charm of the house when you gut a project back to its bare bones’, says Leech. ‘It’s quite easy to lose that.’ □

SIZE: **97 SQM** AREA ADDED: **13 SQM** AREA REFURBISHED: **84 SQM** TOTAL COST: **£204,780**
ARCHITECT AND INTERIOR DESIGNER: **OLIVER LEECH ARCHITECTS** STRUCTURAL ENGINEER:
CROFT STRUCTURAL ENGINEERING PARTY WALL SURVEYOR: **WATSON WOODS**
PARTNERSHIP APPROVED INSPECTOR: **LONDON BUILDING CONTROL** CONTRACTOR:
FIRFIELD CONSTRUCTION LANDSCAPE ARCHITECT: **ANDERSON WOODS** PHOTOGRAPHY:
STÅLE ERIKSEN

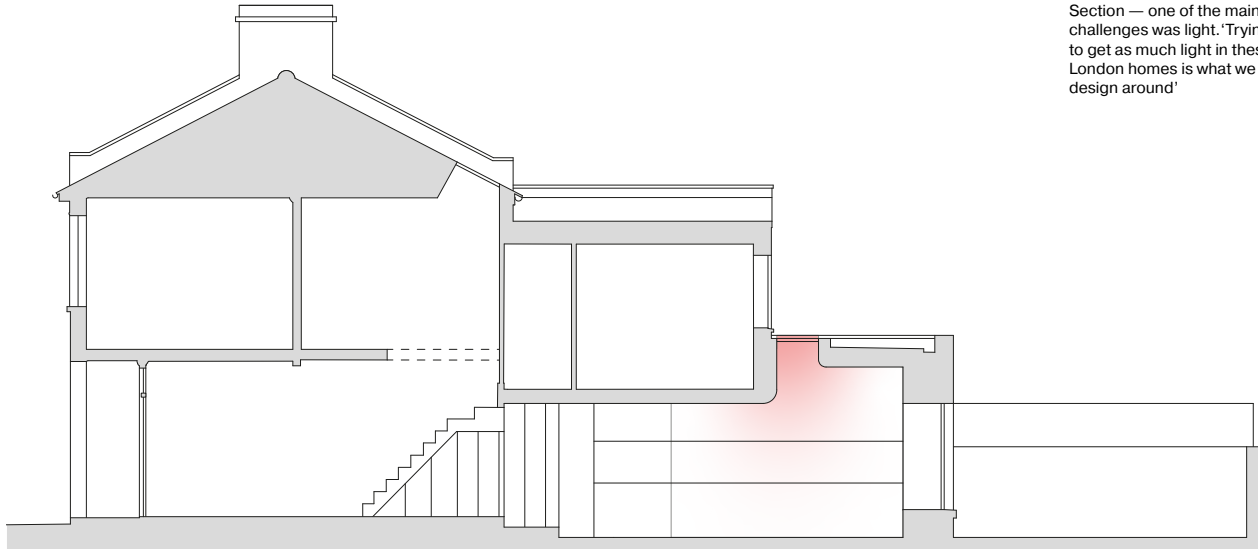


‘Exposed brickwork, concrete, Douglas Fir timber — these elements were important to create the feel of the space’

Oliver Leech, architect

JUDGES’ COMMENTS

The judges praised Vestry Road for its stylish and compact design. They commended the careful and imaginative use of space which sympathetically worked with the existing building fabric and made the home feel spacious despite its modest size. Superb detailing and beautiful materials gave it the calm and intimate atmosphere the owner was hoping for.



Section — one of the main challenges was light. ‘Trying to get as much light in these London homes is what we design around’

‘Do I need planning permission?’

by Resi & The Hopps Partnership

Dormore by con | form architects
used a mix of permitted development
and full planning permission.

When starting out on your own home improvement project it can be hard to know what you need permission for, or if you need it at all. This article demystifies permitted development rights to show you which kind of projects will fall within these agreements. Permitted development rights are a type of general planning permission granted by Parliament. If your plans fall within certain restrictions, this allows you to bypass submitting a planning application. Permitted development only applies to houses and outhouses (never flats or maisonettes), and there may also be exceptions if you live in a listed building or in a conservation area (Article 4 direction). If you’ve had building work done in the past, you may also have used up some or all of your permitted development rights already. Like planning permission, permitted development is regulated through your local planning authority. You should always speak to a qualified architect or designer to make sure your plans are compliant before you start building, and consider applying for a lawful development certificate. You can use the following checklists to get a rough idea of whether or not your plans will fall within your permitted development rights.

You’re usually within permitted development rights if your single storey extension or conservatory...

- Sits to the side (as long as this will not face a highway) or rear of the house (not the front)
- Must not extend beyond the rear wall of the existing house by 3m if an attached house or 4m if detached
- Uses similar building materials to the existing house
- Takes up less than 50 per cent of the size of the land around the original house (‘original’ being the latest of when the property was built or if it was built before 1948, then as it stood on 1st July 1948)
- If a side extension is less than 50 per cent of the width of the original house
- Is less than 4m in height (or less than 3m if within 2m of a property boundary)
- Has eaves and a ridge that are no taller than the existing house

You’re usually within permitted development rights if your loft conversion...

- Adds less than 40m³ to a terraced house, or 50m³ to a detached or semi-detached house
- Uses similar building materials to the existing house
- Sits lower or equal to the highest existing part of the roof
- A dormer wall that is set back at least 20cm from the existing wall face
- Has windows that are non-opening if less than 1.7m from the floor level
- Has side windows that are obscured/frosted

You’re usually within permitted development rights if your porch...

- Takes up a total ground area less than 3 sqm
- Has a highest point less than 3m
- Doesn’t sit within 2m of a property boundary that leads to a road

What building work doesn’t fall under permitted development?

- Balconies
- Verandas
- Raised platforms
- Two storey side extensions within 7m of a rear boundary
- Extensions with eaves higher than 3m (within 2m of a boundary)
- Extensions exceeding 50 per cent of the original land around the original house
- Eaves and a ridge of a loft higher than the height of the original house
- Extensions over 4m tall or exceeding 50 per cent of the width of the original house
- Extensions at the front of the house
- Side extensions on designated land
- Unobscured side windows above ground floor
- Loft windows that can open when positioned less than 1.7m from the floor

What is a lawful development certificate?

If the legislation for permitted development on your project aren’t clear cut, or it has been conditionally withdrawn in your area, you should definitely apply for a lawful development certificate or may even need to submit a planning application. However, we recommend it for everyone using their permitted development rights. The process ensures that your building work (past, present or future) is compliant, and will protect you when you come to sell your property. The application process is similar to a planning application. You’ll need to provide:

- An application form
- Evidence verifying the information within the application.
- This would include architectural plans and elevations
- A site location plan
- A fee

How can an architect help?

Whatever you’re hoping to build, your architect is likely to be able to make a few small changes that shift your plans within permitted development rights. Even though you can build without applying for a lawful development certificate, it can be extremely risky. On the off-chance that your plans aren’t actually compliant with permitted development, you may have to remove your extension at your own expense or proceed with a lengthy and expensive legal battle over who is to blame. □

SHORTLISTED PROJECT

GELLATLY ROAD

NUNHEAD, LEWISHAM



Gellatly Road is a creative refurbishment and single storey rear extension on a small budget, which explores materiality, texture and light. The ambition was to create a journey; from traditional Victorian terrace through a ply bookcase into a light filled flexible space which opens out onto the garden. As a keen gardener, the homeowner wanted to feel as though they were living amongst the greenery away from the busy main road. The new rear extension created a huge bi-folding window, which, when opened, allows the kitchen and garden to feel as one large social space. With a tight budget, cost saving elements were introduced such as the exposed plywood sheets which meant no plastering or decorating costs. Recycled yoghurt-pot worktops finish off the kitchen joinery and backsplash, while the larch timber cladding was also used as the formwork for the concrete plinth, working with the economies of scale. □

SIZE: **126 SQM** AREA ADDED: **26 SQM** AREA REFURBISHED: **100 SQM** PROJECT ARCHITECT: **DELVE** STRUCTURAL ENGINEER: **ALCOCK LEES PARTNERSHIP** CONTRACTOR: **NYE PROJECTS** M&E CONSULTANT: **EB7** ALUMINIUM FRAMED DOORS & SKYLIGHTS: **FIRST FOLDING SLIDING DOOR COMPANY** RUBBER FLOOR: **COLOUR FLOORING COMPANY** PLY JOINERY: **BESPOKE BY CONTRACTOR** SANITARYWARE: **CROSSWATER** BATHROOM TILES: **MOSAIC FACTORY** PHOTOGRAPHY: **EMANUELIS STASAITIS**



Rear elevation — the new extension created a huge bi-folding window

LOVELY LOFTS

COSY HIDEAWAYS WITH A VIEW — Often the last place a visitor sees, these ‘secret’ rooms at the top of the home are perfect for intimate uses such as bedrooms and hobby spaces. These beautiful examples work within their unusual volumes to maximise space and create a hidden hideaway.

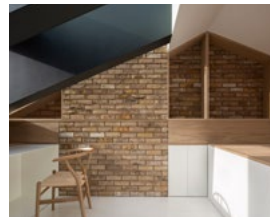
FEATURED PROJECTS



CLOAK HOUSE

GREENWICH — The new living space added to the top of Cloak House is interchangeable as a study, games room, self-contained bedroom suite or a grown-up space to enjoy the sunset from a sheltered terrace. The dual aspect and additional height creates far reaching views across the London skyline and a picture window view to the hills of Blackheath to the rear.

SEE **PAGE 13** FOR FULL PROJECT DETAILS



DORMORE

BARNSBURY, ISLINGTON — Transforming an existing attic into a study, this project proves that even in contentious locations, or tiny resultant spaces, more is possible. Portraying an historical typology found elsewhere — the ‘dormer window’ — a large opening to the rear maximised light, allowing for greater head height, and facilitated the development of a tactile relationship with the existing brick chimney and parapet. A contemporary steel element is then placed within this, spanning across the void. Achieving adequate head height was a challenge, as access to this level was directly below the existing hipped roof. Solutions included a thin folded steel stair; maintaining the clearance to the stair flight below and a new stepped floor to the study, incorporated into the desk.

SIZE: **55 SQM** AREA ADDED: **15 SQM** AREA REFURBISHED: **40 SQM** TOTAL COST: **£135,000** ARCHITECT: **CON | FORM ARCHITECTS** PHOTOGRAPHY: **STÅLE ERIKSEN**



FERNDALE ROAD

CLAPHAM NORTH, LAMBETH — Embracing multigenerational living, this house brings a young couple closer to their family, friends and workplace. The project converts the existing final floor and adds a loft extension introducing a partially self-contained flat. The design seeks to create a distinctly crafted, intimate and different quality of space from the rest of the house reflecting the individual living patterns of different generations. The living area is compact yet flexible and belies the constrained volume by utilizing dual aspect views and providing an area of double height light from above giving a sense of space beyond. At the loft level eaves windows provide generous natural light and allow views to the sky from bed.

SIZE: **40 SQM** AREA ADDED: **17 SQM** AREA REFURBISHED: **23 SQM** TOTAL COST: **£151,065** ARCHITECT: **MOCT STUDIO** PHOTOGRAPHY: **IOANA MARINESCU**



LAWFORD ROAD

KENTISH TOWN, CAMDEN — At the top of Lawford Road, a zinc clad extension accommodates a new study space looking out over the garden below. The quiet space away from the main house is defined by its exposed plywood structure that also doubles as adjustable open shelving for books and other objects.

SEE **PAGE 40** FOR FULL PROJECT DETAILS



Cloak House by Threefold Architects. Photography by Charles Hosea

LITTLE VICTORIES

BIG IMPACT DESIGNS WHICH ADD LITTLE OR NO SQUARE FOOTAGE — By raising ceilings, reordering the layout and careful planning of flow between areas, these projects greatly enhance the home with only a small extension.

FEATURED PROJECTS



BARNSBURY HOUSE

BARNSBURY, ISLINGTON — The reconfiguration and clever use of bespoke joinery within this early Victorian terraced house, has tailored it to better suit the needs of the owners. A new staircase in the central space between the dining and kitchen areas provides direct route from the ground to lower ground levels, easing access to the rear garden and increasing light levels by incorporating glazing. The enlarged and converted central area provides space for a home office and a large, built-in sofa. A new door leads directly from the kitchen to the front lightwell, and the change in level at the rear was eliminated. This reconfiguration together with attention to detail and bespoke joinery has increased storage space in the property, while smart technology such as touchpad controls for lighting and music and an air-purifying system, enhances the living experience.

SIZE: **170 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **130 SQM** ARCHITECT, INTERIOR DESIGNER, AND LANDSCAPE ARCHITECT: **BRIAN O'TUAMA ARCHITECTS** PHOTOGRAPHY: **SIOBHAN DORAN**



BRITISH GROVE

STAMFORD BROOK, HOUNSLOW — The ground floor of this mid-90s house has been transformed, opening up the living, kitchen and dining spaces to create a light, vibrant setting for relaxing and entertaining. The rear elevation was opened up, creating a strong visual connection to the garden. The gridded glazed screens reinforces a sense of calmness and expansiveness, and the glass roof over the extension allows light to cascade in. New insulation and underfloor heating was installed over the floor slab, with a gas fire providing further warmth and the rooms axis point, a feature atop an inset hearth in marble to match the owner's dining table. The architecture takes further cues from the owner's fun and colourful furniture, paintings and ornaments, with pops of colour on the walls, recesses and columns, all set against the calm, minimal backdrop of the gridded glazing and white walls and flooring. The resulting stylish, flexible living space is perfect for spilling out into the garden or relaxing with a movie against the backdrop of the fire.

SIZE: **154 SQM** AREA ADDED: **7 SQM** AREA REFURBISHED: **50 SQM** ARCHITECT: **IBLA** PHOTOGRAPHY: **BROTHERTON-LOCK**



MORTLAKE APARTMENT

MORTLAKE, RICHMOND UPON THAMES — Interior remodelling of a two-storey apartment on the Thames to create views through the interior to give a greater sense of space. The apartment was reoriented parallel to the Thames whereas previously the main space and its kitchen were at right angles to it. This also improving the lack of acoustic separation between living spaces and bedrooms. Solid oak is used for both flooring and skirting, and runs across the base of internal doors. It is also taken diagonally up both walls of the stair to the sunroom above. This creates something of a warehouse feel, which the architects felt was appropriate for a building that was previously a hotel associated with the nearby Mortlake brewery.

SIZE: **230 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **230 SQM** ARCHITECT: **GILES REID ARCHITECTS** PHOTOGRAPHY: **MARY GAUDIN**



BEARSTEAD RISE

CROFTON PARK, LEWISHAM — The clever application of a refined material palette and recurring joinery has transformed an unloved 1930s house into a harmonising family home. The refurbishment consolidated and extended spaces to produce a house that works as one unit. Sustainability and low construction budget were key drivers within the design. The ground floor is opening plan living with a concrete pathway extending from the front entrance to the new glazed opening at the rear into the garden. This continues to the new home office at the end of the garden, fitted with solar panels and a smart battery. A master suite is situated in the loft and interconnected bedrooms for the family's twins on the first floor. A restrained material selection provides neutrality and warmth to the internal spaces, while concrete floor tiles, yellow cupboard doors and an anthracite grey staircase emphasise key moments within the backdrop.

SIZE: **139 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **139 SQM** TOTAL COST: **£277,000** ARCHITECT: **GRUFF LIMITED** PHOTOGRAPHY: **FRENCH+TYE**



PRIMROSE HILL HOUSE

PRIMROSE HILL, CAMDEN — This reconfiguration and extension of a semi-detached Victorian property creates better connectivity throughout the house and more efficient use of existing spaces for a young family. The lower two levels of the five storey house were under-utilised, dark and poorly connected with the rest of the house and the south-facing rear garden. Parts of the raised ground floor were removed, creating a double height space and while the finished project feels bigger, the total floor area actually reduced by 13 sqm. The new rear extension is partially submerged into the ground, with an intensive planted roof now a prominent feature in the landscape.

SIZE: **289 SQM** AREA ADDED: **-13 SQM** AREA REFURBISHED: **302 SQM** TOTAL COST: **£772,000** ARCHITECT: **STUDIO CARVER** PHOTOGRAPHY: **TIM CROOKER**



CLAPHAM COMMON HOUSE

CLAPHAM, LAMBETH — This mid-twentieth century house has been fully refurbished to create a generous, light-filled loft bedroom, a modern bathroom and an open kitchen and dining space. The homeowners have three children and were considering moving to a larger house, but the cost of upgrading in the area was an obstacle, hence the decision to improve the existing house. The cramped loft was converted into a generous, light-filled master suite with its own shower space to take pressure off the family bathroom, which was also reconfigured, while the existing claustrophobic kitchen on the ground floor was expanded by removing existing load bearing walls. Other features include a laundry and WC space tucked under the existing stair and generous amounts of storage cabinetry to store the stuff that goes with family life.

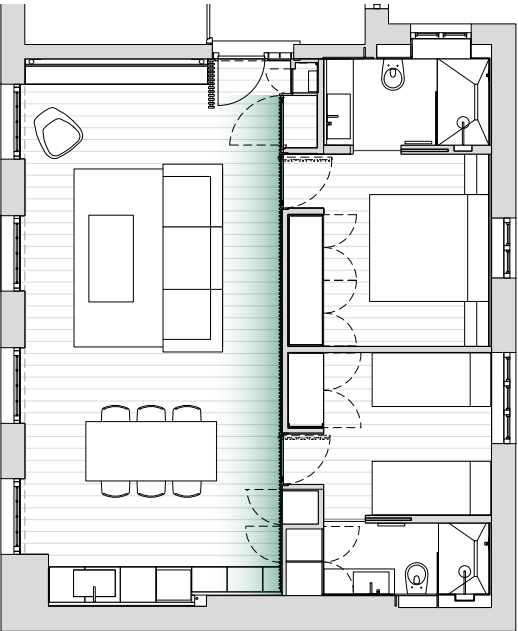
SIZE: **200 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **200 SQM** TOTAL COST: **£385,000** ARCHITECT: **PREWETT BIZLEY ARCHITECTS** PHOTOGRAPHY: **AGNESE SANVITO**

MARYLEBONE APARTMENT

MARYLEBONE, CITY OF WESTMINSTER



The renovation of a central London apartment, re-configuring the inefficient existing one-bedroom layout to incorporate two double ensuite bedrooms and flexible open-plan living, with stunning fixed furniture throughout. The design was bold and simple. A full height Douglas fir profiled wall has been inserted into the heart of the plan dividing living and sleeping spaces. The wall incorporates bedroom kitchen and bathroom storage, including integrated appliances, services and cloak cupboards, maximising the property's modest footprint. Seamless full-height doors are inserted with concealed hinges and bespoke CNC handles hidden in the timber battens to create a sense of craft and delight to the touch. At each end of the main living space dark grey bespoke wall to wall furniture units contrast the lightness of the timber screen and frame a quartet of traditional sash windows. The project is an exemplary use of crafted timber which highlights its technical agility and material sensualness. □



SIZE: **72 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **72 SQM** ARCHITECT: **PROCTOR AND SHAW** CONTRACTOR: **NORTHPOLE CONSTRUCTION** JOINERY: **DOVETAIL WOODCRAFT** BUILDING CONTROL: **COOK BROWN** FLOOR/TIMBER SCREEN SUPPLIER: **DINESEN** CONCRETE WORKTOPS: **FORMA STUDIO** SHOWER ROOM FINISHES: **LONDON MICROCEMENT** CABINETRY FINISHES: **VALCHROMAT** SANITARYWARE: **LUSSO STONE** LIGHTING SUPPLIERS: **VIABIZZUNO, ACCESSORI** AUTOMIST SPRINKLER SYSTEM: **BLUELIGHT** QUOOKER TAP BESPOKE FINISH: **YARDLEY BESPOKE** PHOTOGRAPHY: **STÅLE ERIKSEN**

Plan — a full height Douglas fir profiled wall has been inserted into the heart of the plan

‘The work seems to have doubled our living space while only sacrificing 6 sqm of the garden! It feels as if we’ve moved home and the pleasure walking in is still immense.’

Michael and Esta, British Grove

COMPACT KITCHENS

BIG HEART, SMALL KITCHENS — Thoughtful and functional spaces that cater to the individual needs of their families while expressing style and charm. These examples make great spaces for socialising, gathering as a family, welcoming guests and cooking up a feast.

FEATURED PROJECTS

‘After living here now for a few months it’s definitely transformed the sense of scale of the house, and we now live and socialise in the home in a totally different way that we love.’

Maisie and Jack,
A House for Four



A HOUSE FOR FOUR

HARINGEY — An end of terrace ground floor side extension and dormer that confidently addresses the street and seeks to use every day materials in an imaginative and elegant way. It turns the kitchen from a room that felt separated from the rest of the house, into the key social space. A place to talk, to do homework, to have a party. There is a deep window seat protruding into the garden, the size of which has hardly been affected by the work. New underfloor heating is installed and a sprinkler system fitted to allow the staircase remain open. A new stepped dormer creates a bedroom and shower room in the roof space allowing two young children to have their own bedrooms.

SIZE: **108 SQM** AREA ADDED: **33 SQM** AREA REFURBISHED: **36 SQM** ARCHITECT: **HARRY THOMSON**



THE BARNES BRICK HOUSE

MORTLAKE, RICHMOND UPON THAMES — This small Victorian terraced house was stripped back and reconfigured with an exposed, pale, handmade brickwork extension to create a new minimal contemporary home. Side and rear extensions provide a new kitchen dining space. The light brickwork has been paired with exposed rafters and steelwork to create a stripped back, industrial aesthetic allowing the space to flow. Through the centre of the house runs a new staircase, constructed using unlined softwood with a curved oak handrail that provides a soft ergonomic counterpoint. Pivot doors in the hallway fold back to reveal the stepped sequence of spaces and direct views through the house. While a new loft conversion provides an additional guest bedroom and bathroom with elements such as oak veneered wardrobes and a bespoke CNC routed bedhead.

SIZE: **109 SQM** AREA ADDED: **37 SQM** AREA REFURBISHED: **72 SQM** TOTAL COST: **£331,000** ARCHITECT: **YARD ARCHITECTS** PHOTOGRAPHY: **AGNESE SANVITO**



CLERKENWELL FLAT

CLERKENWELL, ISLINGTON — The renovation of this Clerkenwell Flat connects a new open plan kitchen and dining area with a rooftop terrace with view of St. Paul’s Cathedral. Spread over two levels, this flat is the first home for a young couple. The intent of the renovation was to take advantage of this outdoor space by opening it to a combined kitchen and dining area so that the couple could make the most of the view when entertaining friends over dinner. A new set of sliding and folding doors can be fully opened to incorporate the terrace with the open plan space. The lower level of the flat was reconfigured to accommodate two bedrooms, one of which also serves as a study.

SIZE: **72 SQM** AREA ADDED: **4 SQM** AREA REFURBISHED: **68 SQM** ARCHITECT & INTERIOR DESIGNER: **BRIAN O’TUAMA ARCHITECTS**



EWHURST ROAD

CROFTON PARK, LEWISHAM — A clean and simple design strategy for the extension was essential in order to create an innovative and unique space while keeping building costs low. Designing for a young family, the proposal sought to improve the size and usability of the kitchen and dining area, opening the space up to the garden and relieving the front reception room of activities. Extending the side and rear of the existing terraced house formed a clean, rectangular space, creating an enlarged space for the kitchen and dining room. Omitting a kitchen island from the design allows for the central area of the room to remain clear and uncluttered, leaving ample space for a large dining table.

SIZE: **94 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **13 SQM** TOTAL COST: **£105,000** ARCHITECT: **GRUFF LIMITED** PHOTOGRAPHY: **FRENCH+TYE**



A HOUSE IN BRIXTON

BRIXTON, LAMBETH — This full house refurb includes a loft and side infill extension to create a modern family home, focused on an open plan living space rich in natural light and materials. The family’s request for a warm welcome for guests, alongside clutter-free open plan family living, has been fulfilled through a combination of spaces, materials and openings. A bespoke pitched skylight brings light into the depth of the new family kitchen/dining/living space, while new timber joinery adds warmth to the material palette. A corten-clad oriel window forms a bench seat internally, and cantilevers out from the brick wall externally. Upstairs, generous windows and rooflights bathe the bedrooms in light with carefully considered fitted joinery providing storage in each of them.

SIZE: **141 SQM** AREA ADDED: **25 SQM** AREA REFURBISHED: **116 SQM** ARCHITECT: **THOMAS & SPIERS** PHOTOGRAPHY: **JAMES WHITAKER**



KITCHEN FACTORY

WOOLWICH, GREENWICH — A sawtooth roof, contextual in form and split by a bold yellow beam hovers over a playful space for all ages to bake, cook and eat together. The homeowners asked to divide a tall Georgian house into their family home and a rentable lower ground floor studio flat in order to fund the upper floor refurbishments. Although budget limited material choice, they aspired to a visually playful but hardworking interior where food could take centre stage. Mustard Architects proposed Ikea kitchen units and added natural oak framing, three ovens and a practical worktop to create a unique, low cost kitchen. Dark stained timber is offset by joyful red framed doors opening to a robust, family patio and lawn.

SIZE: **150 SQM** AREA ADDED: **28 SQM** AREA REFURBISHED: **117 SQM** ARCHITECT & INTERIOR DESIGNER: **MUSTARD ARCHITECTS** PHOTOGRAPHY: **TIM CROCKER**



Five tips for redesigning your kitchen

by Hayley Robson, Creative Director at Day True



Spatial planning is the key to achieving a functional kitchen that also looks great, the more space you can maximise with the design, the better it will function and improve your life. Thinking about how you use your kitchen is key. If you enjoy cooking, then make sure you have plenty of large drawers which are much more efficient than cupboards, considering the location of every aspect can make it a joy to cook in, it’s also important to understand the latest technology in terms of appliances, to ensure you are making informed decisions on the types of functionality available. As well as cooking, the kitchen is also a sociable space, plan in comfy seating areas, stools for people to perch on and don’t forget to add that all-important wine fridge! Think practically about your design and don’t design it based on how things have always been done, who spends all their time washing up now that most kitchens have dishwashers? Does it need to take up the best view in the kitchen when you spend the least amount of time there?

- 1 Choose quality materials as this can impact the longevity of your kitchen.** If you want your kitchen to last a lifetime then invest in good quality furniture, surface materials and appliances that will stand the test of time. Don’t overlook the quality of hinges or moveable elements either, as kitchens can easily look tired if any doors are off-centre.
- 2 Make sure your kitchen is installed professionally.** The installation of a kitchen can be an expensive part of the overall cost but it certainly does make a difference to its longevity. I have seen expensive kitchens fitted badly, which does have an impact on the overall effect; equally an inexpensive kitchen fitted really well can last much longer. It’s an important area not to scrimp on and will have an impact in the long run.
- 3 Seek the help of a professional kitchen designer,** most people buy a new kitchen once or twice in their

lifetime, kitchen designers create hundreds of kitchens, which means they can help you to make the right decisions by imparting their years of knowledge and expertise.

- 4 Lighting and natural light are important factors,** especially if you’re planning on using darker colours. The key to ensuring your kitchen isn’t too dim is to create contrast. Opt for darker colours on low cabinets and contrast with a lighter worktop so that light is reflected off the horizontal surface.
- 5 Maximise the functionality of storage** by using drawers, ladders, pull-out racks and flexible shelves and make sure you have a place for everything you need to store. It is equally important not to overcrowd the space with too much furniture. Introduce open storage, floating shelves or space for artwork and photos as this will help to soften the space and add your personality to it, it is your home after all. □

URBAN OASIS OF THE YEAR

LAURIER ROAD

DARTMOUTH PARK, CAMDEN



ROOMS WITH A VIEW — Three new zinc boxes create top-floor living accommodation and roof terraces, capping the original brick 1930s converted house on a prominent corner in a Dartmouth Park Conservation Area.

SIZE: **155 SQM**
AREA ADDED: **90 SQM**
AREA REFURBISHED: **65 SQM**
TOTAL COST: **£380,000**
ARCHITECT: **RICHARD KEEP ARCHITECTS**





For Richard and Tatiana Keep, the outlook is rosy. The couple's new-look family home is a clever reorganisation of a brick 1930s house on a prominent corner of Dartmouth Park Conservation Area, with its top floor living accommodation and terraces enjoying sumptuous views out across Highgate Hill.

The pair met in Cambodia, and Tatiana jokes that she was lucky enough to find herself an architect in her husband, who designed the project.

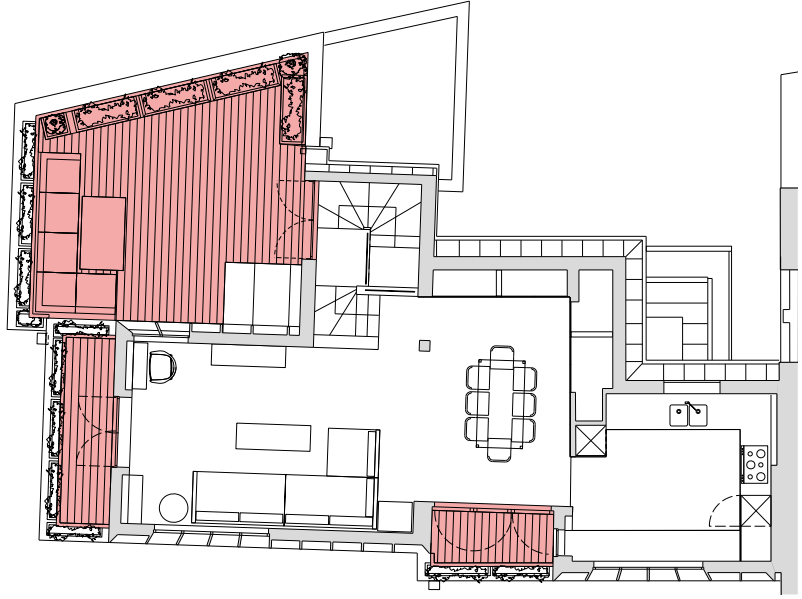
They had bought the first-floor flat plus freehold of a 1930s house that had been converted into two flats and, says Richard, resolved to do whatever they could get planning permission for. 'We bought it because it was an opportunity, really', he says. 'It was kind of like an ugly duckling on a street of beautiful, grand houses.'

Ridding the scheme of its former UPVC windows that 'stood out like a sore thumb', Keep carefully consulted with neighbours and conservation officers and created three new zinc boxes to hold the living accommodation and roof terraces and form a distinction between old and new, while a new entrance and front garden

provide access to the upper flat. 'When we bought it, I knew being up here was going to be fantastic', says Richard, noting the way the sun travels round the project to provide a nice backdrop to a morning terrace coffee or a sundowner on the opposite terrace. Tatiana agrees: 'I love the light that comes in here during the day', she says. 'Even on a cold or rainy day the light you get in this living area is just fantastic'. Bedrooms sit on the lower level and lower zinc box.

Tatiana is delighted with the space and commends her husband for the home he has created: 'I suggested a few things here and there but he had the bigger vision. I love it and think he's done a great job; it's a really nice home in a great area. It gives us enough space as a family of four... and now five with the dog'. □

SIZE: **155 SQM** AREA ADDED: **90 SQM** AREA REFURBISHED: **65 SQM** TOTAL COST: **£380,000**
 ARCHITECT: **RICHARD KEEP ARCHITECTS** STRUCTURAL ENGINEER: **CONSTANT SD** DAYLIGHT
 CONSULTANT: **SP PLANNING** PARTY WALL SURVEYOR: **ROBSON WALSH** CONTRACTOR:
DN CONSTRUCTION LTD PHOTOGRAPHY: **BEN BLOSSOM**



Second floor plan — the way the sun travels round the project provides a nice backdrop to a morning terrace coffee or a sundowner on the opposite terrace

'When we bought it, I knew being up here was going to be fantastic'

Richard Keep, architect and owner

JUDGES' COMMENTS

The judges admired how Laurier Road extended a simple post-war block to create a great rooftop space with outside terraces and view across the neighbourhood. They praised its outstanding contextual design, the generosity of light in every room and the strong connection it created with its surroundings.



BRIGHT SPACES

DESIGNS FOR A LIGHT AND AIRY HOME — Many families want to solve the issue of dark inner areas of their home, these designs cleverly filter light into every space with dramatic double height glazing, innovative rooflights and carefully considered screening.

FEATURED PROJECTS



BROKESLEY STREET

MILE END, TOWER HAMLETS — The circulation throughout this narrow, early-Victorian terrace house was entirely reorganised by opening up rooms and allowing movement across all floors. Central to this was the redesign of the main staircase serving all floors and creating a new, dedicated staircase to the basement-garden level communal spaces via a glazed dining room. By reversing the direction of the main staircase, the immediate footprint of the stair was halved at ground and basement level. This allows daylight in from the rear, welcoming those entering the building from the front. Glimpses of the garden beyond marry with the sounds and smells of the kitchen inviting people to the main living spaces below. The redesign has had a positive impact on the family of four; increasing time spent socialising.

SIZE: 190 SQM AREA ADDED: 28 SQM AREA REFURBISHED: 162 SQM ARCHITECT: UNION ARCHITECTS



ENFILADE

HERNE HILL, LAMBETH — A suite of aligned rooms, an 'enfilade', culminate in an articulated extension with a warm material palette of brick, timber, and earthy colours, transforming this house into a contemporary family home. The presence of the gable ended 'main' house is strengthened in plan and section with the stepped design of the large six-meter extension. Structural work to the original house was minimised, prioritising small openings in existing walls formed with simple lintels. This 'broken-plan' structural strategy is economic while also adding interesting complexity to internal vistas. Large single panel rooflights, with solar control glass, are positioned to bring light deep in to the plan and accentuate the architecture.

SIZE: 199 SQM AREA ADDED: 30 SQM AREA REFURBISHED: 77 SQM ARCHITECT: PROCTOR AND SHAW PHOTOGRAPHY: BEN BLOSSOM



HIGHGATE HOUSE

CROUCH END, HARINGEY — A full width double height rear extension to this semi detached property in North London provides a flowing sequence of new open plan living spaces relinking the house with its garden. The extension provides a young family of six with an expanded, naturally lit modern living space that dramatically transform the way they used their home. The key intervention to improve the transition between the existing ground and garden levels was creating an additional dining level with a feature skylight. Two sets of bi-fold doors facilitate this with the garden maximizing natural light while providing sizable openings suitable for active young ones. The visual permeability coupled with the inclusion of glazed internal windows within new and existing walls also help Mum and Dad keep an eye on the children.

SIZE: 143 SQM AREA ADDED: 31 SQM AREA REFURBISHED: 70 SQM ARCHITECT: MOXON ARCHITECTS PHOTOGRAPHY: SIMON KENNEDY



MAGNOLIA HOUSE

DULWICH, SOUTHWARK — This refurbishment and extension creates a modern 'forever' family home that respects and complements the Victorian features of the Dulwich house. The brief was to create a home that could adapt and grow with the family. RDA Architects' solution expands the space, without increasing the footprint of the original building. A key decision was to extend the basement which enabled the kitchen to be relocated from the front of the ground floor. A new, large kitchen and living space now sits at the heart of the home with double height glazing giving views out onto a terrace and newly landscaped garden. The extended basement also houses a playroom, gym, utility room and pantry providing the family with a multi-functional space.

SIZE: 523 SQM AREA ADDED: 26 SQM AREA REFURBISHED: 387 SQM ARCHITECT: RDA ARCHITECTS PHOTOGRAPHY: TIMOTHY SOAR



NIGHTINGALE LANE

BROMLEY — Nightingale Lane brings new light and space into the home, radically changing how it is lived in. The old house no longer suited the growing family, with disconnected and small rooms not being used to potential. A dramatic sloping roof and window bay create a new kitchen / dining space and a 'garden room' blurs boundaries between inside and outside. The music room is created from an existing room and is directly connected to the new spaces, including a new utility area and a cloak storage area, via a new hallway through the house — the new spaces better suiting all the family's needs.

SIZE: 173 SQM AREA ADDED: 25 SQM AREA REFURBISHED: 40 SQM ARCHITECT: CONIBERE PHILLIPS ARCHITECTS PHOTOGRAPHY: CONIBERE PHILLIPS ARCHITECTS



WETHERILL ROAD

MUSWELL HILL, HARINGEY — Approaching semi-retirement, Irene anticipated spending more time in the home she'd loved for over seventeen years, yet somehow the layout was no longer fit for purpose. Featuring dark and disconnected living spaces, the ambition was to introduce daylight and interaction with the outside world. As a keen gardener Irene wanted to enjoy her creation as the seasons changed. The scheme dramatically transformed the space and innovatively repurposed the house for its next chapter of life. The layouts were designed for a change of ability. Spaces were created to feel linked but zonal, to enhance free-flowing movement, minimising disorientation associated with ageing. Garden views were introduced into the kitchen/living space through raking windows which turn into skylights on the side elevation. Plants were protected and salvaged throughout construction, allowing old favourites to return to newly created sightlines. With aspirational remodelling and reinvention on a modest budget, the focus was on quality and value, resulting in Irene falling in love with her home all over again.

SIZE: 117 SQM AREA ADDED: 13 SQM AREA REFURBISHED: 68 SQM TOTAL COST: £191,500 ARCHITECT: RUFFARCHITECTS LIMITED PHOTOGRAPHY: ROB PARRISH



SHEPHERDS HILL

HIGHGATE, HARINGEY — Inspired by Edwardian and Persian design interventions, this reconfiguration and extension has created a large house and a separate self-contained flat for a young family. Originally three flats, the floor of one has been cut out to open up a proper stairwell, allowing joined up circulation space and more light from a new skylight via a shaft which 'tunnels' through the flat above. The new rear extension reconnects the living, kitchen and dining areas and three glazed sliding patio doors allow the family out on to two connected terraces. A series of bold new bathrooms and a master bedroom suite sit alongside the redecorated rooms with period features.

SIZE: 382 SQM AREA ADDED: 28 SQM AREA REFURBISHED: 354 SQM ARCHITECT: IBLA PHOTOGRAPHY: BROTHERTON - LOCK



VESTA ROAD

TELEGRAPH HILL, LEWISHAM — Two elegant and crisp glass boxes sit lightly against an existing Victorian house maximising light of the north facing aspect and visual connecting the garden. The project creates a dramatic dining space and an informal garden room, replacing the existing dark and dreary kitchen area. Externally, the scheme is composed of two elegant, structurally glazed elements to the rear of the house, creating a better connection to the garden while ensuring that light in the main reception rooms was not adversely affected. All structure, bar the structural glass columns and beams, has been neatly hidden away. The larger space contains the dining area and the smaller element contains a flexible garden room. The scheme vastly improves the houses connection to the garden and carefully considered external lighting to draw the garden into the space at night.

SIZE: 179 SQM AREA ADDED: 15 SQM AREA REFURBISHED: 25 SQM ARCHITECT: SELENCKY//PARSONS PHOTOGRAPHY: DIANA COTOVAN



Rear elevation — the extension, which utilises reclaimed bricks, slots into a two-storey incision in the rear facade

SHORTLISTED PROJECT

HANDEN HOUSE

HITHER GREEN, LEWISHAM

A contemporary insertion into a Victorian Villa turns a dark and depressing space into a dynamic house that positively engages with the previously ignored garden. Sitting in a conservation area in Hither Green, Handen House is a contemporary yet sympathetic extension, which retains the character of the internal spaces, and improves the unloved lower ground floor. The extension, which utilises reclaimed bricks, slots into a two-storey incision in the rear facade. Two storey high slot windows on either side disengage the extension from the existing rear wall allowing it to lightly nestle into the existing fabric of the house. Internally the space has been significantly reconfigured with the stair reoriented to improve the flow through the house, maximising light and the north facing views across the garden. The upper ground floor has been pulled back from the glazing line forming a mezzanine which adds drama and light into the lower ground floor. □

SIZE: 255 SQM AREA ADDED: 15 SQM AREA REFURBISHED: 110 SQM ARCHITECT: SELENCKY//PARSONS ENGINEER: TOYNBEE ASSOCIATES CONTRACTOR: COBALT CONSTRUCTION PHOTOGRAPHY: DIANA COTOVAN

CITY GARDENS

SOLUTIONS FOR THE TINY URBAN OASIS — Peaceful, beautiful gardens can be achieved at any size. These imaginative projects tackle space constraints, sloping sites and privacy. They make the most of courtyards, balconies or terraces to retain outside space, and integrate the garden into the home.

FEATURED PROJECTS



A GARDEN ROOM

CROUCH END, HARINGEY — A bright and spacious garden room transforms the relationship between the house and the garden. The room is expanded to the full width of the plot and the floor lowered to the garden level, producing a better proportioned room more intimately connected to the exterior. One wing of the kitchen is moved out to the western property wall as a freestanding object connected to the main space across a structurally glazed opening. The new extension stops short of the back wall of the main house, so that the original elevation of the main house maintains its visual and physical integrity as well as access to air, light and views back into the garden across the new glazed room.

SIZE: **123 SQM** AREA ADDED: **8 SQM** AREA REFURBISHED: **23 SQM** ARCHITECT: **PILBROW & PARTNERS** PHOTOGRAPHY: **PETER COOK**



BANANA TREE HOUSE

KENNINGTON, LAMBETH — Inspired by tropical plants, Brazilian houses and exotic holidays, a jungle garden serves as the focal point for this simple, glass side return extension and lower ground floor reorganisation, creating a tropical oasis in an urban setting. Substantial structural work to the semi-basement floor in the rear of this three-storey terrace house, has generously extended the ceiling height. The side return was infilled with a simple glass box and the side wall of the house removed, forming a large, light kitchen dining space. Wide steps lead from a small patio into the garden, providing a place to sit, permanent outdoor furniture, and turn into terraces with tropical planting, creating a tiered wall of greenery when viewed from inside. Interior materials have been kept simple, robust and light to emphasise the garden as a focal point.

SIZE: **148 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **100 SQM** TOTAL COST: **£283,000** ARCHITECT: **SIMON GRAHAM / YARD ARCHITECTS** PHOTOGRAPHY: **RICHARD CHIVERS**



CORTEN HOUSE

LAMBETH — The brief was motivated by an intention to evolve and improve a loved home for a maturing family. The ground floor was designed with flexibility in mind fulfilling the brief for socially focused open plan living with the capacity for quiet closed off moments. The back of the property has been extended to the rear and side, with a long glazed rooflight bringing light into the middle of the building. The kitchen sits close beneath this, with a large central island with space for friends to sit at the counter. On the first floor, the master suite, with access to a rear roof terrace, has been reconfigured and extended while a loft dormer extension has been added, creating an additional bedroom, with a large window overlooking the garden.

SIZE: **209 SQM** AREA ADDED: **46 SQM** AREA REFURBISHED: **163 SQM** TOTAL COST: **£819,030** ARCHITECT: **PAUL ARCHER DESIGN** PHOTOGRAPHY: **ANDY STAGG**



ELGIN AVENUE

MAIDA VALE, CITY OF WESTMINSTER — Rearranging a gloomy and awkward lower ground floor flat, allowed this family to grow while also creating stronger connections with the garden. The flat has been reversed so that the living areas now address the garden directly while a series of light wells mean the bedrooms are not compromised by poor natural light. The external treatment of the extension follows the pattern of the existing building with a mix of rendered walls and brickwork. Inside, stepped ceilings give a sense of defined spaces for living, dining, and cooking within a looser open plan layout that can adapt over time to suit different occasions.

SIZE: **100 SQM** AREA ADDED: **27 SQM** AREA REFURBISHED: **73 SQM** TOTAL COST: **£475,000** ARCHITECT: **MW ARCHITECTS**



HACKNEY HOUSE 2

VICTORIA PARK, HACKNEY — Having moved from a substantial loft apartment to a Victorian terrace, the clients were keen to recapture the open sense of space and light their former home had offered. The brief called for an open space that could be adapted for either entertaining, dining or relaxing simply by moving loose furniture. To achieve this, the kitchen was moved back into the centre of the house, leaving the new room free of fixed joinery except for a single run of low level solid oak units that provides storage and a shelf for artworks. The inclusion of full height sliding glass doors and a minimally framed roof-light provide an abundance of natural day-light and visual connections to the rear garden.

SIZE: **161 SQM** AREA ADDED: **10 SQM** AREA REFURBISHED: **60 SQM** TOTAL COST: **£157,168** ARCHITECT: **MATERIAL WORKS ARCHITECTURE** PHOTOGRAPHY: **GAUTIER HOUBA**



QUEENSBIDGE ROAD

HACKNEY — A new stepped courtyard connects a reconfigured, lower-ground floor living area with garden terrace — durable and suited to a young growing family. By excavating into the garden to create a stepped courtyard a new connection is formed between the internal and external spaces, allowing the lower ground floor living areas to be extended during summer. Integrated storage throughout creates defined areas for specific activities while retaining an open plan arrangement, with a robust palette of materials selected, including a stainless steel kitchen with a floating worktop.

SIZE: **185 SQM** AREA ADDED: **0 SQM** AREA REFURBISHED: **55 SQM** TOTAL COST: **£150,000** ARCHITECT: **PAPER HOUSE PROJECT** PHOTOGRAPHY: **FRENCH+TYE**



SOUTH KENSINGTON TOWNHOUSE

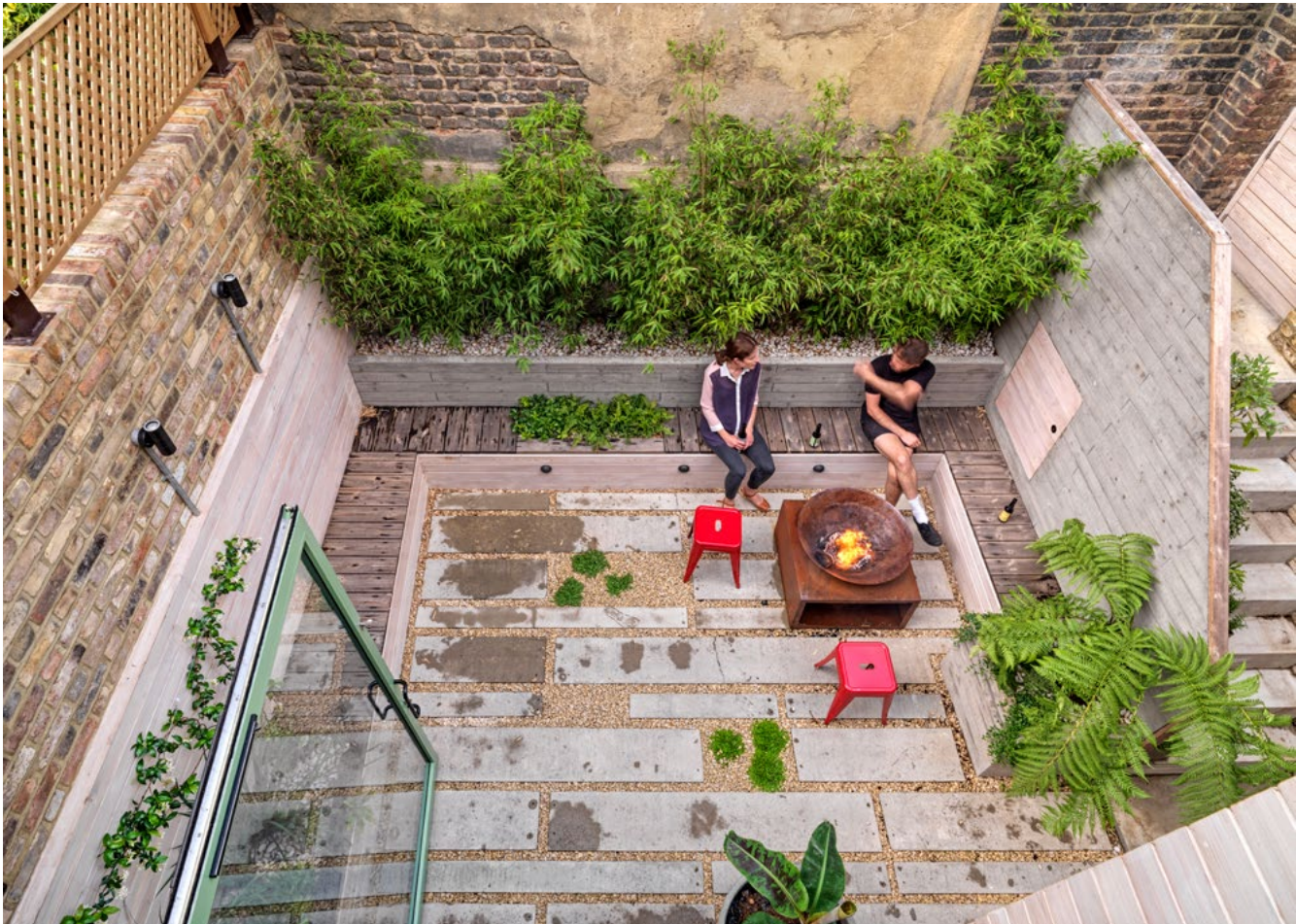
SOUTH KENSINGTON, KENSINGTON AND CHELSEA — The refurbishment and restoration of a mid-19th century terrace, with a contemporary infill extension to the rear, creates a home to cater for a growing family, while restoring the listed building. The main objective was to open up the floor creating a spacious, light-filled environment — if these could not be achieved the house would have been sold. Internally, non-original features were removed returning the original plan form, while lost detailing, such as a cornicing, was carefully restored or reinstated using traditional construction techniques. At the rear, a new two-storey, lightweight, glazed infill sits comfortably between the existing closet wing. This allows natural light into the space while enhancing the connection with the rear garden.

SIZE: **281 SQM** AREA ADDED: **21 SQM** AREA REFURBISHED: **260 SQM** ARCHITECT: **ECHLIN** PHOTOGRAPHY: **FRENCH+TYE**

SHORTLISTED PROJECT

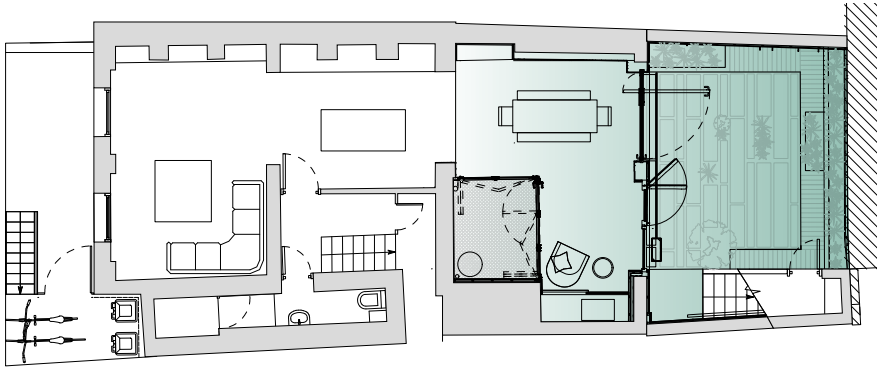
VICTORIA PARK II

VICTORIA PARK, HACKNEY



A terrace corner house is totally transformed by excavating the existing garden to basement level and cleverly reinventing the space, rather than increasing the building footprint. The homeowner needed an extra bedroom and wanted to create larger, brighter living space within a tight site which had already been extended. The bold yet simple decision to excavate the garden, achieved this brief within the same footprint. The experience of the house is entirely transformed — a new light-filled living space now opens onto a beautiful sunken garden. The material composition reflects the significant structural work required, with retaining walls left exposed with board marked concrete. This is paired with contrasting white stained larch cladding, selected for its light reflective qualities. On the upper floor, a compact bedroom replaces the old bathroom with a half-sized door leading straight from the bedside out onto the terrace. □

SIZE: **97 SQM** AREA ADDED: **4 SQM** AREA REFURBISHED: **26 SQM** ARCHITECT: **ZCD ARCHITECTS** ENGINEER: **BLUE ENGINEERING** CONTRACTOR: **ASAP CONSTRUCTION** PIVOT DOOR: **MAXLIGHT** BI-FOLDING DOORS: **SOLARLUX** FUTURA+ BEDROOM WINDOWS: **IDEAL COMBI** LUXOSPHERE RESIN FLOOR FINISH: **SPHERE 8** WALBARN SEDUM ROOFING: **GREEN ROOF** PHOTOGRAPHY: **CHARLES HOSEA**



Lower ground floor plan — a new light-filled living space now opens onto a beautiful sunken garden

I love that there is much more space so I can dance. I love watching the raindrops falling on the glass roof.

Ella (12), A Garden Room

HOMES IN NATURE

BLENDING INSIDE AND OUTSIDE — These great examples create continuity between inside and out, using big windows, consistent material and multiple sight lines from all levels within the house to blur the lines between garden and home.

FEATURED PROJECTS



CASA DEL SOLE

LEYTONSTONE, WALTHAM FOREST — The layout of this Mediterranean style home has been radically reorganised to greatly improve the living experience by relocating the ground floor bathroom to a loft extension and extending the ground floor to link the dining room and kitchen. The corners of the building were cut away and glazed, linking the living, dining room and kitchen to the sun-filled terrace and garden beyond. A glazing system with smaller panes of glass was used to contrast the large amount of southerly light with a palette of dark, rich materials. An external open, solar shading framework was installed, perfect for climbing plants and provides the terrace with shade. While open plan, a change in floor level and finish at ground floor distinguishes the spaces and a small seating area in the kitchen promotes social interaction across the rooms. As much as possible of the existing ground floor was re-used and renewed to reduce costs and exposed timbers create an open, unified ceiling level throughout the existing mismatched ceilings of the kitchen area. Solar control glass prevents overheating.

SIZE: **129 SQM** AREA ADDED: **17 SQM** AREA REFURBISHED: **84 SQM** ARCHITECT & INTERIOR DESIGNER: **MUSTARD ARCHITECTS** PHOTOGRAPHY: **TIM CROCKER**



CLAPHAM HOUSE

CLAPHAM, LAMBETH — The scheme consists of a contemporary two-storey glass addition to a Victorian double-fronted detached house situated in a South West London conservation area. The existing cellular plan no longer worked for the family, with a small dining room and kitchen and poor connection to the extensive rear garden. To maximise the space, the upper ground floor was brought all to one uniform level to provide a sense of space and continuity while creating a view from the front door through to the garden. Bringing light into the heart of the home lead to the use of large glass doors and extensive rooflights. On the lower ground level, the self-contained flat has been extended to add more space for the enjoyment of the family.

SIZE: **335 SQM** AREA ADDED: **35 SQM** AREA REFURBISHED: **160 SQM** ARCHITECT: **KAAP STUDIO ARCHITECTS** PHOTOGRAPHY: **82MM**



THE COURTYARD HOUSE

BARNES, RICHMOND UPON THAMES — The project introduces a courtyard garden into the floor plan, bringing natural light deeper into the space and creating external environments within the living spaces. The new courtyard garden enhances natural ventilation to the rear ground floor room of the original building. The design breaks up the rear massing of the building, stepping the extension down into the garden to soften the level change of the existing house. A garden facing snug room nestles into the lower garden level, while maintaining a visual and physical relationship with the living spaces of the main house. High level windows capture views up towards the green roof as well as towards the garden.

SIZE: **236 SQM** AREA ADDED: **18 SQM** AREA REFURBISHED: **218 SQM** ARCHITECT: **FRAHER & FINDLAY** PHOTOGRAPHY: **ADAM SCOTT**



FIN HOUSE

CHISWICK, HOUNSLOW — This family had lived in the house for some years, but the kids were getting older and they were running out of space. The first decision was to add a whole new floor of space, giving the kids and parents additional separate spaces. The basement level also provides separate work space, guest accommodation and utility space, with a back light well which is planted and stepped to give an open feeling to this lower floor. The ground floor is then opened to the garden by two doors offset to each side of the light well creating a flow to the circulation. The family is delighted with the result, which works ideally for the present and anticipates their future needs.

SIZE: **260 SQM** AREA ADDED: **78 SQM** AREA REFURBISHED: **182 SQM** ARCHITECT: **PAUL ARCHER DESIGN** PHOTOGRAPHY: **MATT CHISNEL**



THE HIGBURY HOUSE

HIGBURY, ISLINGTON — By rationalising a confused layout and opening the inside up to the outside, a growing family creates a contemporary, open and bright home. A newly cleared entrance hall, a refurbished lounge and the removal of an existing wall open up a view to the garden and make the house more comfortable. The kitchen is at the heart of the new layout — reflecting the family's living aspirations. The new rear extension into the garden with full width set of glazed sliding-folding doors, new large windows and rooflights allow daylight to flood into the house and offer views to neighbourhood and the garden. By rebuilding the ground floor and loft dormer extensions with complimentary glazing rhythms, a coherency was brought to the elevation.

SIZE: **184 SQM** AREA ADDED: **31 SQM** AREA REFURBISHED: **138 SQM** ARCHITECT: **STUDIO 30 ARCHITECTS** PHOTOGRAPHY: **SALT PRODUCTIONS**



LEAF HOUSE

CAMBERWELL, SOUTHWARK — SAAW were commissioned by an architectural photographer and architectural writer to alter and extend the top floors of their Victorian townhouse. The design of the project revolved around the elements and their materiality. The new top floor master suite offers earth (clay on the walls), water (a hinoki bath) and fire (log burner). The view from the top floor over Peckham, and a communal woodland at the rear, offers the chance to bring the landscape into the space. They picked leaves from the woodland, dried them and then crushed them into the clay which is rendered on the walls. Some leaves were used as stencils in the clay too.

SIZE: **175 SQM** AREA ADDED: **35 SQM** AREA REFURBISHED: **70 SQM** TOTAL COST: **£150,000** ARCHITECT: **SAAW** PHOTOGRAPHY: **EDMUND SUMNER**



AS + E HOUSE

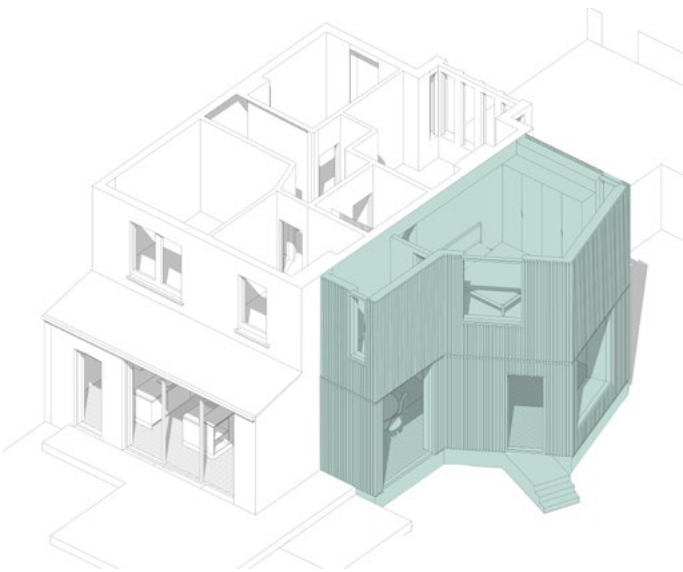
KENTISH TOWN, CAMDEN — The sensitive refurbishment of this 19th century Grade-II listed townhouse creates a comfortable family home with a full width rear extension maximising natural light, views and garden access. Earlier configuration of the building lacked harmony with its Georgian proportion and features. The reconfigured design allows each internal space to benefit from the historical features, and the introduction of a simple material palette with playful notes, lightens and enriches the home experience. A new, full width, light weight extension with a glazed roof and sliding glazed doors provides a generous dining space with views and direct access to the rear garden.

SIZE BEFORE: **164 SQM** AREA ADDED: **6 SQM** AREA REFURBISHED: **158 SQM** TOTAL COST: **£440,000** ARCHITECT: **TRELLIK DESIGN STUDIO**



Located along the river Quaggy, this two-storey timber extension opens up a better connection to the unusually shaped garden and creates three distinct outdoor spaces to the front, side and rear of the house. The interior is an interconnected semi open-plan that creates distinct areas of different character. Each space is directed towards the different garden views, switching direction to create surprising sight-lines out over the Japanese meditative garden, the Mediterranean style front garden and the busy garden at the back for entertaining and games. Key interior elements are made of solid ash and ash-veneered plywood, contrasting with white walls and ceilings as well as selected colourful elements. The stairs are treated as a piece of habitable furniture, with partial views in and out at the eye level of both small children and adults. □

SIZE: **165 SQM** AREA ADDED: **40 SQM** AREA REFURBISHED: **125 SQM** ARCHITECT: **R2 STUDIO ARCHITECTS** ENGINEER: **PAUL OWEN ASSOCIATES** CONTRACTOR: **BIG TOWN CONSTRUCTION** PROJECT MANAGER: **GARETH LEWIS** PARTY WALL SURVEYOR: **BENCHMARK SURVEYORS** BUILDING CONTROL: **COOK BROWN** EXTERIOR CLADDING: **WESTERN RED CEDAR, MARLEY ETERNIT EQUITONE CEMENT BOARD** TIMBER FLOOR: **JUNCKERS, PICA FLOORING** WINDOWS: **VELFAC** SLIDING DOORS: **SKYGLAZE** ROOF: **SARNAFIL** KITCHEN & STAIRCASE: **CONTRACTOR'S BESPOKE JOINERY** FLOOR: **FORBO** ENTRANCE MAT: **KERSAINT COBB** INSULATION: **NBT PAVATEX** LIGHTING: **FLOS, ARTEMIDE, PETITE FRITURE** PHOTOGRAPHY: **ANDY STAGG**



Isometric view — this two-storey timber extension opens up a better connection to the unusually shaped garden and creates three distinct outdoor spaces

DOUGLAS HOUSE

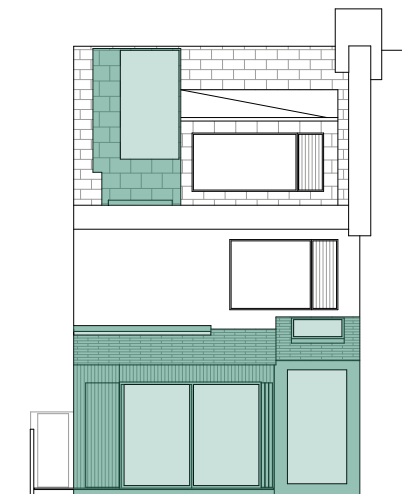
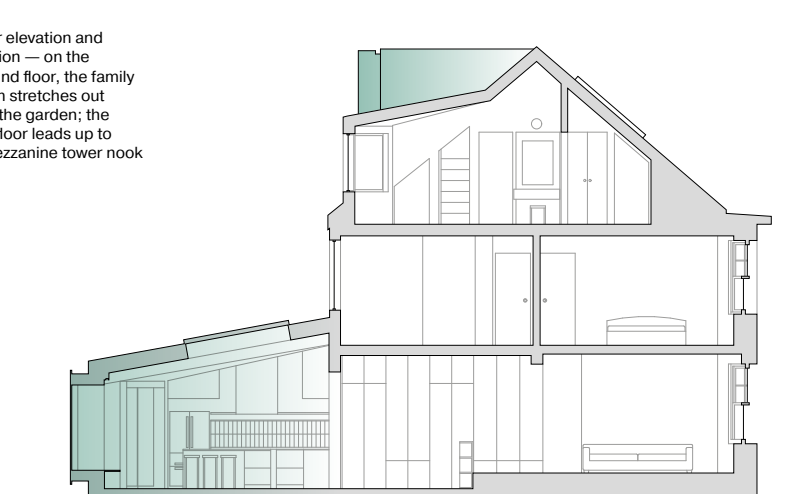
KENSAL RISE, BRENT



Douglas House has been transformed into a warm living space, clad in unique materials with secret hideouts that surprise you in unexpected corners of the house. On the ground floor, the family room stretches out into the garden, while a series of built-in larders extend from the timber floor and hide within the walls of the living room. The top floor is a dream-like space that accommodates the master bedroom and leads up to a mezzanine tower nook for reading or grazing outwards from the height of the roof. The children's rooms are decorated with wooden details and natural materials, while in the family bathroom you can bathe under natural light that seeps in from the rooflight above. Great attention was also given to lighting and ventilation systems which have greatly improved the efficiency on the building using a MVHR unit. □

SIZE: **170SQM** AREA ADDED: **56SQM** AREA REFURBISHED: **114SQM** ARCHITECT: **RISE DESIGN STUDIO** QUANTITY SURVEYOR: **RISE DESIGN STUDIO** INTERIOR DESIGNER: **RISE DESIGN STUDIO** MAIN CONTRACTOR: **CAPITAL BUILDING CONTRACTORS (LONDON)** STRUCTURAL ENGINEER: **CAR LTD** SUSTAINABILITY CONSULTANT: **ENHABIT** KITCHEN DESIGNER: **RISE DESIGN STUDIO + LIAM DRYDEN** FLOORING: **DINESEN** MAIN GLAZING PACKAGE: **MAXLIGHT GLAZING** ROOFLIGHTS: **ROOFAKER PRO** PHOTOGRAPHY: **EDMUND SUMNER**

Rear elevation and section — on the ground floor, the family room stretches out into the garden; the top floor leads up to a mezzanine tower nook



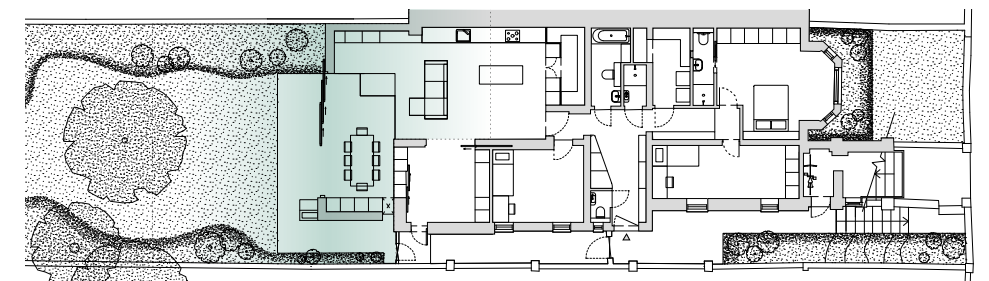
FRESH AND GREEN

BELSIZE PARK, CAMDEN



An expanded ground floor flat brings the garden inside and uses a textured palette of unadorned, natural materials to make a bright and timeless family home. The extension is cut into the base of a 5-storey house and allows daylight to pour into the living space through unexpected openings. The layout maximises liveability by pushing services and storage into the darker areas of the flat, as well as introducing a flexible guest bedroom with lift-up bed and slide away doors. Made from a trio of monolithic slabs, the extension gives the impression of solidity, broken up by carefully positioned openings that introduce a sense of weightlessness. The biologist homeowner took a stand against chemical-laden materials, and a ventilation strategy was incorporated to maintain a healthy atmosphere. The existing fabric was dried-out, made less leaky and insulated throughout allowing for a whole-house MVHR system to operate efficiently both increasing the quality of the living environment and mitigating any after-effects of modern construction. □

SIZE: **190 SQM** AREA ADDED: **28 SQM** AREA REFURBISHED: **162 SQM** ARCHITECT: **SANYA POLESCUK ARCHITECTS** STRUCTURAL ENGINEER: **ENGINEERS HRW** MECHANICAL ENGINEER: **ENHABIT** CONTRACTOR: **AMIRILAN** QUANTITY SURVEYOR: **A J OAKES & PARTNERS** GLAZING: **IQ GLASS** IRONMONGERY: **WILLIAMS IRONMONGERY** KITCHEN: **SCHIFFINI KITCHENS** BRICK CLADDING: **FASTCLAD** SANITARYWARE: **BETTE, DURAVIT, TOTO** TILES: **GRESTEC, PORCELAIN TILES** TIMBER FLOORING: **PARQUET** FLOORING TATAMI: **JAPAN GARDEN** PHOTOGRAPHY: **EMANUELIS STASAITIS**



Ground floor plan — the extension allows daylight to pour into the living space through unexpected openings

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