DON’T MOVE, IMPROVE! 2018

120 INSPIRATIONAL PROJECTS
Creating more space in London homes

HOW TO EXTEND YOUR HOME
Advice from design to completion

ARCHITECT DIRECTORY
London’s best practices
LETTER FROM THE EDITOR

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

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

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

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

Catherine Staniland, Director, New London Architecture

THE JURY

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

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

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

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

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

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

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

USEFUL INFORMATION

- Check whether the work could be carried out under Permitted Development Rights, meaning you won’t have to undertake the planning process.
- If your extension involves building or digging foundations within 3m of the boundary, party wall or party wall structure, you are legally required to comply with the Party Wall Act.
- Think about the access point – do you have rear access, or will all materials need to come through the house?
- Home insurance won’t cover extension work – make sure you purchase the correct site insurance to see you through the project.
- When the design has been submitted for planning, stay in regular contact with your local authority planning department to check on progress and ensure you don’t get a response the day before the determination date!
- Make sure you communicate with your team clearly and stick to your brief and budget – a good client is a vital part of a great project.
- What if you don’t get planning? Don’t be scared of going to appeal – many good schemes are passed through the appeal courts.

WHO’S INVOLVED?

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

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

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

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

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

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

Building control
Will check that the work is subject to Building Regulations – the minimum standards for design, construction and alterations.
SUN RAIN ROOMS
FINSBURY, ISLINGTON

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

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

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

**DEWSBURY ROAD**

Neasden, Brent

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

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

COST: £114,905 +VAT

COMPLETED: August 2017

ARCHITECT: O’SULLIVAN SKOUFOGLOU ARCHITECTS

STRUCTURAL ENGINEER & PARTY WALL SURVEYOR: ENTUITIVE STRUCTURAL ENGINEERING

MAIN CONTRACTOR: JASSA CONSTRUCTION

FLOORING: CHAUNCEYS

TIMBER FLOORING: INOPERA TERRAZZO

LIGHTING: LUCENT

IRONMONGERY: AH BRASS

PHOTOGRAPHER: RORY GARDINER

**THIRD PRIZE**

**BAYSTON ROAD**

Stoke Newington, Hackney

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

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

COST: £123,500

SIZE BEFORE: 20 SQM

SIZE AFTER: 31 SQM

COMPLETED: October 2016

ARCHITECT: AL-JAWAD PIKE

STRUCTURAL ENGINEER: DAVIDS MAGUIRE & WHITBY

MAIN CONTRACTOR: PSS CONSTRUCTION

JOINERY: MICO FURNITURE LTD

INSITU CONCRETE WORKTOP: SOLID STATE

TIMBER FLOOR: PURNATUR

BRICKS: PETERSEN TEGL

LIGHTING: VIABIZZUNO, LUCENT

PHOTOGRAPHER: STÅLE ERIKSEN
THE ETCH HOUSE
HONOR OAK, LEWISHAM

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

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

SIZE BEFORE: 90 SQM SIZE AFTER: 136 SQM COMPLETED: JUNE 2017

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

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

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

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

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

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

www.2lgstudio.com @2lgstudio

Ground, first and top floor plans.
ABERDEEN PARK
CARNABY, ISLINGTON
Redesign and extension of a large family home through the addition of new openings and two linked volumes

Carefully extending this large family home into the rear gardens to form a new kitchen and dining area overlooking the garden, this extension defines one side of a new raised patio and allows generous daylight into the back of the house with windows on three sides and a roof light. The two new linked volumes stepping up from the entrance to the living room are clad in brick and black-stained timber, complimenting the existing house and providing a partially covered, private terrace, with charred larch external timber cladding and a white oil finish providing a contrasting series of linings and reflections of light.

**ACUTE INTERVENTION**
CANTERBURY, ISLINGTON

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

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

**ARBOUR HOUSE**
PECKHAM, SOUTHWAICH

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

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

**SHORTLISTED**
DON’T MOVE, IMPROVE!

**BURNT HOUSE**
Maida Vale, Westminster

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

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

**Aberdeen Park**

Modern family room extension in a conservation area, with a wildflower roof and large planter adding

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**Cost**

Chestnut Road
Tulse Hill, Southwark

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

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

Completed: February 2017
Architect: Russian for Fish
Contractor: Create Bespoke
Engineer: Krig Consulting
Photographer: Peter Landers

De Beauvoir House
Dalston, Hackney

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

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

Cost: £350,000
Size Before: 78.1 SQM
Size After: 102 SQM
Completed: May 2017
Architect: Neil Dusheiko Architects
Engineer: Momentum Engineers
Main Contractor: Denhery Construction
Photographer: Richard Chivers

Extension to a Flat in Queen’s Park
Brent

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

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

Cost: £97,000 + VAT
Size Before: 91.5 SQM
Size After: 102.8 SQM
Completed: February 2017
Architect: Pedder & Scampton Architects Ltd
Structural Engineer: BR Brunswick
Party Wall Surveyor: True Associates
Main Contractor: Steve Taylor
Construction Project Management Ltd
Aluminium Windows: Velux
Fitted Cupboards: Jonathan Davies Furniture Design
Oak Flooring: The Natural Wood Flooring Co
Bathroom Tiles: Tower Ceramics
Back Painted Glass: 6X Glass
Light Fittings: Astro, Aurora
Sanitaryware: Duravit
Granite Paving: Ced Ltd
Roof: Sarnafil

Cost: £350,000
Completed: April 2017
Architect: Neil Dusheiko Architects
Landscape Design: Stefano Marinaz
Architectural Engineer: Momentum Engineers
Builder: TB5 Party Wall
Marc Newton
Glass: School/L3, Kitchen: Concept Kitchens/No Alth, Timber Floor: Rawwoods
Sanitaryware: Bathrooms by Design
Door Handles: Broughton’s
Lighting: MB Resistor
Tiles: Marrakech, Capitol, Designer Studio
Metal Staircase: Metalworks
Photographer: Tim Crocker & Joseph Traylen

Columbia Road
Hoxton, Tower Hamlets

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

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

Cost: £100,000
Size Before: 78.5 SQM
Size After: 90.1 SQM
Completed: May 2017
Architect: The Dhaus Company
Structural Engineer: MA Engineers
Main Contractor: Denhery Construction
Photographer: Richard Chivers

Cost: £100,000
Completed: November 2016
Architect: The Dhaus Company
Structural Engineer: MA Engineers
Main Contractor: Denhery Construction
Photographer: Richard Chivers

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

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

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

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

HOUSE 13
CLAPHAM, WANDSWORTH
Extending the basement of a Victorian terrace house to provide a family of six with a new guest bedroom, shower room, utility and playroom

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

KITTY’S COLOURED HOUSE
STOKE NEWINGTON, HACKNEY
Modernising a Victorian house with a rear and roof extension and a new basement for extra family space

The project adds 70 sqm to this house across the new basement, the rear ground floor and the roofs, while maintaining a harmonic dialogue between the modern additions and its historic character. The front façade is left intact, but the whole forecast is glazed to provide plenty of light and ventilation to the basement. At the rear, distinctive Glulam features and black-framed windows provide the consistency of repeated elements. The once rigid arrangement of rooms has been opened up, improving direct views and connectivity with the outdoors, while colours run throughout the interior, complementing different moods for the various environments.
A mirror-clad extension designed to re-establish a connection between internal and external spaces by reflecting the surrounding landscape and allowing the building to blend into its immediate context.

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

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

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

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

In a listed network of streets born out of the Haberdasher’s Company presence in the area, this project extends a dark back kitchen with clean white lines and glass. Taking inspiration from pattern-cutting, the compact garden creates seating from the cut earth, and the green roof of the extension appears as ‘lifted’ material from the remaining garden.
THE OLD POST HOUSE
Hampton, Richmond
Re-orientating a Georgian home to make the most of the south facing garden, whilst reducing the impact of the busy road to the front

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

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

PEAR TREE HOUSE
Clerkenwell, Islington
Full refurbishment of a three-storey house and former ironmonger’s workshop that embraces the original warehouse aesthetic with modern design

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

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

QUEEN’S PARK HOUSE
Queen’s Park, Brent
Rooflights and corner glazing create this light, spacious and open home, with a strong connection to the garden

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

COST: £630,000
SIZE BEFORE: 156 SQM
SIZE AFTER: 214 SQM
COMPLETED: MARCH 2017
ARCHITECT: THE DIHAUS COMPANY
STRUCTURAL ENGINEER: AMA ENGINEERS
CONTRACTOR: NEOPYYOU LTD
BUILDING CONTROL: CLARKE BANKS
PHOTOGRAPHER: RICHARD CHIVERS

DON’T MOVE, IMPROVE!
PROJECTS – INSIDE OUTSIDE

Roman Hauser
Highgate, Haringey
A centerpiec courtyard takes inspiration from the ancient typology of the Roman house

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

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

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

The ground floor layout has been transformed to enable the rear garden to be immediately visible from the entrance hall, with the living and kitchen spaces flowing together to make the house feel much larger and lighter. The new dining room enables views out to the garden and the addition of a lantern above dining room and utility room, both linked to the garden.

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

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

SHEEN HOUSE
SHEEN, Richmond

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

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

106 ST MARGARET’S GROVE
TICKENHAM, Richmond

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

This contemporary remodelling to the ground floor of an end of terrace Victorian house features a new open plan series of spaces, reinvigorating the existing cellular ground floor layout to provide adaptable spaces that link to nature. The role of the clerestory window maintains the feeling of openness and constant awareness of the park, blurring the lines between home, garden and open space.

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

THE STRIPE HOUSE
BATTERSEA, CLAPHAM

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

DINING TABLE:

PHOTOGRAPHER:

CONTRACTOR:

SERVICES CONSULTANT:

ARCHITECT & LANDSCAPE ARCHITECT:

SPACE DESIGNER:

FLOORING DESIGN:

PHOTOGRAPHER:

PHOTOGRAPHER:

PHOTOGRAPHER:

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DOUBLE HEIGHT

Interiors and design writer Cate St Hill examines the trend for creating open, dramatic spaces.
ALBION DRIVE
LONDON FIELDS, HACKNEY

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

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

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

CARLSTONE LODGE
EAST BARNE, BARNET

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

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

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

ELFORD ROAD HOUSE
ARSENAL, ISLINGTON

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

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

COST: £250,000+VAT
SIZE BEFORE: 153 SQM
SIZE AFTER: 175 SQM
COMPLETED: SEPTEMBER 2017
ARCHITECT: AMOS GOLDREICH
ARCHITECTURE ENGINEER: EVOLVE
CONTRACTOR: AODS BUILDING CONTRACTORS
BUILDING CONTROL: ANDRE SAMSON/PWC
Joinery & Kitchen: EBANO
KITCHEN: ELAND WINDOWS: ABA WENTORYCK
SANITARYWARE: ROCA
TIMBER FLOOR: WOOD AND BEYOND
TILES: BLUEPRINT TILES
ZINC: ECO ROOFING
PHOTOGRAPHER: RORY GARDINER

FRAME HOUSE
CANNONBURY, ISLINGTON

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

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

COST: £200,000
SIZE: 50 SQM
COMPLETED: NOVEMBER 2015
ARCHITECT: HAMISH & LYONS
SPECIALIST GLAZING: CANTIFIX
STRUCTURAL ENGINEER: COOPER ASSOCIATES
MAIN CONTRACTOR: ABIER INTERIORS
BRICKWORK: RICHARD CARROLL
SPECIALIST JOINERY: JAMES VERNER FURNITURE
PHOTOGRAPHER: JAMES BRITTAIN PHOTOGRAPHY
GREVILLE ROAD STUDIO
KILBURN, CAMDEN

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

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

panels running along two sides to maintain the sense of openness.

Perimeter walls and clear of the tall studio doors, with glass floor into the seven-metre vaulted studio space, keeps free of the storage for canvases and materials. A floating mezzanine, inserted into the seven-metre vaulted studio space, keeps free of the tall studio doors, with glass floor panels running along two sides to maintain the sense of openness.

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GUNTERSTONE ROAD
MARYLEBONE, Maida Vale

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

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

HIGHBURY HOUSE
HIGHBURY, ISLINGTON

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

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

THE HOUSE THAT JACK BUILT
KENSAL GREEN, BRENT

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

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

Section
THE LOOKING GLASS HOUSE
SOUTH HACKNEY, HACKNEY

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

This refurbishment and extension plays with the onlooker’s sense of perspective and scale, with mirrors and glass used throughout to create illusionary interior spaces, surrounded onlooker’s sense of perspective and scale, with mirrors and glass used throughout to create illusionary interior spaces, surrounded

__SIZE BEFORE: 546 SQM  SIZE AFTER: 990 SQM COMPLETED: SEPTEMBER 2017__


__MOSAIC DEL SUR MARBLE: MOSAICO DEL SUR  ANTIQUE AND FEATURE MIRRORS: OSBORNE  ANTQUE AND FEATURE MIRRORS: OSBORNE  LIGHT FITTINGS: Dssé LIGHT, RIMADESIO  GRANITI FIANDRE INTEGRATION CERAMIC FLOOR SLABS: INTERIOR  OCHRE ENGINEERING: HOUSE AUTOMATION__

PHOTOGRAPHER: TIM CROCKER

MEWS HOUSE
SHEPHERD’S BUSH, KENSINGTON & CHELSEA

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

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

__SIZE BEFORE: 190 SQM  SIZE AFTER: 300 SQM COMPLETED: JULY 2016__


PHOTOGRAPHER: TIM CROCKER

9 NEWEND
HAMPSTEAD, CAMDEN

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

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

__SIZE BEFORE: 94 SQM  SIZE AFTER: 105 SQM COMPLETED: MARCH 2016__

CLIENT: MATTHEW WITZ AND JOSEPHA JACOBSON  ARCHITECT: M.O.S ARCHITECTS  STRUCTURAL ENGINEER: CONSTANT STRUCTURAL DESIGN LTD  MAIN CONTRACTOR: SIMON DANIELS RENOVATIONS LTD  BUILDING CONTROL: BUILDING CONTROL APPROVAL LTD  PHOTOGRAPHER: TIM CROCKER

PHOTOGRAPHER: TIM CROCKER

VICTORIAN REMIX
CLAPHAM, LAMBETH

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

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

__SIZE BEFORE: 483 SQM  SIZE AFTER: 521 SQM COMPLETED: DECEMBER 2016__


PHOTOGRAPHER: QUINTIN LAKE
REAR AND SIDE EXTENSIONS

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

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

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

• **Usefulness**: The extension must be built to be used – it should satisfy your brief, not only from a functional point of view, but also psychological and aesthetic.

• **As little as possible**: less is always better – it focuses the design on the essential aspects and the final detail of the living space.

• **Long-lasting**: a well-designed addition to your home needs to avoid being fashionable. It should consider changing circumstances and be easily adaptable to meet the needs of you and your family in the future.

• **Environmentally-friendly**: good design can make an important contribution – your extension should look to conserve resources and minimise physical and visual pollution.

• **Aesthetics**: although it is not the main factor, the aesthetic quality of your extension is integral to its usefulness because the spaces we use affect our daily wellbeing.

That’s what good design is: like the projects featured in this magazine, it allows you and your family to live your lives in the most enjoyable, beautiful and efficient way possible. And that is why it is so important to find the right architect for your home extension.
Eclectic, relaxed spaces with an abundance of daylight and colour within a charred larch extension.

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

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

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

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

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

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

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

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

The key to this design was removing the old stairs which blocked light and movement, replacing them with three smaller stairs to create more room for the entrance and circulation.

The upstairs bedroom and bathroom were altered to create two smaller stairs to create more room for the entrance and circulation.

Cost: £150,000
Size Before: 85 SQM
Size After: 105 SQM
Completed: March 2017
Architect: PETER MORRIS ARCHITECTS
Photographer: SOPHIE MUTEVELIAN

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

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

Cost: £250,000
Completed: January 2017
Client: JEREMY & HARLETT
Architect: NEIL DUNHEADING ARCHITECTS
Landscape Designer: LANCASTERS HOME & GARDEN
Engineer: MOMENTUM
Contractor: TBS CONTRACTORS
Party Wall: MARC NEWTON
Timber: CHARRED TIMBER
Timber Envelope: BUILDING ENVELOPE
Timber Floor: GOODFELLOWS KITCHEN & JOINERY
Sanitary Ware: BATHROOMS BY DESIGN
Glazing: MR RESISTOR
Tiles: PENTAGON TILES, CAPITOL DESIGNER STUDIO
Lighting: MR RESISTOR
Warehouse Door: POLISHED CONCRETE
Wood Burner: STOVAX
Photographer: TIM CROCKER

BLUE HOUSE
DARTMOUTH PARK, CAMDEN
A sympathetic yet contemporary transformation of two Victorian mainsonettes re-combined to form a spacious lifetime home for a family of six

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

Cost: £283,644
Size Before: 150 SQM
Size After: 168 SQM
Completed: September 2015
Architect: DE ROSETSU
Structural Engineer: FORM STRUCTURAL DESIGN
Building Control Inspector: HEAD PROJECTS BUILDING CONTROL
Services Engineer: KK GENERAL BUILDING SERVICES LTD
Kitchen Tap: WATERMARK COLLECTION
Flooring: MIDLAND FLOORING
Tiles and Worktop: PENTAGON TILES
Lighting: MAXLIGHT
Brick: BIFOLDING DOOR FACTORY
Rooflights: BROS WINDOWS AND CONSERVATORIES LTD
Photographer: JACK HOBHOUSE

BURROWS ROAD
KENSAL GREEN, BRENT
Glazed envelope addition to a Victorian mid-terrace creating more fluidity and giving the space an external character

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

Cost: £135,000 + VAT
Completed: April 2016
Architect: RISE DESIGN STUDIO LTD
Structural Engineer: CAR LTD
Party Wall Surveyor: OSPREY BUILDING CONSULTING LTD
Contractor: KK GENERAL BUILDING SERVICES LTD
Kitchen Tap: WATERMARK COLLECTION
Flooring: MIDLAND FLOORING
Tiles and Worktop: PENTAGON TILES
Photographer: JACK HOBHOUSE
A modest extension to a cottage, providing its owners with a modern reconfigured kitchen and relaxed entertaining area, embracing the site constraints and maximising daylight.

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

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

**Project Details**

- **Corduroy House**
  - Location: Hackney Downs, Hackney
  - Description: An extension dressed in ribbed Welsh slate to the rear of a remodelled Victorian terraced house.
  - Materials: Rugged stripes of Welsh slate.
  - Function: Designed for a fashion stylist and a contemporary art curator and their two young sons.
  - Layout: New full-width rear extension introduces a dining and living area, lowering the floor internally to exploit the original level change—bringing the new room level with the garden and increasing the internal ceiling height.
  - Design: Playful cabinetry doors and sharply detailed stonework of the new kitchen create a balance between the older parts of the house with their distinctive mouldings, and the pared back formality of the new extension.

- **Church Grove**
  - Location: Ladywell, Lewisham
  - Description: A modest extension to a cottage, providing its owners with a modern reconfigured kitchen and relaxed entertaining area, embracing the site constraints and maximising daylight.

- **The Corner House**
  - Location: Stoke Newington, Hackney
  - Description: Transformation of a corner Victorian terrace house with a zinc roof extension, creating a tailored space for living, working and socialising.

**Cost Details**

- **Corduroy House**
  - Cost: £295,000
  - Size Before: 180 SQM
  - Size After: 193 SQM
  - Completion Date: January 2017

- **Church Grove**
  - Cost: £85,250
  - Size Before: 12.8 SQM
  - Size After: 24 SQM
  - Completion Date: August 2017

- **The Corner House**
  - Cost: £220,000
  - Size Before: 98 SQM
  - Size After: 125 SQM
  - Completion Date: December 2016
CRANE HOUSE  
PECKHAM, SOUTHWARK

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

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

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THE CURATED HOME

BALHAM, SWANDSWORTH

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

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DRIFFIELD ROAD

BOW, TOWER HAMLETS

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

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DURHAM ROAD

WINCHELSEA, MERTON

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

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ELMAR HOUSE TOTTENHAM GREEN, HARINGEY

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

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

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

FIN HOUSE ARSENAL, ISLINGTON

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

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

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

HACKNEY HOUSE SOUTH HACKNEY, HACKNEY

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

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

COST: £370,000
SIZE BEFORE: 160.4 SQM
SIZE AFTER: 167.4 SQM
COMPLETED: FEBRUARY 2017
ARCHITECT: FC ARCHITECTS LTD
ENGINEER: BTA DESIGN LTD
CONTRACTOR: WOOD TOWER LONDON LTD
BUILDING CONTROL: LONDON BUILDING CONTROL LTD
SLIDING DOORS: CULMAX LTD
GLASS: EASY GLAZE LTD
PHOTOGRAPHER: JOE TRAYLEN PHOTOGRAPHY

HILLCREST ROAD WOODFORD, REDBRIDGE

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

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

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

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

By extending two metres to the side of the property, this micro-extension allows the upper ground floor to be used again and the lower ground floor is transformed into a light living space. On the lower ground floor, the introduction of a new front door and the lower ground floor is transformed into a light living space.

**THE IN-BETWEENY HOUSE**

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

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

**LEWIS ROAD**

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

This Victorian semi-detached house needed much modernisation due to poor connection between any habitable rooms to the rear garden, and an inefficient arrangement for a modern family home. The property has been completely refurbished – the bathroom, originally small and with an awkward shape, now utilises the space underneath the stairs, while a generous entrance hall has been created with bespoke joinery negotiating the transition with coat storage and kitchen cabinetry.

**LANTERN HOUSE AND STUDIO**

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

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


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

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

LONGHURST ROAD
HITHER GREEN, LEWISHAM

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

This side and rear extension creates a large family room extending the higher level into the new kitchen. The existing dining room is visually linked to the extension – despite changes in floor levels – through a glazed clerestory skylight near the original garden doors, and by linking the floor materials and extending the higher level into the new kitchen.

LIVERPOOL ROAD
ISLINGTON

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

M HOUSE
STRAWBERRY HILL, RICHMOND

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

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

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

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

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

PETERSEN BRICK HOUSE
HAMMERSMITH, HAMMERSMITH & FULHAM

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

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

COST: £217,200
SIZE BEFORE: 73 SQM
SIZE AFTER: 93 SQM
COMPLETED: JULY 2017
ARCHITECT: NEIL DUSHEIKO ARCHITECTS
LANDSCAPE DESIGN: STEFANO MARINAZ LANDSCAPE ARCHITECTURE ENGINEER: FLUID STRUCTURE CONTRACTOR: SPACE CONTRACTORS PARTNERS
PITCH PERFECT
PECKHAM, SOUTHWARK

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

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

RACHEL'S HOUSE
HAGGERSTON, HACKNEY

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

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

RAFTER HOUSE
BRIXTON, LAMBETH

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

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

REAR EXTENSION IN HAMPTON HILL
RICHMOND

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

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

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

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


SINTER HOUSE
EAST FINCHLEY, BARNET

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

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


ST THOMAS’S PLACE
LONDON FIELDS, HACKNEY

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

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

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

SHR 101
STROUD GREEN, HARINGEY

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

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

COST: £25,000 EX. VAT SIZE BEFORE: 95 SQM SIZE AFTER: 147 SQM COMPLETED: JUNE 2017 ARCHITECT: KNOTT ARCHITECTS ENGINEER: MBOK CONTRACTOR: ROLANDAS SINKEVICIUS PLANNER: KNOTT ARCHITECTS KITCHEN: TRUE BESPOKE KITCHENS PHOTOGRAPHER: GUY LOCKWOOD

DON’T MOVE, IMPROVE!
PROJECTS – REAR AND SIDE EXTENSIONS

50 51
TAPER HOUSE
BARNES, RICHMOND

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

Accommodating both the client’s desire for voluminous space and strict planning restrictions concerning extension boundary heights, this design creates angular roof planes, with exposed steelwork, joists and rafters to reinforce sculptural qualities. From the front door, the interior walls taper away, framing and expanding the view towards and through the garden as you move into the house, with tapering planes of tiled and oak floor finishes along the angled hallway through to the large open-plan kitchen, dining and snug. The highly insulated timber frame construction, together with triple glazing and solar control film, ensures a consistent temperature throughout the year, enabling planning permission for the extension only permitted an additional 1 metre, which the design maximised by creating a frameless window seat which looked directly out onto trees and new green roof. The pitched apex of the roof was exposed and clad in rough sawn larch, adding to its ‘tree-house’ quality, matched at ground floor within the side extension’s gently pitched roof clad in sawn larch, this two-storey rear and side extension embraces the interiors’ relationship to the garden.

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

Extending a semi-detached Victorian house in a conservation area, this project was driven by the need to increase the size of the third bedroom, which fell well below the Mayor’s minimum space standards with three uninsulated external walls. The pitched apex of the roof was exposed and clad in rough sawn larch, adding to its ‘tree-house’ quality, matched at ground floor within the side extension’s gently pitched roof clad in the same material.

Ground floor plan

TREE HOUSE
LONDON FIELDS, HACKNEY

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

Cost: £220,000
Size before: 152 SQM
Size after: 211 SQM (including landscaping)
Completed: JUNE 2016
Architect: MUSTARD ARCHITECTS
Structural Engineer: M2M ARCHITECTS
Contractor: PARTHIAN CONSTRUCTION (LONDON) LTD
orsi: AJ & D CHAPELHOW
Rooflights: AJ & D CHAPELHOW
Rooflight Architectural timber extension: BESPOKE WOODWORK
MKW floor tiles: ROYAL MOSA
Timber floor: SOLID WOOD FLOORING COMPANY
Light fittings: OSRAM, ASTRO, ECOLED
Photographer: TIM CROCKER

WALFORD ROAD
STOKE NEWINGTON, HACKNEY

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

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

Cost: £483,000 + VAT
Size before: 185 SQM
Size after: 221 SQM
Completed: AUGUST 2017
Architect: RUSSIAN FOR FISH
Structural Engineer: MDA STRUCTURES
Contractor: MH CONSTRUCTION AND DESIGN
Engineer: MDA STRUCTURES
Photographer: PETER LANDERS

VICTORIA PARK HOUSE
SOUTH HACKNEY, HACKNEY

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

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

Cost: £350,000
Size before: 121 SQM
Size after: 140 SQM
Completed: OCTOBER 2016
Architect: ZCD ARCHITECTS
Structural Engineer: BLUE ENGINEERING
Contractor: ASAP CONSTRUCTION
Standing seam cladding: VM ZINC
Larch white flooring: ADMONTER
Polished concrete floor: STEYSONS
Green roof: WALLBARN ROOFING
Cement tiles: MARRAKECH DESIGN
Rooflight and external pivot door: MAXLIGHT
Rooflight: GLAZING VISION & VELUX
Photographer: CHARLES HOSEA

IMPROVING THE INEFFICIENT LAYOUT, THIS PROJECT ADDED A GLAZED ROOF EXTENSION TO PROVIDE AN AIRY DINING AREA ADJACENT TO THE RECONFIGURED KITCHEN – ENABLED BY A STRUCTURAL STEEL FRAME TO CREATE A SINGLE SPACE WITH SUBLIME SEPARATION PROVIDED BY A CENTRELY PLACED ISLAND.
Total refurbishment of a Victorian villa, untouched for many years, to bring the house up-to-date for modern living

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COOKE APARTMENT
STOKE NEWINGTON, HACKNEY
Studio flat converted into a two-bedroom apartment by utilising a double-height void

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

SIZE BEFORE: 61 SQM
SIZE AFTER: 74 SQM
COMPLETED: DECEMBER 2016
ARCHITECT: STUDIO EMP LTD
STRUCTURAL ENGINEER: STAND CONSULTING ENGINEERS
CONTRACTOR: NEIGHBOUR CONSTRUCTION LTD
TIMBER FLOORING: THE SOLID WOOD FLOORING COMPANY
KITCHEN: IKEA
BATHROOM TILES: SOLUS CERAMICS
BATHROOM FLOOR: THE COLOUR FLOORING COMPANY
STAIRCASE: NEIGHBOUR CONSTRUCTION LTD
PHOTOGRAPHER: JAMES BRITTAIN/DIRK LINDNER

ESTCOURT ROAD
FULHAM, HAMMERSMITH & FULHAM
Complete transformation of a tyre shop and the ancillary accommodation into two maisonette apartments

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

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

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

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

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

**DON'T MOVE, IMPROVE!**
PROJECTS – INTERIORS
THE GRIM HOUSE
Whitechapel, Tower Hamlets

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

Transforming an extremely traditional and cramped home, this project has created a contemporary, spacious living unit through a series of extensions. The almost ethereal light quality of this project has created a contemporary, spacious living unit.

KENDAL HOUSE
Kings Cross, Islington

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

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

MARIE’S WARDROBE
Stoke Newington, Hackney

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

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

HACKNEY P1
Hackney

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

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

BUILDING CONTROL: INQONTROL
PHOTOGRAPHER: MARK WEEKS / NATALIA KUPSTOA

BUILDING CONTROL: GSA ASSOCIATES
PHOTOGRAPHER: TOM CROCKER

FREE TEXT START
PHOTOGRAPHER: VALOSTUDIO

PHOTOGRAPHER: ASTON MATTHEWS

PHOTOGRAPHER: TIM CROCKER

PHOTOGRAPHER: JOANA MARINESCU

PHOTOGRAPHER: OLIVIA BRADY

PHOTOGRAPHER: MIHAI MEMECICA

PHOTOGRAPHER: CORINNE TAYLOR

PHOTOGRAPHER: MARC WILKINS

PHOTOGRAPHER: MARK ELLIS
**ROMAN ROAD GALLERY**

Bethnal Green, Hackney

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

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

**COST:** £285,000
**SIZE BEFORE:** 178 SQM
**SIZE AFTER:** 191 SQM
**COMPLETED:** SEPTEMBER 2015
**CLIENT:** MARISA BELLANI
**ARCHITECT:** THREEFOLD ARCHITECTS
**HIGH SPEC BUILD:** FISKE INTERIORS
**CONTRACTOR:** HIGH SPEC BUILD
**ENGINEER:** OSBORNE EDWARDS
**SLIDING EXTERNAL GLAZING:** FINELINE
**ALUMINIUM JOINERY:** RECLAIMED LONDON STOCKS
**IRONMONGERY:** POWDER COATED METAL
**KITCHEN:** VALCROMAT
**INTERNAL GLASS SLIDING SCREENS:** THREEFOLD ARCHITECTS
**FIXED FURNITURE:** THREEFOLD ARCHITECTS
**WINDOWS:** CRITTAL
**BRICKS:** RECLAIMED LONDON STOCKS
**POWDER COATED METAL & VALCROMAT FLOORING:** ENGINEERED ASH
**ENGINEERED ASH FLOORS:** POLISHED CONCRETE
**SANITARY WARE:** DORN BRACHT & AGAPE
**HEATING:** MEINERTZ
**LIGHTING:** ECOLUX & DAVIDE GROPPI
**TRACK LIGHTING:** ERCO & JOÃO ULTIMO
**ART:** ROMAN ROAD GALLERY
**PHOTOGRAPHER:** CHARLES HOSEA

**MORE MEWS**

Belsize Park, Camden

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

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

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

**POP-UP UTE**

Chalk Farm, Camden

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

________ This modest addition to a brownfield industrial heritage site, dating from 1880 on the Chappell’s Piano factory, attempts to evoke the host DNA. Contemporary industrial materials were deployed with target utilitarian precision, much like how the original factory was extended and added to. Made from a kit of lightweight parts, the project was a testbed for some of the latest circular economy techniques. Owing to the uncertain status of the existing foundations, the new addition was designed to balance the overall weight of the host building, requiring a concept of subtracting the heavier historic construction elements to free up and extend with ultra-lightweight additions.

**COST:** £335,355
**SIZE BEFORE:** 63 SQM
**SIZE AFTER:** 100 SQM
**COMPLETED:** JULY 2017
**ARCHITECT:** JONATHAN ROY ARCHITECT; FRIEND AND COMPANY ARCHITECTS
**ENGINEER:** TIMOTHY GEORGE
**SPECIALIST ENGINEERING:** RUBBER STAIRCASE AND ROOF TERRACE
**BALKANS LTD EXTERNAL DESIGN:** SUNPARADISE MESH CLADDING
**SPECIALIST ENGINEERING:** RUBBER STAIRCASE AND ROOF TERRACE
**BALKANS LTD EXTERNAL DESIGN:** SUNPARADISE MESH CLADDING
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**PHOTOGRAPHER:** AGNESE SANVITO
SLOPE HOUSE
NUNHEAD, SOUTHWARK

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

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

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

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

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

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

There’s something inherently ethereal about being high up, and having a vista - even one of pylons and industrial estates - is a powerful thing. The limited head height only enhances the cosiness of this new snug, a peaceful enclave removed from the sounds of the street.
61AMR
WALTHAMSTOW, WALTHAM FOREST
Charred timber dormer extension, creating a contemporary plywood-clad interior studio and bedrooms

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

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

BIRD’S NEST
HARRINGAY, HARINGEY
Perched atop a Victorian rear extension, this modern black roof extension with projecting yellow oriel window houses a new bathroom with rooftops views

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


THE COPPER LOOKOUT
HOLLOWAY, ISLINGTON
Copper-clad lookout provides additional room for a growing family

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


DA RESIDENCE
WALTHAMSTOW, WALTHAM FOREST
A sensitive and striking angular roof extension clad in weathering steel sits within the tree canopy overlooking a park

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

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

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

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

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

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

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

Bethnal Green, Tower Hamlets

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

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

**Cost:** £273,000

**Size Before:** 134 SQM

**Size After:** 151 SQM

**Completed:** April 2016

**Architect:** Mulroy Architects

**Structural Engineer:** Total Design Structural Ltd

**Main Contractor:** Keenan Construction Ltd

**Asbestos Survey:** Salvum

**Approved Inspector:** PWC Building Control

**Kitchen:** Funktional Kitchen

**Roof Light:** Glazing Vision

**Windows:** AGS - Scheuco

**Gas Fire:** DRU

**Paint:** Dulux Timber

**Floor:** Jordan Andrews

**Photographer:** Joakim Boren

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**UNION WHARF**

Hoxton, Islington

Canal-side property transformed from a dated, underperforming and compromised couple’s dwelling into a contemporary, energy efficient and spacious family home.

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

**Cost:** £342,000

**Size Before:** 150 SQM

**Size After:** 163 SQM

**Completed:** August 2017

**Architect:** Nicholas Szczepaniak Architects

**Structural Engineer:** Blue Engineering

**Main Contractor:** Q Projects

**Approved Inspector:** Coast 2 Coast Building Control

**Party Wall Surveyor:** Berry Lodge Chartered Surveyors

**Measured Surveyor:** Mobile CAD Surveying

**Architectural Metalwork:** Rual

**Sliding Glass Doors:** Fineline Aluminium

**Kitchen:** Pro-Components

**Stove:** The Better Hearth

**Concrete Worktops:** Concretations

**Polished Concrete Floor:** The Concrete Flooring Company

**Kitchen Extract Ducts:** Every Exhaust Part Limited

**Photographer:** Nicholas Worley

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**UPLANDS ROAD**

Cruch End, Haringey

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

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

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**Kitchen:** Funktional Kitchen

**Roof Light:** Glazing Vision

**Windows:** AGS - Scheuco

**Gas Fire:** DRU

**Paint:** Dulux Timber

**Floor:** Jordan Andrews

**Photographer:** Joakim Boren

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**THE WATER TANK, KEELING HOUSE**

Bethnal Green, Tower Hamlets

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

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

**Cost:** £420,000

**Size Before:** 48 SQM

**Size After:** 53 SQM

**Completed:** March 2017

**Client:** Brian Heron & Ayesha Tariq

**Architect:** Brian Heron Architects

**Structural Engineer:** Michael Baigent

**Contractor:** Brian Heron Environmental Design

**Party Wall Surveyor:** Smereka & Associates

**Fire Consultant:** Capita Symonds

**CDM Co-ordinator:** CVW Associates

**Photographer:** Terry Duffell
Interiors writer Amy Davies Pereira explores the wave of new extensions that create unique spaces for hobbies and work

SPECIALIST SPACES

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

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

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

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

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

@littlehouseinlondon

THE COUNSEL HOUSE
KEW, RICHMOND

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

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


GARDEN STUDIO GYM
WALTHAMSTOW, WALTHAM FOREST

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

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


@littlehouseinlondon
HIDE HOUSE
BARNES. RICHMOND UPON THAMES
Remodeling and extending to provide sufficient spaces for a retired couple to pursue their different interests independently, yet side-by-side.

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

Cost: £655,000
Size Before: 187 SQM
Size After: 237 SQM
Completed: January 2017
Architect: LAURA DEWE MATHEWS
Engineer: ENTUITION
Main Contractor: MIKE BAYON DESIGN
Home Park London
Garden Designer: MIKE BAYON DESIGN
British SAM Cladding: VASTERN TIMBER
Brickwork: Bespoke Brickwork
IBSTOCK ZINC
Oak Framed Windows and Doors: DASK TIMBER
Photographer: STÅLE ERIKSEN

THE POTTING SHED
WALTHAMSTOW, WALTHAM FOREST
Stretching the possibilities of a modest budget, this garden studio utilises salvaged materials throughout, befitting the ethos of a maker’s studio.

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

Cost: £15,900
Size: 18 SQM
Completed: September 2017
Client: JENNY WATT
Architect: GREY GRIFFITHS ARCHITECTS
Contractor: OMNISCIENT HOMES
Main Contractor: SENIOR ARCHITECTURAL SYSTEMS
Photographer: ADAM SCOTT

READING ROOM
BELSIZE PARK, CAMDEN
Creating a new reading and study room within a confined north London garden for a retired couple.

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

Cost: £114,850
Size Before: 204 SQM
Size After: 248 SQM
Completed: August 2017
Architect: TURNER ARCHITECTS LTD
Engineer: HARRISON SHORTT STRUCTURAL ENGINEERS LTD
Contractor: VT CONSTRUCT LTD
Main Contractor: VINCENT TIMBERS
Photographer: ADAM SCOTT

SE5: GARDEN LIBRARY
CAMBERWELL, LAMBERT
A library, under a tree, at the end of the garden.

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

Cost: £70,000
Completed: August 2017
Architect: TURNER ARCHITECTS LTD
Engineer: HARRISON SHORTT STRUCTURAL ENGINEERS LTD
Contractor: VT CONSTRUCT LTD
Main Contractor: VINCENT TIMBERS
Photographer: ADAM SCOTT

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