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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

DE BEAUVOIR HOUSE

DALSTON, HACKNEY

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

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

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

EXTENSION TO A FLAT IN QUEEN'S PARK

BRENT

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

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

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

BIRCH HOUSE

TUFNELL PARK, CAMDEN

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

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

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

Shortlisted

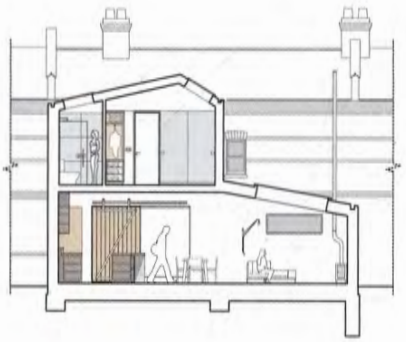
BLACK RIDGE HOUSE

WALTHAMSTOW, WALTHAM FOREST

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

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

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



Section

THE MIDDLE ROOM PROJECT

STROUD GREEN, HARINGEY

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

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

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

PETERSEN BRICK HOUSE

HAMMERSMITH, HAMMERSMITH & FULHAM

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

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

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