

DON'T MOVE, IMPROVE!

Changes to the planning system currently being introduced by the Government highlight the need to spread the word about the importance of good design to homeowners. In the future, more buildings will be able to be erected without planning permission and with potentially catastrophic impacts on local environments. In this exhibition we illustrate the benefits of well-designed home extensions and promote the involvement of architects in the process. Too many small buildings are erected without a designer; unless architects get out and communicate the value of their service to homeowners, that number is likely to increase.

This is the second year that NLA has organised this open competition, in association with the London Development Agency, Mayor of London, RIBA London, Time Out and Elle Decoration, to find London's best new home and small office extensions. Architects and homeowners who had completed extensions in the capital within the last three years were invited to submit entries.

An eminent jury of Peter Bishop, Deputy Chief Executive of the London Development Agency, Claire Barrett, Associate Editor of Elle Decoration, Mark Elliott, Managing Director of Time Out London, Tim Ely, Senior Buyer at Heal's, Luke Tozer, Director of Pitman Tozer Architects, Soraya Khan, Director of Theis and Khan, and Peter Murray, Chairman of NLA were invited to select the winning schemes for best home and best small office extensions. Special commendations were also awarded for exemplary use of materials, landscaping and design approach. The jury were looking for projects that demonstrated innovative and transferable ideas and that showed a considered choice of materials and detailing.

The judges selected Hoxton House in Hackney by David Mikhail Architects as the Overall Home Winner. Bowling Green Lane in Islington by Ben Adams Architects and Camden Collective in Camden by Dexter Moren Associates were selected as Joint Overall Office Winners.

The shortlisted and winning projects on display demonstrate a wide range of solutions to create more space at a variety of budgets which show that sensitively designed extensions can be positive additions to the townscape.

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DECORATION



HEAL'S

BoConcept
urban design



Molteni & C
Dada



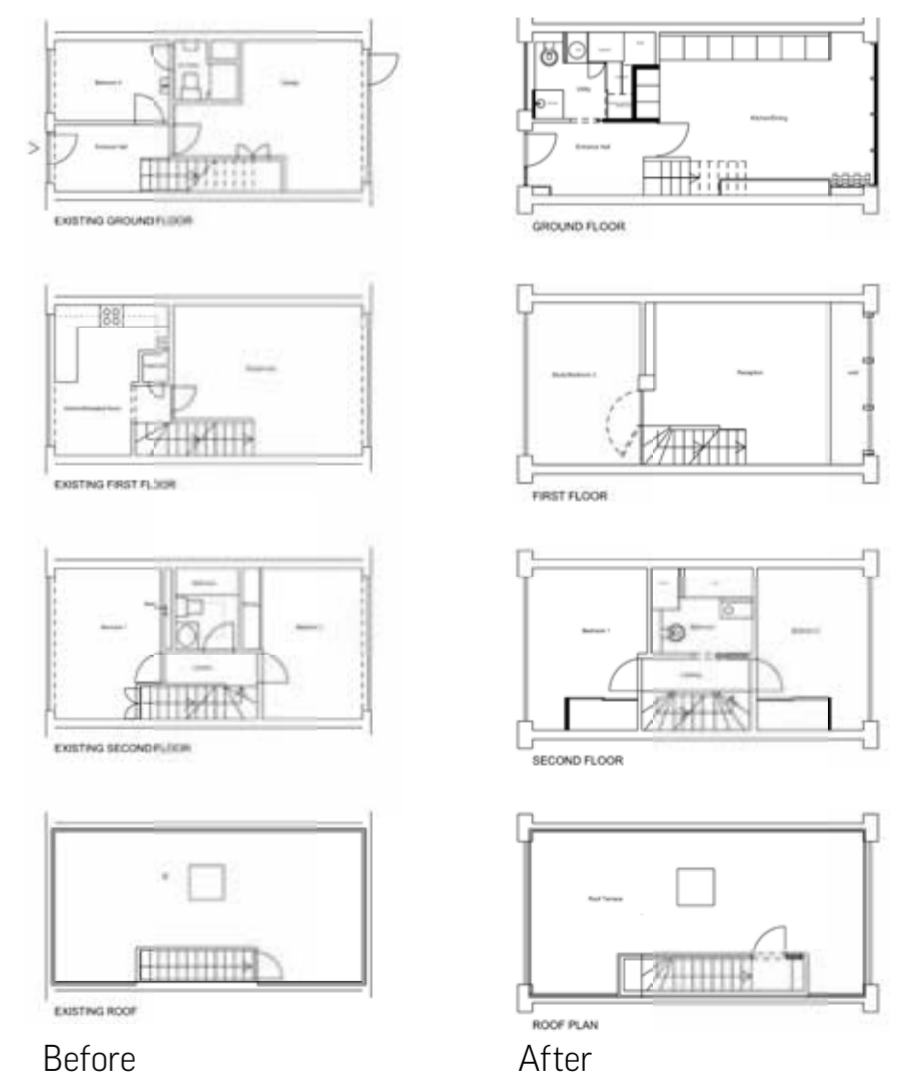
12 HIGHCROFT - CAMDEN

A 1960s mid terrace house has been remodelled to create light and voluminous spaces for flexible family living, with far reaching views over Hampstead Heath from a new roof terrace.

Situated on a tight site, only 4m x 8m and with no garden, there was no opportunity for extension so an inventive remodelling of the interior space was required. The original garage space has been converted into a generous cooking/eating space, with a double height gallery giving volume and visual links to the living room above.

A new two-storey high glazed screen to the rear of the house floods the interior with daylight and winter solar gains, while a mature oak tree in the yard behind the house provides shading from direct summer sunlight. Access to the outdoors is enhanced by sliding-folding doors which open up the entire width of the house. In addition, the original flat roof has been converted into a large rooftop terrace.

The roof and all external walls have been insulated (the original home had no insulation) and a new A-rated condensing boiler with weather compensation fitted, in line with the Code for Sustainable Homes.





21ST CENTURY SPAN HOUSE - GREENWICH

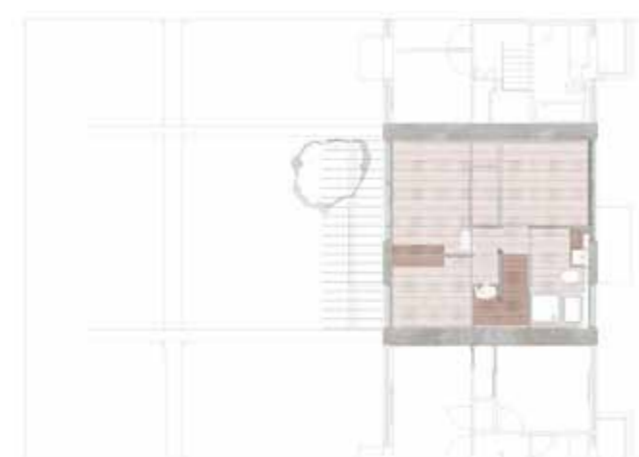
A completely new interior for a Span house on the seminal Corner Green estate, designed by Eric Lyons in the 1950s, using just two structural materials: glass and wood.

The architects' brief was to completely refit a terraced house, reinventing Span for the 21st century. The design is based on a simple component concept: everything vertical is glass and everything horizontal is wood. Floors, the kitchen worktop, bathroom vanity, stair treads and bookshelves are all made from structural timber planks from Denmark. The two materials form a simple stacking component system alternating between glass and wooden planks. The structure does not use mechanical fixings and installation is quicker than a typical Ikea flat-pack.

The design utilises an innovative construction method for connecting glass and timber and the latest in glass waterjet cutting technology. The final look is stripped-down modernism in tune with the original aspirations of the Span developments, in which the quality of the finished materials can be fully appreciated.



Ground Floor Completed



First Floor Completed

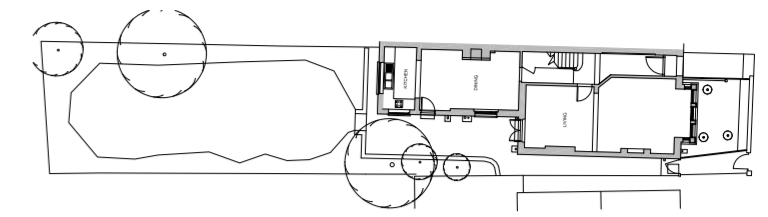
AIREDALE AVENUE - HOUNSLOW

The reconfiguration and refurbishment of a five bedroom house, with a side and rear extension at ground level to create a new dining space and family room, and a roof extension at second floor level to create an additional bedroom.

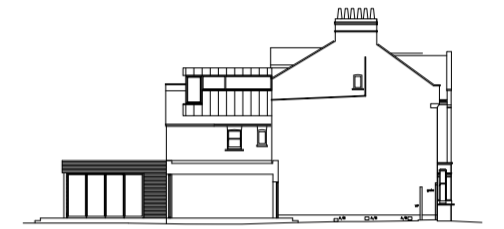
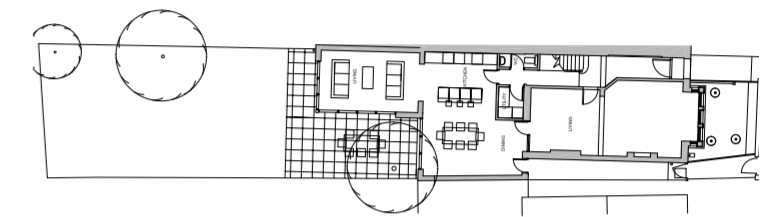
The house now has a spacious dining space with direct access to an external dining, a new family room with direct access to the garden, and a new kitchen, downstairs WC and utility room. At second floor level, the additional bedroom allows separation of the first and second floors into adult and children's floors.

Both the architectural form and materials ensure that the extensions, although clearly contemporary in their form, complement the original architecture. The material palette is simple, with brick to match the existing building, dark grey aluminium-framed sliding-folding doors at ground level, and dark grey zinc cladding to the second floor extension.

The second floor extension is kept low a the neighbours' side, then rises up to meet the eaves of the new dormer window with the sill of its high level window aligning with the eaves of the existing house.



Before



After



ARCHITECT: **CATRIONA ROWBOTHAM ARCHITECTURE** PROJECT COST: **£250,000** COMPLETED: **SEPTEMBER 2009**
CONTRACTOR/BUILDER: **KEVIN WALKER** ENGINEER: **RIDD WOOD PARTNERSHIP** KITCHEN DESIGNER: **NICK HUDSON FINE FURNITURE**
PHOTOGRAPHY: **MICHAEL WHARLEY PHOTOGRAPHY**

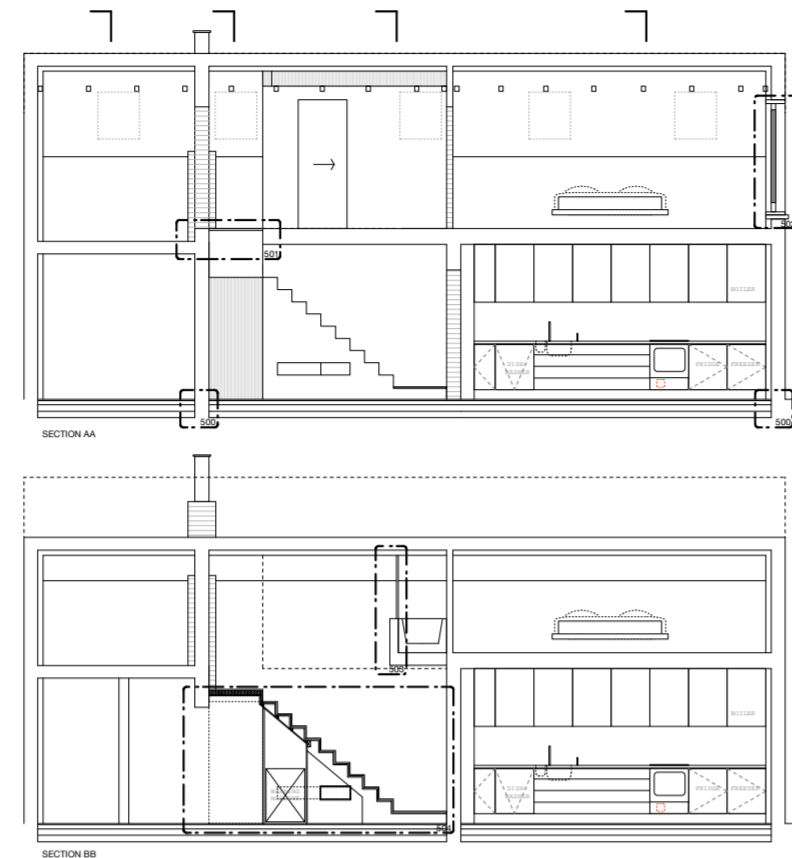


ASHMEAD MEWS - LEWISHAM

A Victorian stables building, adapted to become a home and studio, combines modern materials and forms with the historic structure. Glass floors and openings highlight the building's transformation, while a modest steel-clad extension opens the new house to the outside and provides a counterpoint to the traditional brickwork.

The 1870s building, now hidden in a mews, forms part of the outbuildings associated with the 18th century Stone House manor. An existing planning permission to convert the building to domestic use in a traditional 'country style' was discarded in favour of a modern solution, better suited to the building's utilitarian origins and urban location.

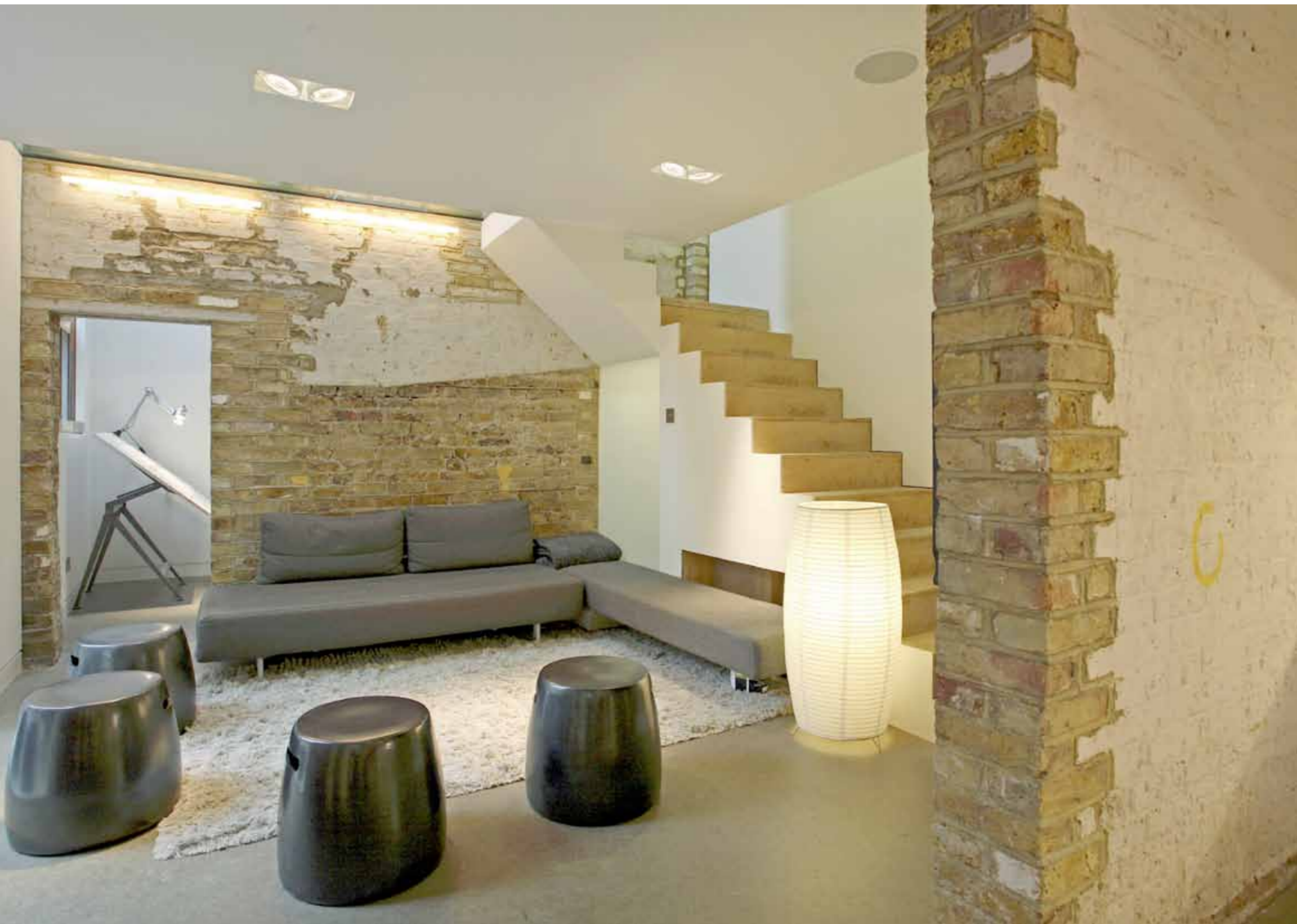
The design clarifies and reinstates the original spatial relationships within the building, while allowing for the more flexible arrangements expected of modern living. A stable-hand's bed deck becomes an open mezzanine bedroom overlooking a workshop studio; trapdoors and floor openings are reinterpreted as a glass floor; the simple, bold lines of the barn door openings are opened up with sheet glazing or extruded as a new, steel-clad extension. Sleek white surfaces and concrete floors are juxtaposed with original mortar-encrusted and painted brick walls.



Completed Long Sections



ARCHITECT: **VELOROSE** PROJECT COST: **£150,000** COMPLETED: **MAY 2010**
CONTRACTOR/BUILDER: **GEBOUW** ENGINEER: **HEYNE TILLET STEEL** PHOTOGRAPHY: **GLENN DEARING**





AVENUE ROAD - SUTTON

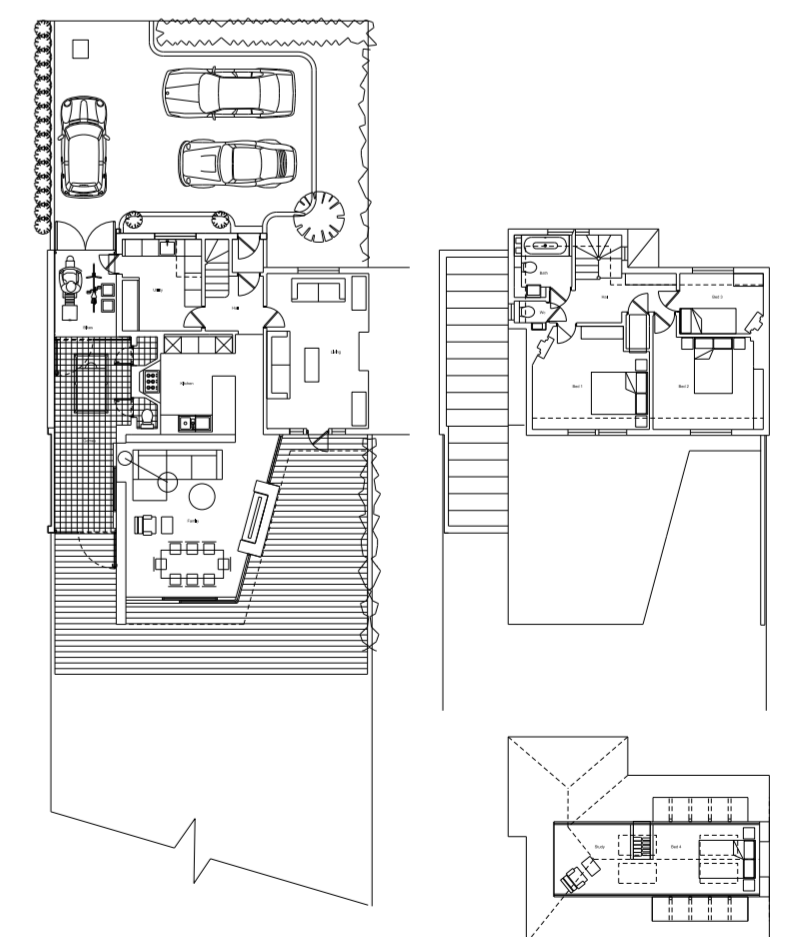
A traditional 1925 suburban semi, extended and remodelled to provide a spacious and light-filled family room, kitchen, living and dining areas with large full height sliding doors onto a flush timber deck.

The ambition was to create a large open plan living, dining and kitchen area that would flow into the garden space without compromising the existing rooms, their daylight or their outlook of the garden.

The extension was pulled back from the boundary to respect the neighbour and allow access to the rear garden. A 75 degree angle was selected to spring from the existing house which allowed views from the current living room to the garden to remain unaffected.

An overhang was introduced to provide shading and allow the doors to be opened despite rain. Glazing was maximised by introducing an alcove wall, which would support a balanced steel beam allowing a large cantilever and a corner glass to glass joint.

The design had to facilitate the simplest construction techniques as the whole project was self-built.



Finished Plan

ARCHITECT: **PAUL LEWIS** PROJECT COST: **£18,000** COMPLETED: **AUGUST 2008**
CONTRACTOR/BUILDER: **PAUL LEWIS** ENGINEER: **R. J. WATKINSON & PARTNERS LTD**



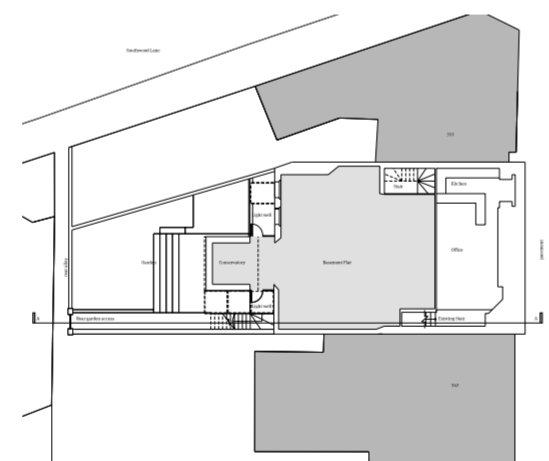
BANK BUILDING, ARCHWAY ROAD - HARINGEY

The transformation of a historic bank hall from an office to a double height, two-bedroom home.

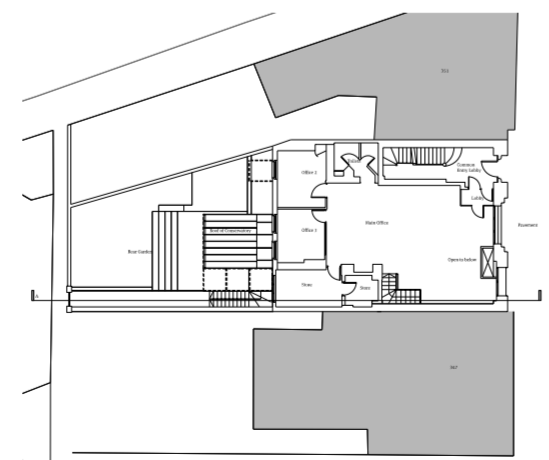
The dark basement area that once housed the bank vaults has been opened to the living area above creating a dramatic kitchen and dining area lit by the historic, arched windows of the front elevation. The contemporary design takes full advantage of the large proportions of this once public space but at the same time rationalises the scale and intimacy of the interior.

Considerable structural modifications had to be made to open up the basement to the area above. A fire rated lobby/entry bridge was incorporated to meet building regulations.

The interior palette of crisp whites and greys against a dark timber floor is punctuated by the high gloss white curved stair feature. The ceiling in the living area was lowered as a suspended panel articulated by a grid. The use of texture on the wall surfaces, from polished plaster, vivid patterned wallpaper and high gloss is set against the dark ground of the timber floor, or dark stone tiles.



Completed Basement Plan



Completed Ground Floor Plan



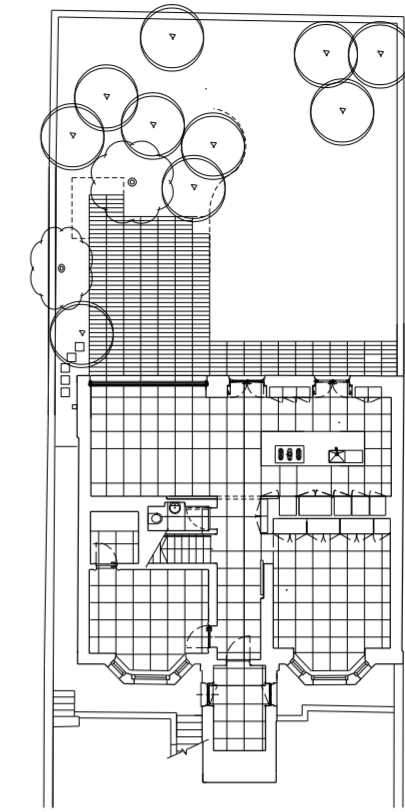
BASSETT ROAD - KENSINGTON & CHELSEA

Contemporary renovation and remodelling of a Victorian town house in Kensington, incorporating a double-height glazed extension to the rear with a unique motorised sash-window.

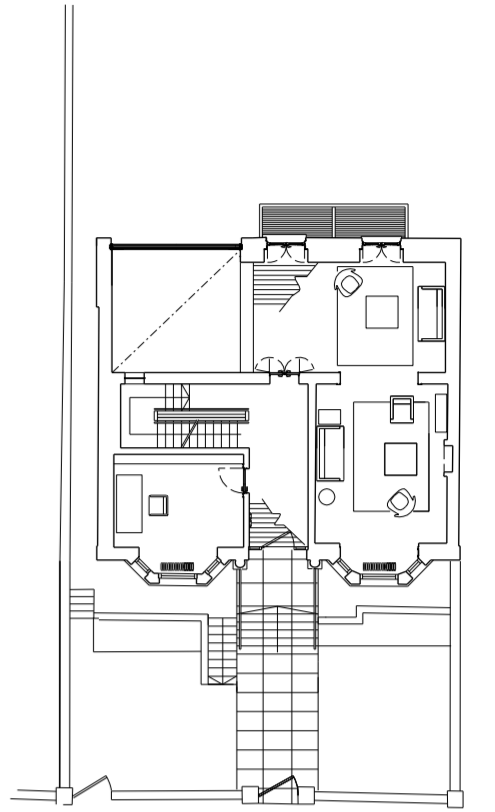
Previously divided into four flats, the project reinstates the double fronted four-storey house as a single dwelling. Through a reorganisation of the internal layout and relocation of the staircase to one side of the house, open plan living has been achieved without disrupting the original architecture.

Located in a conservation area, the principal intervention is to the rear, thereby retaining the integrity of the street façade. A new 6m double-height extension connects ground and first floors, and opens out to the garden via a motorized, oversized, triple sash window, measuring 6.4m x 4m. Supplied by Vitrocsa, the guillotine window is a contemporary interpretation of the ubiquitous Victorian sash window on a much larger scale, flooding the principal living spaces with light and creating uninterrupted views of the south facing garden.

The palette of materials (glass and a new flank wall of cement render) is designed to distinguish it from the original brick building, an approach encouraged by English Heritage who suggest that additions to period buildings should make clear what is of our time and what is historic.



Completed Ground Floor Plan



Completed First Floor Plan

ARCHITECT: **PAUL+O ARCHITECTS** PROJECT COST: **£800,000** COMPLETED: **DECEMBER 2009**
CONTRACTOR/BUILDER: **LAXCON** ENGINEER: **JNP**



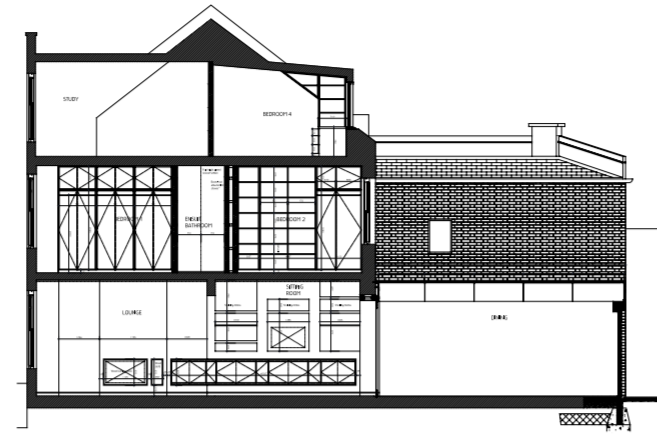
BISHAM GARDENS - CAMDEN

The remodelling of this Victorian terrace in Highgate Village centres on a glass roof extension that incorporates an ornate laser cut steel screen, playing with ideas of layering, light and shadow.

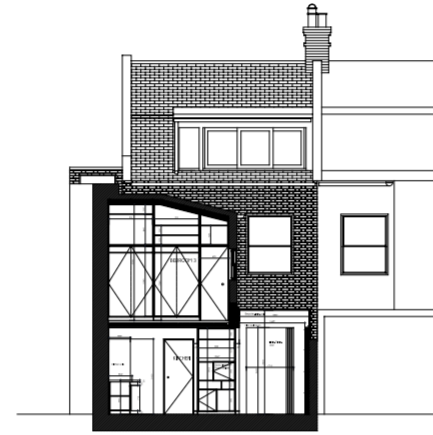
The project combines new-build elements with complete refurbishment: the kitchen and dining areas have been significantly extended on the ground floor, whilst the upper floors have been reconfigured with new bathrooms, bedrooms, libraries and a study.

The box roof of the extension includes a laser cut steel screen incorporated within the structural glass. The screen modulates light and privacy through density and pattern but also provides ornament and decoration when viewed from the rooms above or neighbouring properties. The subtle and dappled nature of the light during the day is contrasted with the dramatic striated golden light reflected onto the dining table at night.

The front of the property has also been extended to its full height, providing a new bathroom, library and cloakroom on the front facade of the terrace. Bespoke joinery runs throughout the house, with new fireplaces, storage areas and libraries neatly integrated with refurbished Victorian plaster mouldings and timber detailing.



Side Section

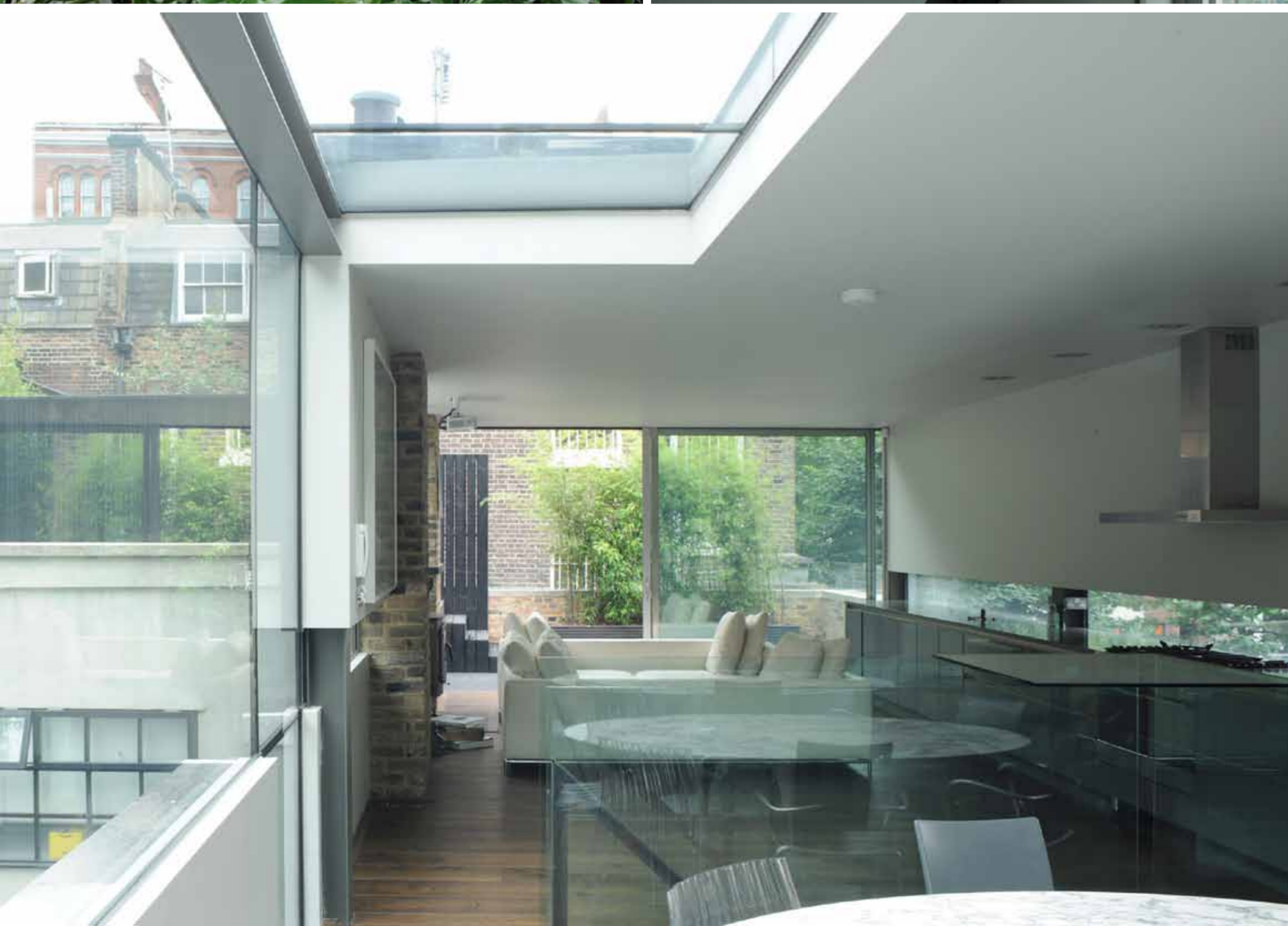


Back Section



ARCHITECT: **MOXON ARCHITECTS** PROJECT COST: **CONFIDENTIAL** COMPLETED: **MARCH 2010**
CONTRACTOR/BUILDER: **QUBE DEVELOPMENTS** ENGINEER: **DOUGLAS KENNY** PHOTOGRAPHY: **EDMUND SUMNER**





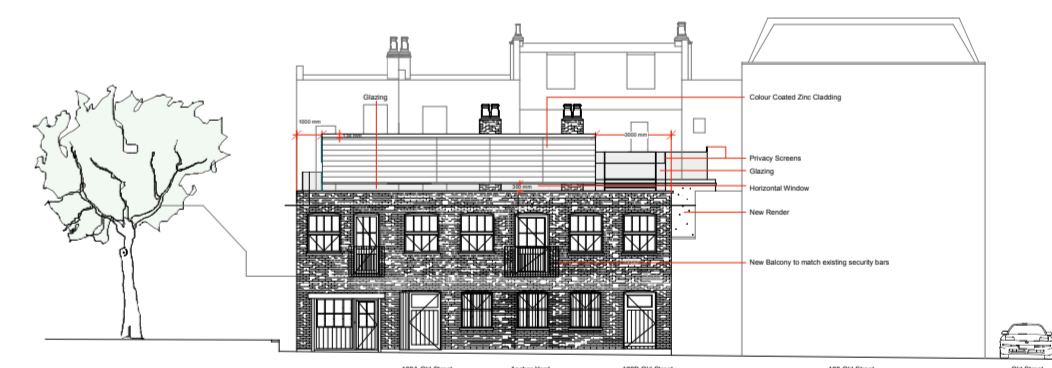
BLACK BOX - ISLINGTON

The change of use of a two storey 19th century brick warehouse off Old Street into three residential units, with a new basement and additional storey on the roof - 'the black box' - opening out to three terraces and a wild flower green roof.

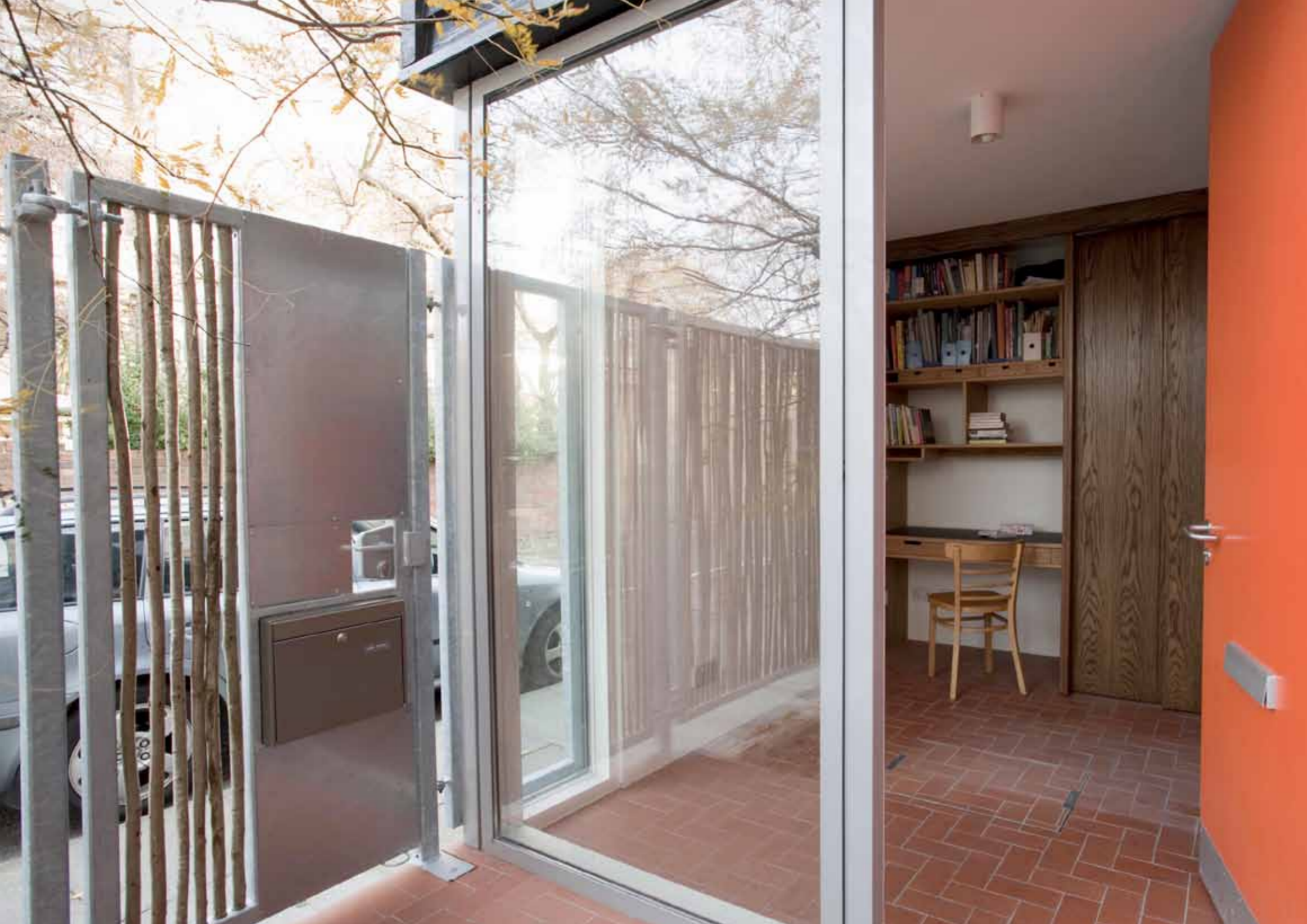
This tightly knitted urban site offered a wonderful location and great rooftop views. The aim was to build up by one storey increasing the overall space enough for three units and creating good exterior spaces for the main penthouse.

The design evolved from a slate mansard roof to a glass 'ice cube' to the final 'black box' through dialogue with planners, the conservation team and three years of developmental drawings as the client, designer and developer.

The building rises from the sturdy exposed concrete basement via cantilevered spine-like steel stairs to exposed brick walls and warehouse windows to the final space which is a part zinc-clad glass structure facing the spire of St. Luke's Church. Each elevation responds to its surroundings. The two storey long slim stair glassing echoes the function and proportions of the neighbouring Georgian windows. The ends of the box slide open to access the layered terraces planted with black bamboo.



West Elevation



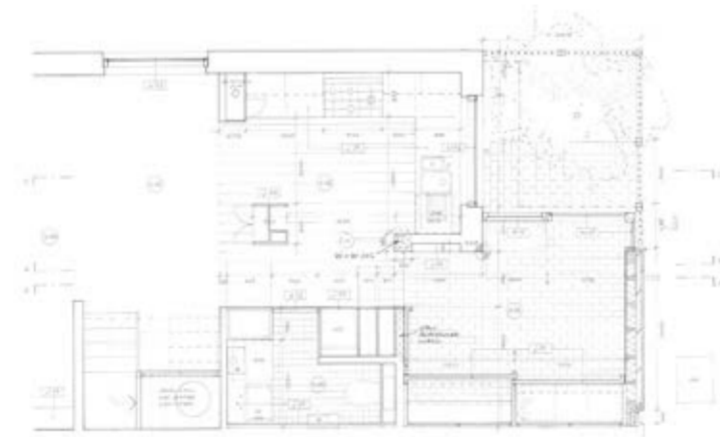
CADELL CLOSE - TOWER HAMLETS

This timber-frame front extension to a late 1960s family house draws on local history to create a new relationship between public and private realms in this terraced close off Hackney Road.

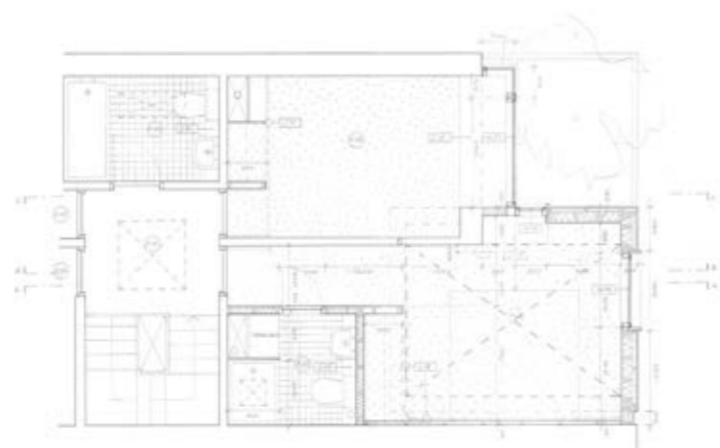
An extension to the front of the house was chosen as an unusual solution to expand on this tight inner city site. An extra main bedroom on the first floor with an entrance hall immediately below have been created whilst also transforming the experience of the house, giving secure space and occasion to coming and leaving home.

The dark timber extension – part tower, part allotment shed – draws inspiration from the area's market gardening and wood-working traditions. Timber is used in its natural and raw, as well as highly engineered and finished states, combining the coppiced un-stripped hazel rods of the fence with the rough-sawn, black-stained cedar boarding that frames factory-made pine/aluminium windows.

Inside, stained oak sliding doors and flooring play off a bricolage of other materials: tiles, painted finishes, lacquered panels, stainless steel and leather. A side stair returns to a top-lit bedroom landing, off which opens a narrow passage leading to the tower room, a lofty bright volume lit by clerestory windows.



Completed Ground Floor Plan



Completed First Floor Plan

CANONBURY PARK SOUTH - ISLINGTON

A post war semi-detached in Canonbury has been extended and refurbished to create a family home.

The original building was designed after World War II by architect Louis de Soissons, the architect of large parts of Welwyn Garden City and the garden city ethos and style is clearly visible in the design. The original house had not been enlarged or even significantly refurbished since it was built and was bought as a shell with the primary intention of creating a large single family space, connected to the garden.

Glass was used wherever possible to increase a feeling of light and of space, not just for the large sliding garden doors, but also as a cladding material both in the house and outside.

The ambition was to include the garden as part of the main family living space and this was achieved by effectively removing the rear of the house and separating the family space from the garden using only large glazed sliding doors. The timber decking in the garden flows from and follows the lines of the timber floors within the house creating a near seamless joint between inside and outside.



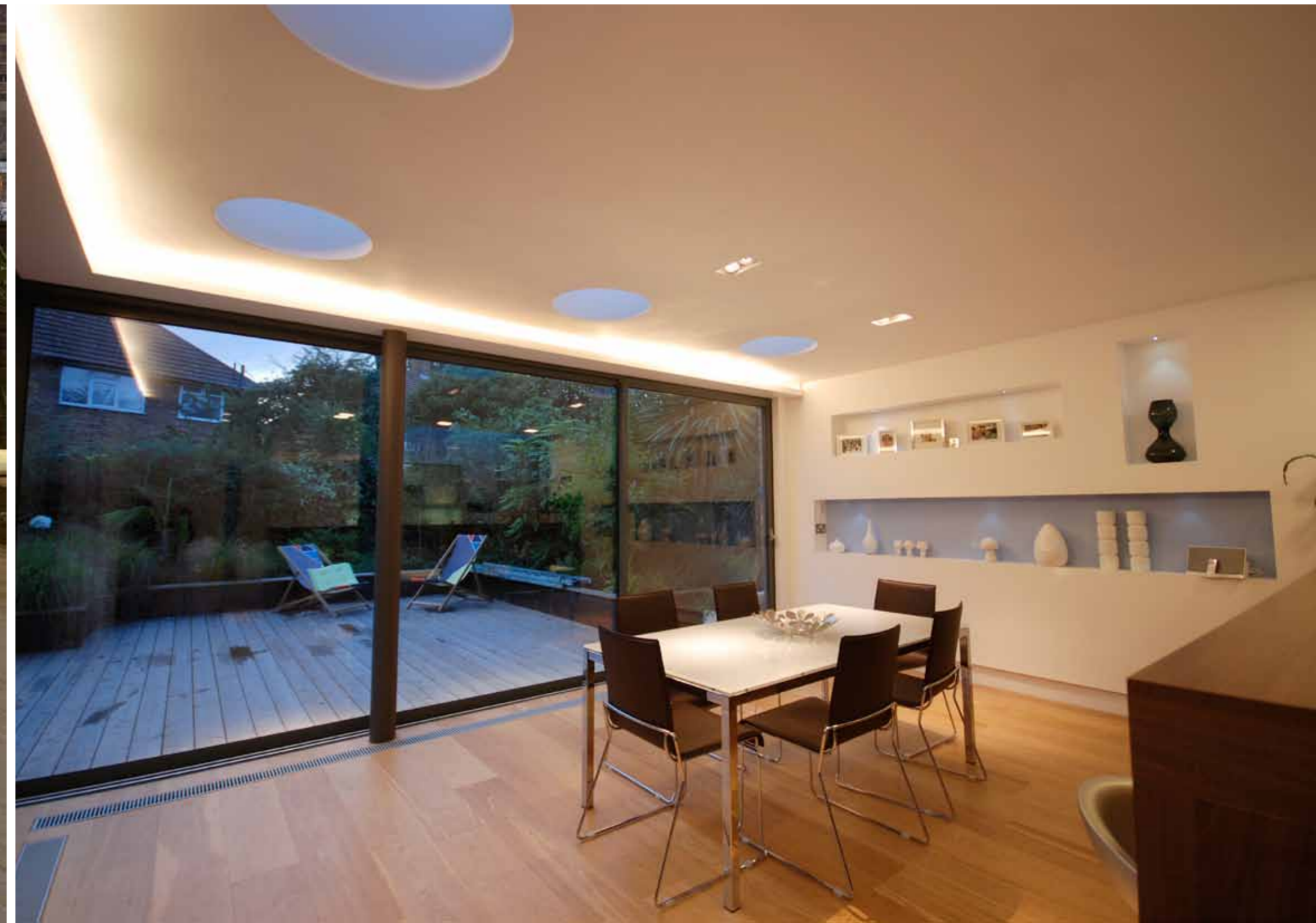
Ground Floor Before



Ground Floor After



ARCHITECT: **SCALA ARCHITECTS** PROJECT COST: **£275,000** COMPLETED: **MARCH 2009**
CONTRACTOR/BUILDER: **BLITBOLT LONDON** ENGINEER: **ING EALTOIR** INTERIOR DESIGNER: **NILA DESIGN LTD**



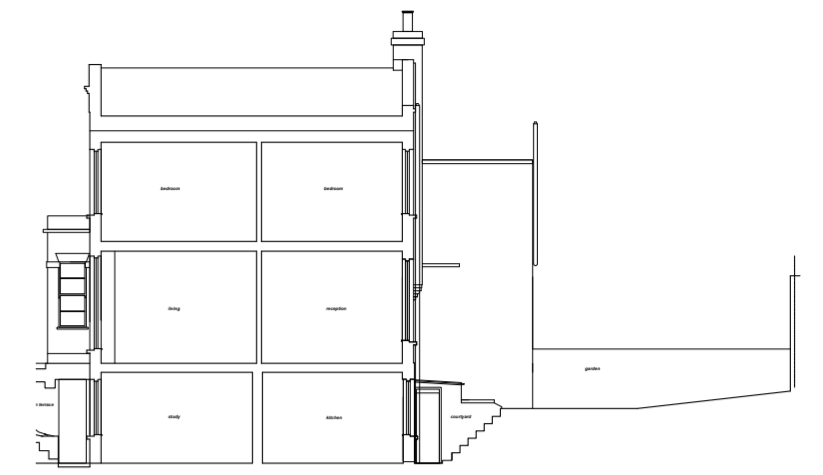
COITY ROAD - CAMDEN

This typical two-bed Victorian terraced house has been internally reconfigured on the ground and lower ground floors with a two-storey rear extension to create a light and spacious four-bed family home.

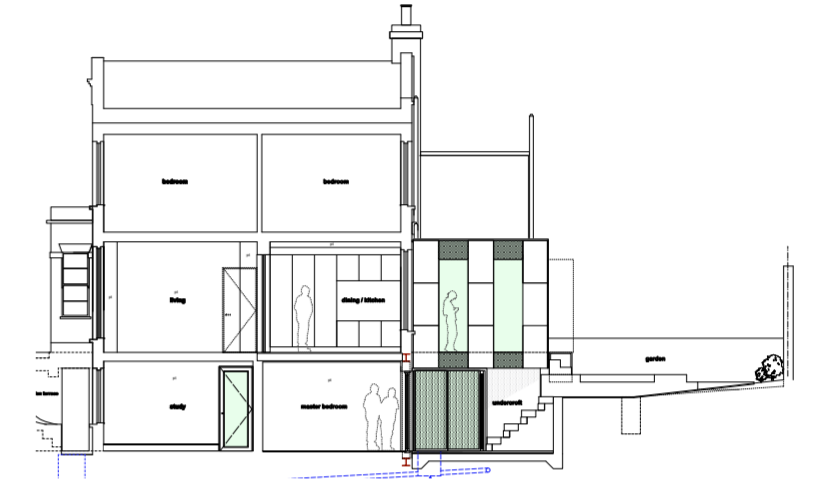
The kitchen has been moved from the gloomy lower ground floor to the ground floor rear extension overlooking the garden, which has been decked out in a series of small terraces to cope with uneven garden and level changes.

Due to the splay of the garden, the extension protrudes at an angle to the house, playing with sight lines. A small overhang over an expanded lightwell enhances this, stepping down to a small terraced area that leads to the newly created master bedroom and en-suite.

The raw concrete of the retaining walls and steps at the foot of the extension provide a solid base, whilst the overhanging bands of shear full-height glazing and slate rise vertically playing with the perception of height. The glazed sections of wall facing the neighbours are covered with a polarised film. This allows clear vision when looking straight on but from an angle appears to be etched, persuade planners that surrounding houses would not be overlooked.



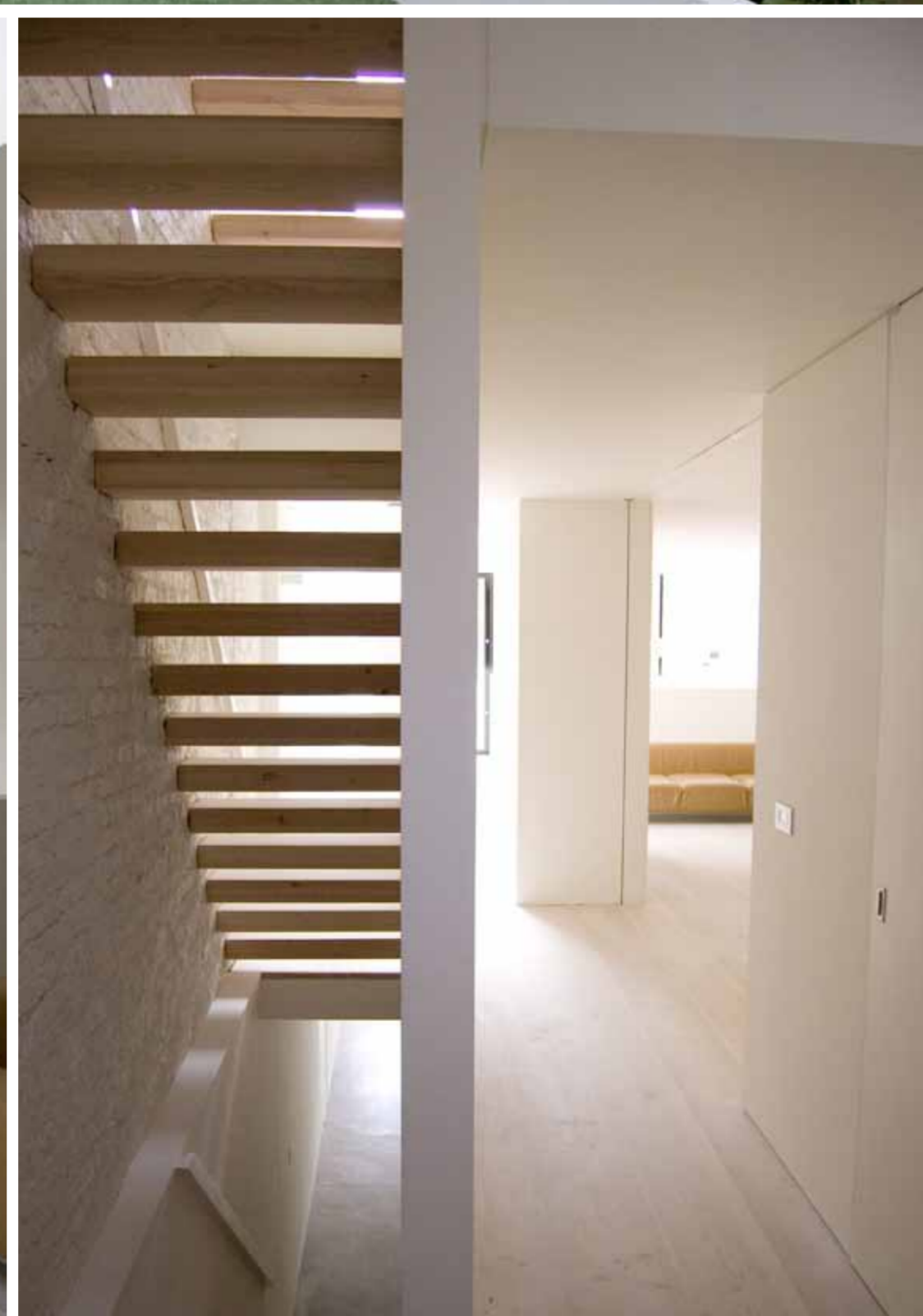
Existing Section



Proposed Section

ARCHITECT: **PAUL ARCHER DESIGN** PROJECT COST: **£141,000** COMPLETED: **AUGUST 2009**
CONTRACTOR/BUILDER: **B & A WOODWORKING** ENGINEER: **ELEMENTAL STRUCTURES**





COMPOSITE HOUSE - WANDSWORTH

A new home constructed inside, underneath and behind an existing Victorian terrace house; a modern composition behind the original façade.

A new subterranean level is connected to the interior of the existing house through two double-height spaces, and to the exterior by an internal courtyard. One of the double-height spaces provides a visual and spatial connection to the ground floor, while the other permits views into the dining and kitchen spaces from the galleried living space above.

The courtyard blurs the distinction between interior and exterior and can be appropriated into either the dining space or study, or both. The incisive additions are articulated on both the interior and exterior as abstract white planes and volumes that envelop and pass through the original building.

The extensive glazing of the rear extension provides ample natural lighting to the new spaces. Rooflights punctuate the ceilings and the full height glazing panels at lower ground, ground and first floor levels increase natural light and further blur the boundaries between the interior and exterior.

ARCHITECT: **WILLIAM TOZER ARCHITECTURE & DESIGN** PROJECT COST: **£600,000** COMPLETED: **JUNE 2008**
CONTRACTOR/BUILDER: **FOX BURY BUILDING** ENGINEER: **VINCENT GRANT**



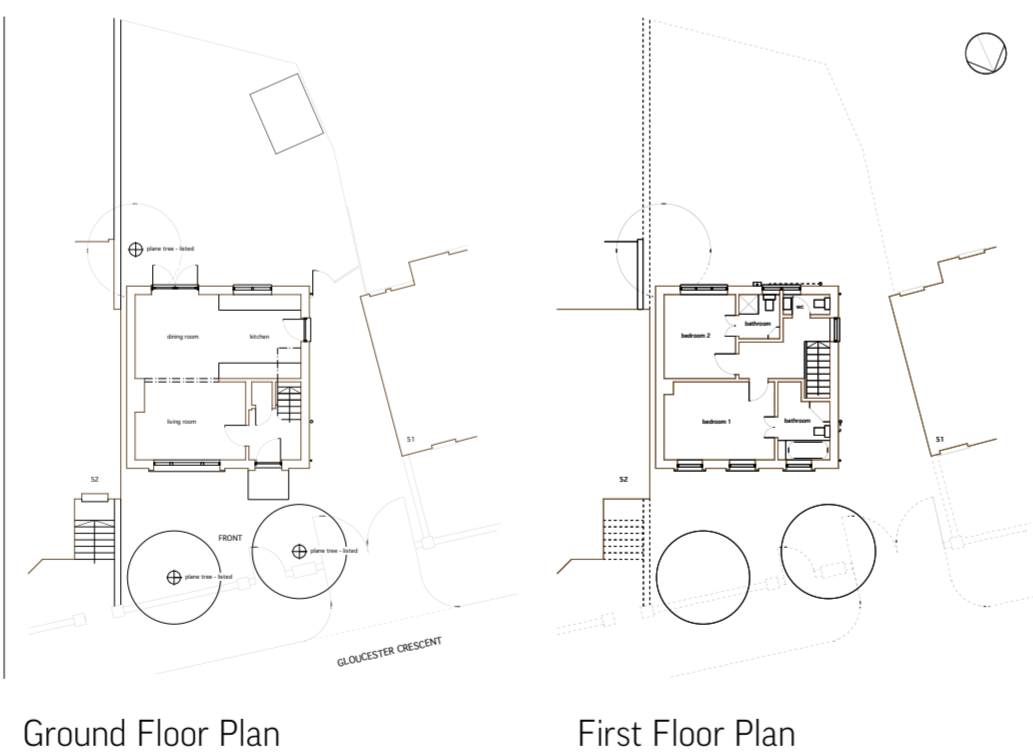
COX HOUSE - CAMDEN

The remodelling of a 1950s cottage comprising a two-storey zinc-clad, timber-framed extension, with new bespoke timber fenestration throughout. Inside, the reconfigured plan has created three additional rooms: sitting room, pantry and bedroom with bath, all lined with oak and white plaster.

A double-height side extension clad in thin, taut zinc cladding with flush fixed windows transforms the mock-Georgian exterior. New windows, framed by painted timber architraves projecting like the zinc seams, sit flush to the brickwork of the existing building, unifying new and old.

The irregular plan-form of the new extension has been determined by party wall negotiations and the need to accommodate the length of a double bed. The existing interior is transformed by the new vertically emphasised windows, which allow more light into the previously dark interior, opening up new views.

Oak serves as a unifying device throughout the house. Doors, skirtings, cornices, window frames and linings are in oak tri-ply with floors of engineered oak planks, all treated with a Danish soap finish bringing its tone close to that of the chalky-white plaster of the walls.



Ground Floor Plan

First Floor Plan



DESENFANS ROAD - SOUTHWARK

Conversion and new extensions to a family Edwardian home designed to enhance living and eating areas and provide improved utility space.

Both of the owners are keen cooks and through the early design phases, the kitchen came to be regarded with the highest importance.

The utility room was rebuilt, increased in size and clad in grey Marley fibre cement board. Internal decoration with bright red glass tiles and the inclusion of a bespoke folding butchers' block makes the space both functional and bright.

A successful planning application resulted in the addition of a new triangular infill structure, which although only 3m x 3m provides a much needed bigger pantry. A new rear extension creates a new dining area lit from above with a 2m x 1m skylight. Lpe external cladding around the eaves continues onto the garden declining with wider boards to create uniformity .

In the kitchen, the existing granite work surfaces were retained and an extra acrylic work surface was added. Large bespoke, sprayed MDF units were combined with new Ikea cupboards.



ARCHITECT: **HUW OWEN ARCHITECTS** PROJECT COST: **£120,000** COMPLETED: **MAY 2010**
CONTRACTOR/BUILDER: **STEPHENS AND JAMES** ENGINEER: **PRICE & MYERS** PHOTOGRAPHY: **MICHAEL JONES**



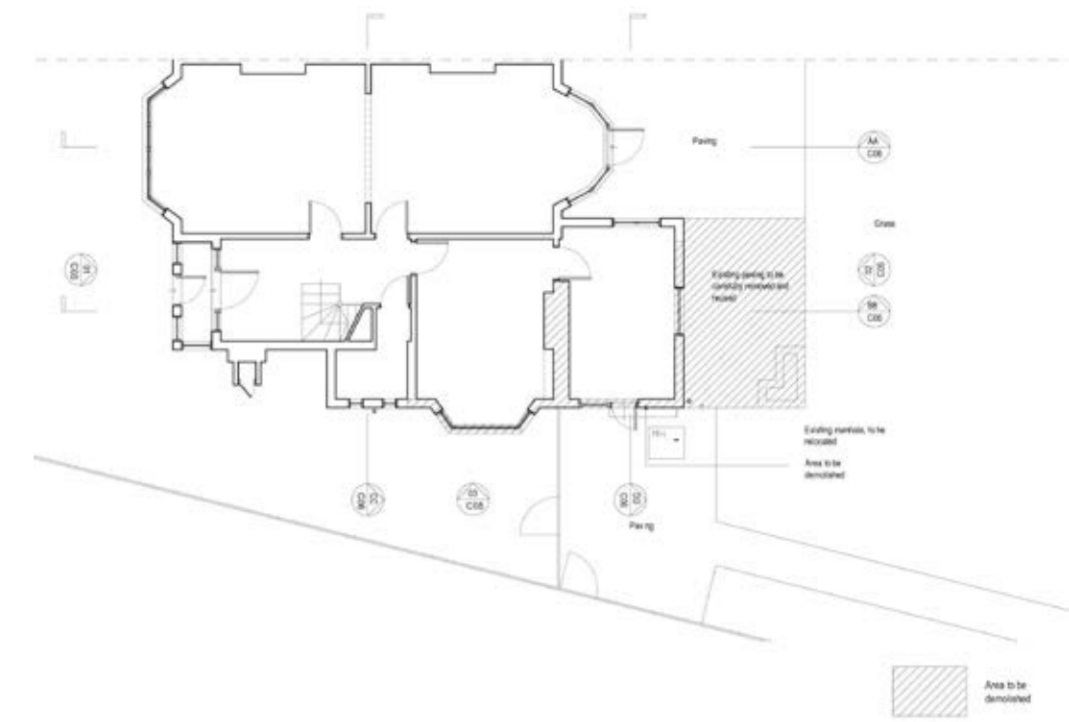
EAST END ROAD - BARNET

Ground floor refurbishment of an existing late 19th century dwelling, with a distinctive new brick extension housing a kitchen and living area, all completed within Permitted Development Law.

The client's wish to define separate cooking and storage areas for 'meat' and 'milk' food items, because of their Jewish faith, became a key design generator.

A focus on the concept of 'movement and separation' was realised in the final built project in the treatment to the exterior cladding and bespoke windows. Simple 'soldier-course' exterior brickwork allowed for curved corners, giving an impression of movement and countering the traditional abrupt halting sensation of a 'square' corner.

The brickwork also allowed for a conceptual 'splitting and separating' of openings. New oak-framed windows are shown in various states of 'movement', either as 'just separating' or 'completely separated'. The low sill level and deep recesses allow for the younger members of the family to use these spaces as cubby-holes.



Completed Ground Floor Plan

ARCHITECT: **OFFICE SIAN ARCHITECTURE AND DESIGN** PROJECT COST: **£103,100** COMPLETED: **AUGUST 2008**
CONTRACTOR/BUILDER: **LES NOVAK CONSTRUCTION** ENGINEER: **INGEALTOIR ENGINEERS**





ELLERBY STREET - HAMMERSMITH & FULHAM

Refurbishment of a Victorian terraced house, including the creation of a large open plan living space on the ground floor and a new basement with courtyard.

This typical semi-detached building, arranged over three floors with a small basement level coal store, has been replanned and completely refitted to create flexible family living spaces that flow into one another across its lower two levels.

A new basement level has been created, extending beyond the house and forming courtyards at the front and back. This is complemented by a glass rear extension across the full width of the garden that is linked to the basement by a double height fully glazed screen.

In contrast to the formal reception rooms of the original house the ground floor extension at the rear opens up the new family room to a courtyard and garden accessed by a simple glazed bridge. Rooflights and floor glazing open up views through the house and allow visual connections between each floor.



Long Section Before



Long Section After

ARCHITECT: **BEN ADAMS ARCHITECTS** PROJECT COST: **£850,000** COMPLETED: **FEBRUARY 2009**
 CONTRACTOR/BUILDER: **BIG BASEMENT COMPANY (SHELL) / FISKE (INTERIORS)** ENGINEER: **ELLIOTT WOOD**



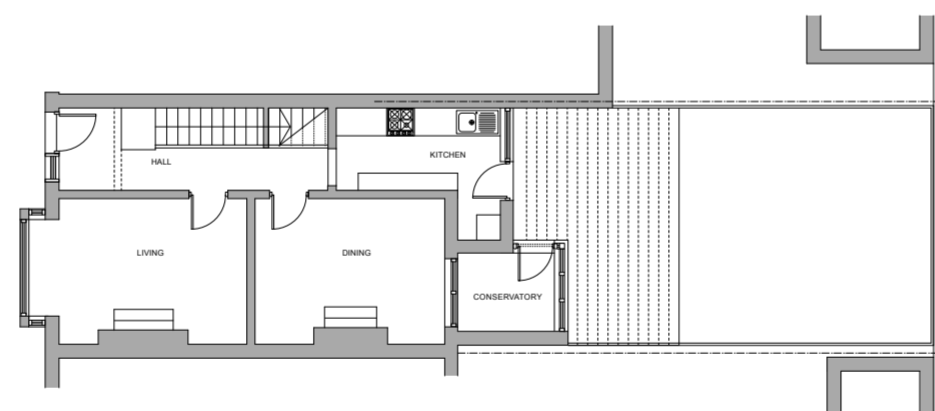
FACETED HOUSE - HAMMERSMITH & FULHAM

Remodelling of a decrepit Edwardian terrace house in a conservation area. An extension twists away from the house at a 30 degree angle, creating an overlap between the indoor and the outdoor spaces.

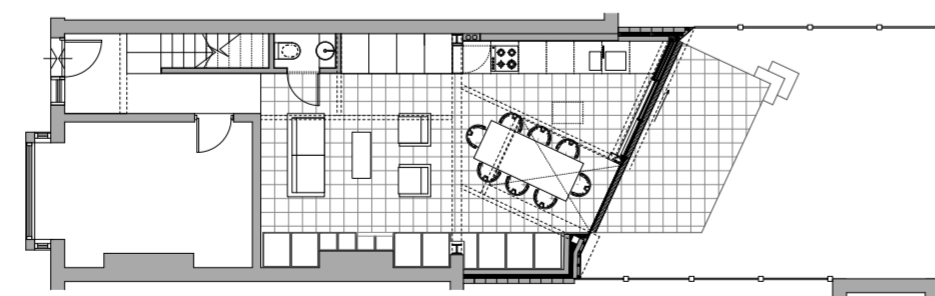
The angled extension responds to the client's desire to be able to perceive the garden as a continuation of the domestic space rather than 'the outdoor'. The kitchen-living area expands into the external landscape, whilst the garden surrounds and almost invades the domestic space through a frameless glass skylight and open façade.

The angle facilitates the overlap between the garden and kitchen thresholds – so whilst at the sink you feel the garden is actually behind you – and also dramatically improves the natural lighting into the house. Light floods in via seamless glass sliding doors and the skylight, reinforcing the perception of a spatial continuity.

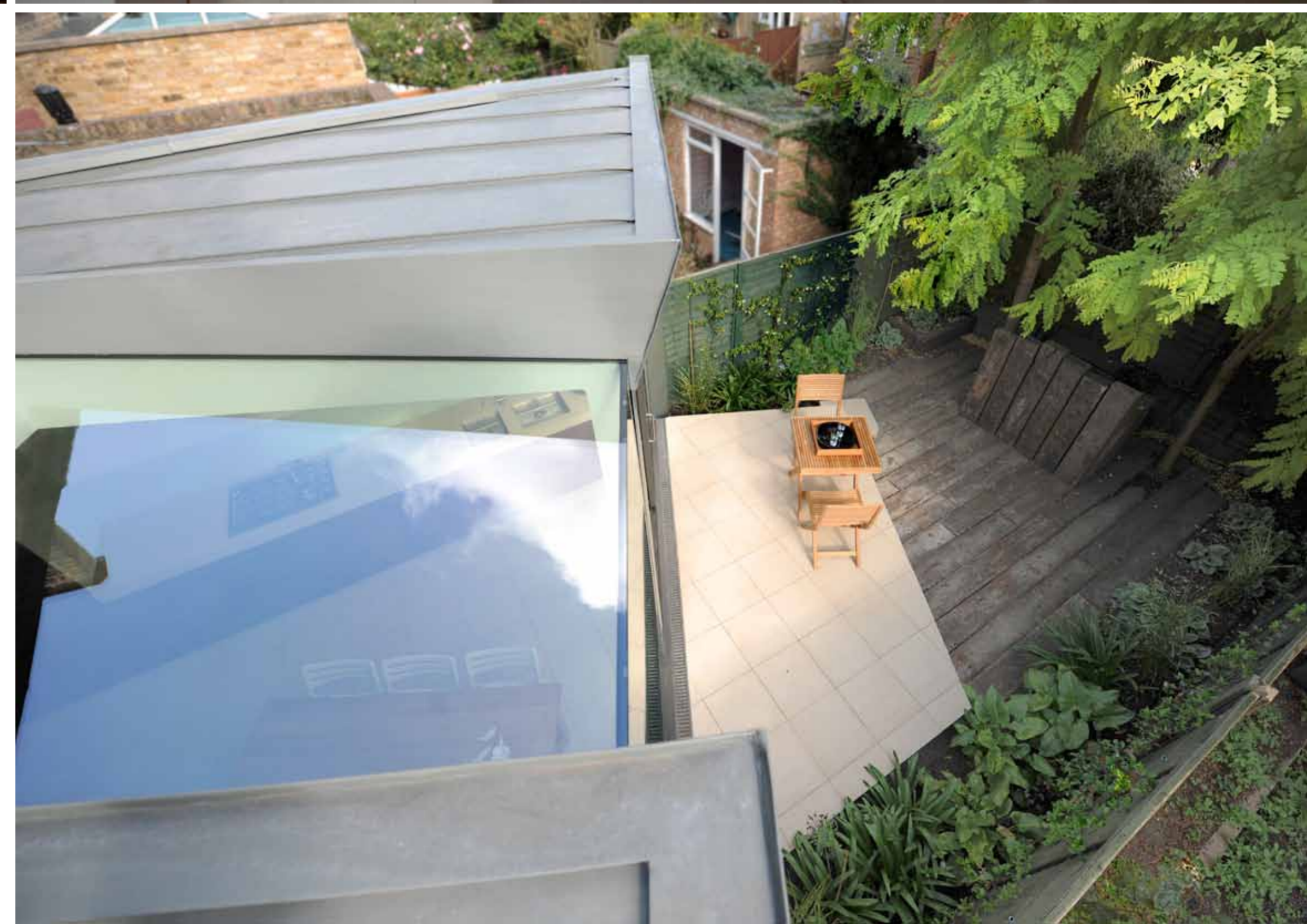
The internal floor projects out through the faceted zinc façade as a floating external deck, cut back to the same fine angle.



Plan Before



Plan After



GROVE PARK - SOUTHWARK

Two flats at the top of a Victorian mansion block have been combined to create a modern family duplex with a folded metal stair as the focal point.

The design combines the attractive period features of the existing top floor property with modern, elegant interventions designed to make the most of the available views and light. The arrangement of the two floors was rationalized to provide an airy, double height, top lit space at the centre of the apartment. On the lower floor, double doors on magnetic stays neatly recessed into the adjoining wall open out into the adjoining living room. This provides clear views through the apartment towards the garden at the rear and towards central London at the front of the house.

Within the double height space sits the focal point of the development; a cantilevered folded metal stair. The stair has a distinctive silhouette created from a complex geometry of folded triangular facets, which appear to float effortlessly within the space.



ARCHITECT: **BELL PHILLIPS ARCHITECTS** PROJECT COST: **£165,000** COMPLETED: **JUNE 2010**
CONTRACTOR/BUILDER: **ADD CONSTRUCTION** ENGINEER: **BUILT ENGINEERS** PHOTOGRAPHY: **KILIAN O'SULLIVAN**



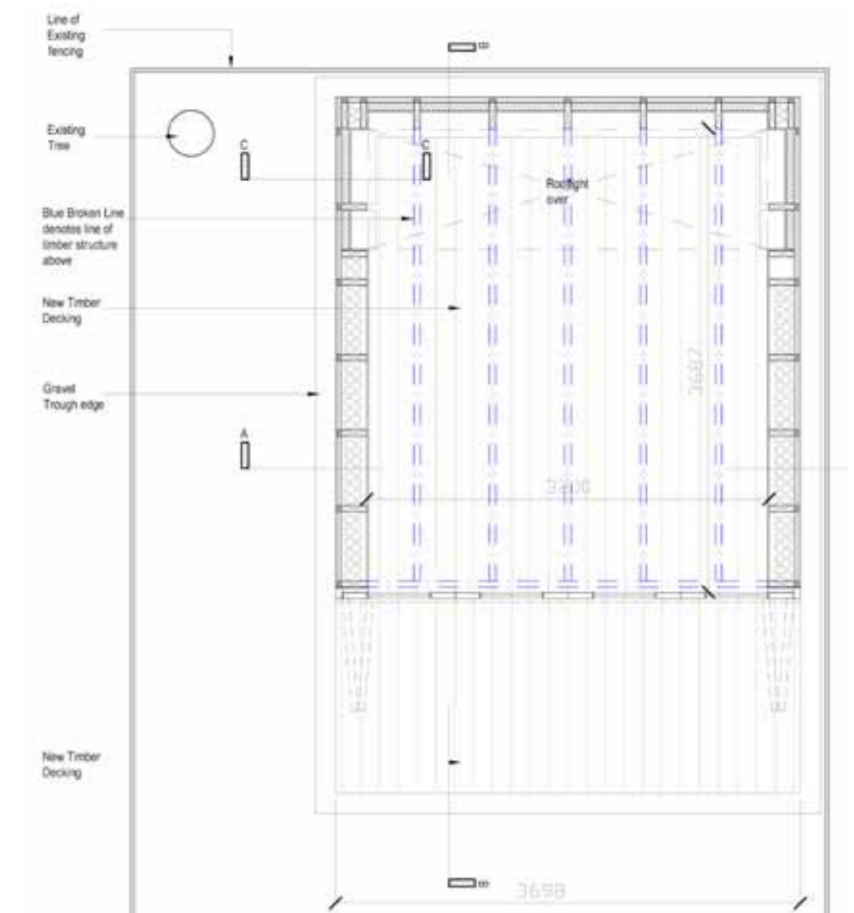


HACKNEY SHED - HACKNEY

An old asbestos-ridden outbuilding has been replaced with a new timber garden studio in Hackney, incorporating full height retractable doors and a library.

Situated in a domestic garden in Hackney, the 'shed' acts as a workspace and studio. Built to a limited budget and timescale, the simple aesthetic of the raw building materials (2x4 inch timber members and plywood sheets) is celebrated to create a functional and warm urban haven. Full-height timber doors are completely retractable and allow for a clear view of the garden.

The shed is fully insulated and vented to allow for a comfortable year-round environment. A library is situated within the vertical structural members, which maximises the usable floor area, and a hidden rooflight at the rear of the space playfully frames an unexpected glimpse of the sky.



Finished Plan View

ARCHITECT: **OFFICE SIAN ARCHITECTURE AND DESIGN** PROJECT COST: **£9,690** COMPLETED: **JULY 2010**
CONTRACTOR/BUILDER: **INDEX CONTRACTOR/BUILDERS**





HAMPSTEAD APARTMENT - CAMDEN

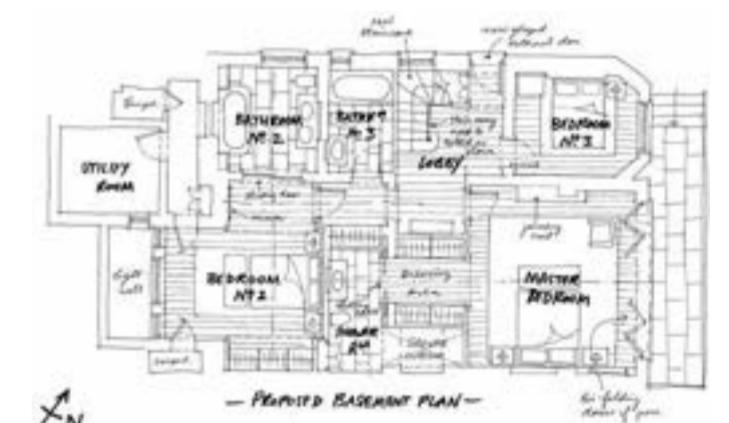
A run-down flat, occupying the ground floor and basement of a grand house in Hampstead, has been transformed into a spectacular contemporary residence.

The aim was to create a series of elegant living and entertaining spaces at ground floor level, retaining and enhancing the best of the original features, and a series of private bedroom quarters at basement level with a more contemporary feel.

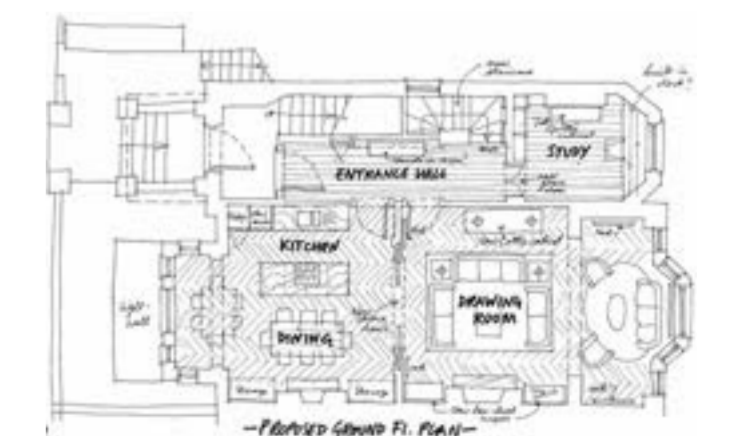
At ground floor level a large opening has been formed between the two principal reception rooms, now housing the living room and kitchen, which opens up views while retaining an element of separation.

Low-level kitchen units and a wall-hung fridge and larder either side of the fireplace allow the kitchen to retain the feel of a grand reception room. The walls, gothic panelling, coffered ceilings, and elaborate fireplace have been painted off-white allowing artworks, furniture and the 1960s chandeliers to take centre stage.

The same palette runs down the new curving staircase to the basement level. New sliding aluminium doors access a sun terrace clad with slate paving.



Completed Basement Plan



Completed Groundfloor Plan

ARCHITECT: **STEVEN FLETCHER ARCHITECTS** PROJECT COST: **£700,000** COMPLETED: **AUGUST 2008**
 CONTRACTOR/BUILDER: **ANDREW ILENDI PROPERTY DEVELOPMENTS** ENGINEER: **MSJ BUILDING CONSULTANTS**
 PHOTOGRAPHS: **BRUCE HEMING**



HAY HOUSE - ISLINGTON

A two-storey glazed extension to a listed Georgian terrace which differentiates between modern and historic elements.

The run-down building, which had been stripped of most of its interior features in the post-war period, was acquired after decades of neglect at auction. The requirement was to achieve the greatest flexibility from the arrangement of the interior to meet the changing needs of the occupants. An evolving home/office had to be accommodated, as well as the option to separate the four-storey dwelling into separate living units if required.

Urgent maintenance of the basic fabric of the building was the initial priority, but Listed Building Consent for a south-west facing glazed rear addition helped bring sunlight into the lower levels and improved the relationship between the interior and garden spaces. The end-of-terrace location provided the opportunity for additional side entrances, which contribute to the flexible arrangement.

Reinstated Georgian features are reconciled with modern kitchens and bathrooms by finding common ground in a shared space and elegant aesthetic.



Plans, Sections and Elevations as Built



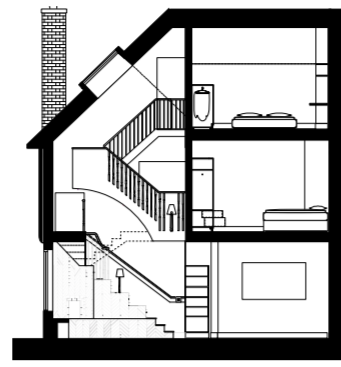
HEARTH HOUSE - BARNET

An extensive redevelopment of an Edwardian semi-detached house in north London, dramatically re-ordering rooms within the existing footprint to increase the usable floor area by 20 percent.

Untouched since the 1940s the house enjoyed a generous provision of space but was dark and spatially unvaried. The ground floor has been redeveloped into a series of open sided rooms, visually connected yet distinct. Nooks, internal windows, screens and openings ensure the family can easily enjoy the more public areas of the house whilst maintaining privacy.

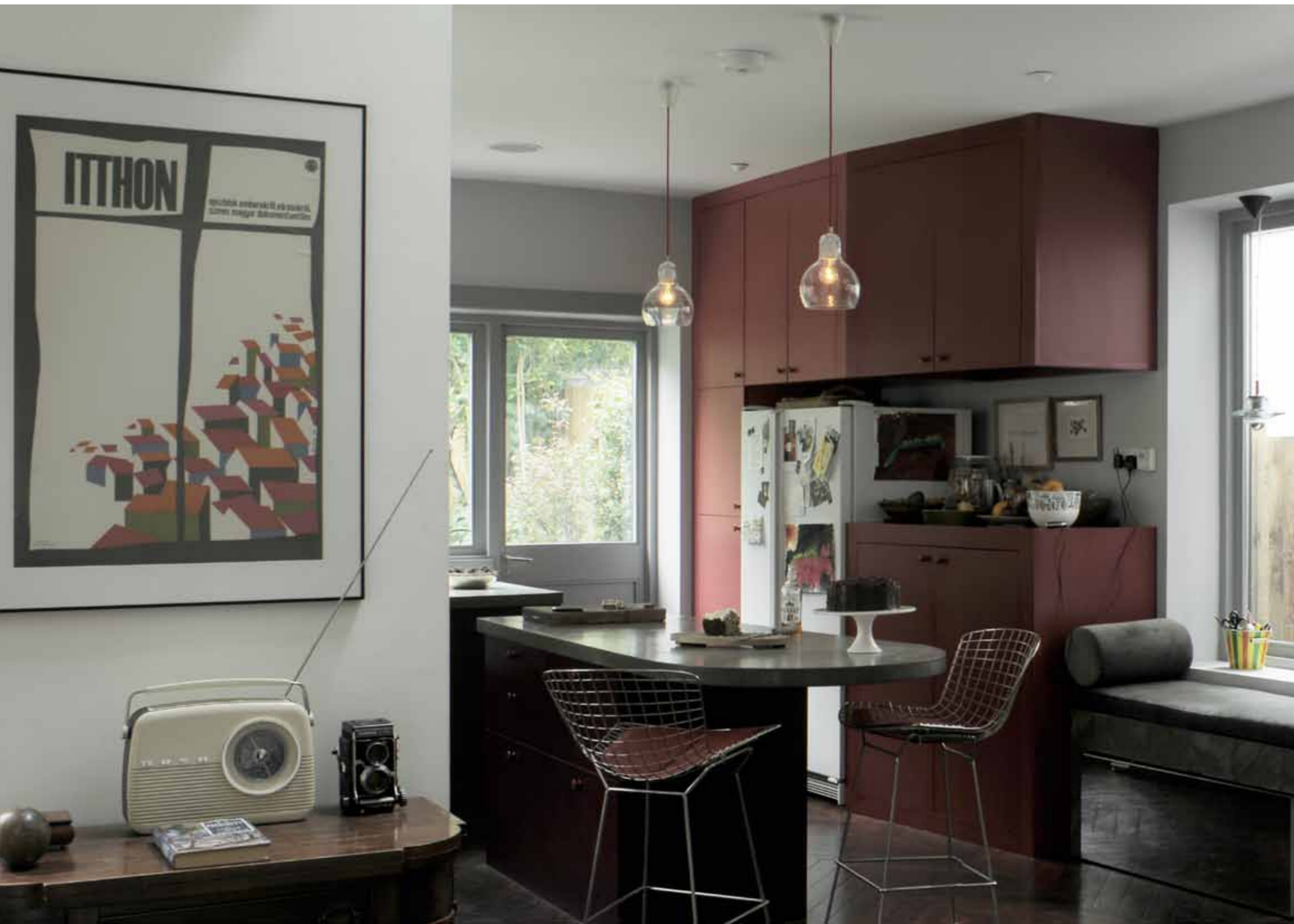
A triple height space, lit from above by an openable rooflight, brings direct sunlight into the heart of the north facing home. At its base a concrete hearth and stair provide a relaxed centre for family life. The pattern of the reclaimed chevron parquet flooring is repeated in the surface of the concrete.

The new stair uses an assortment of styles; the traditional timber balustrade provides a grand ascent to a landing that divides in two; a laser-cut ply negative provides a more enclosed escape to the bedrooms; and a Modern open tread steel stair to the attic enhances the feeling of lightness.



Completed Sections

ARCHITECT: **AOC ARCHITECTURE LTD** PROJECT COST: **£490,000** COMPLETED: **MARCH 2009**
CONTRACTOR/BUILDER: **JOHN PERKINS PROJECTS** ENGINEER: **ENGINEERS HRW**





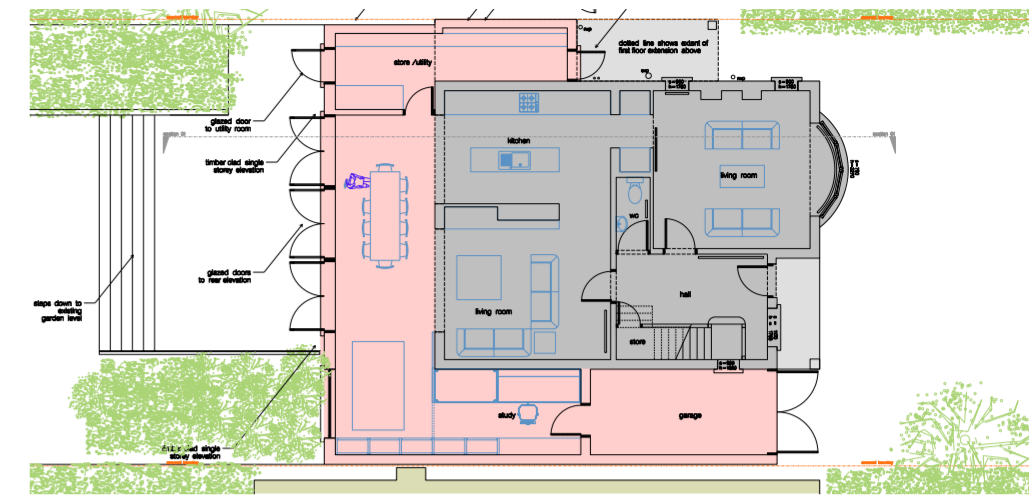
HIGH VIEW - HARROW

Extension and refurbishment to a detached suburban house to create an additional and better organised ground floor living space.

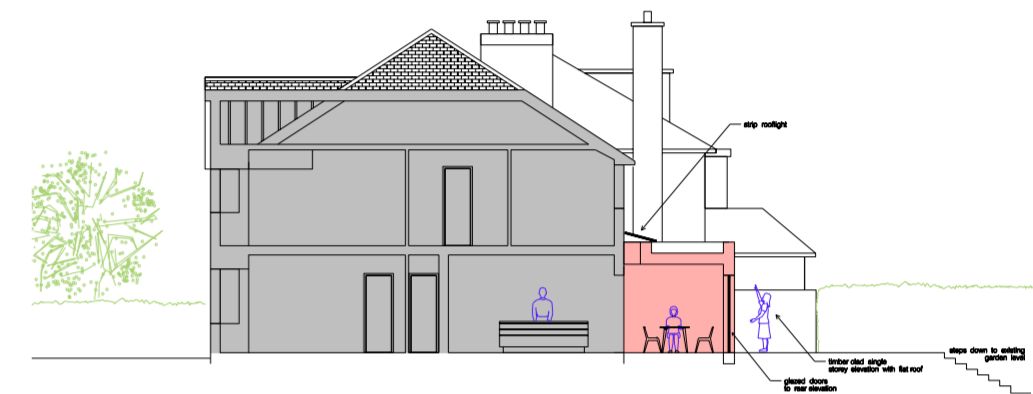
A new family room has been created at ground floor with strong connection to the garden while also forming new internal links between all of the existing ground floor living spaces. Rather than creating one large open-plan space, definition and separation between the new and existing spaces has been retained, with varying levels of connection.

The new extension is defined externally as a bold and overtly new addition to the house with its own rectilinear, timber-clad architectural vocabulary. The cladding picks up on the half-timber-effect parts of the existing house, and is set off against the new sleek, frameless glass opening doors and windows, and stainless steel trims.

A large timber terrace increases the connection between the internal spaces and the newly designed garden, while new and refurbished bedroom and bathroom accommodation have been created at first floor level.

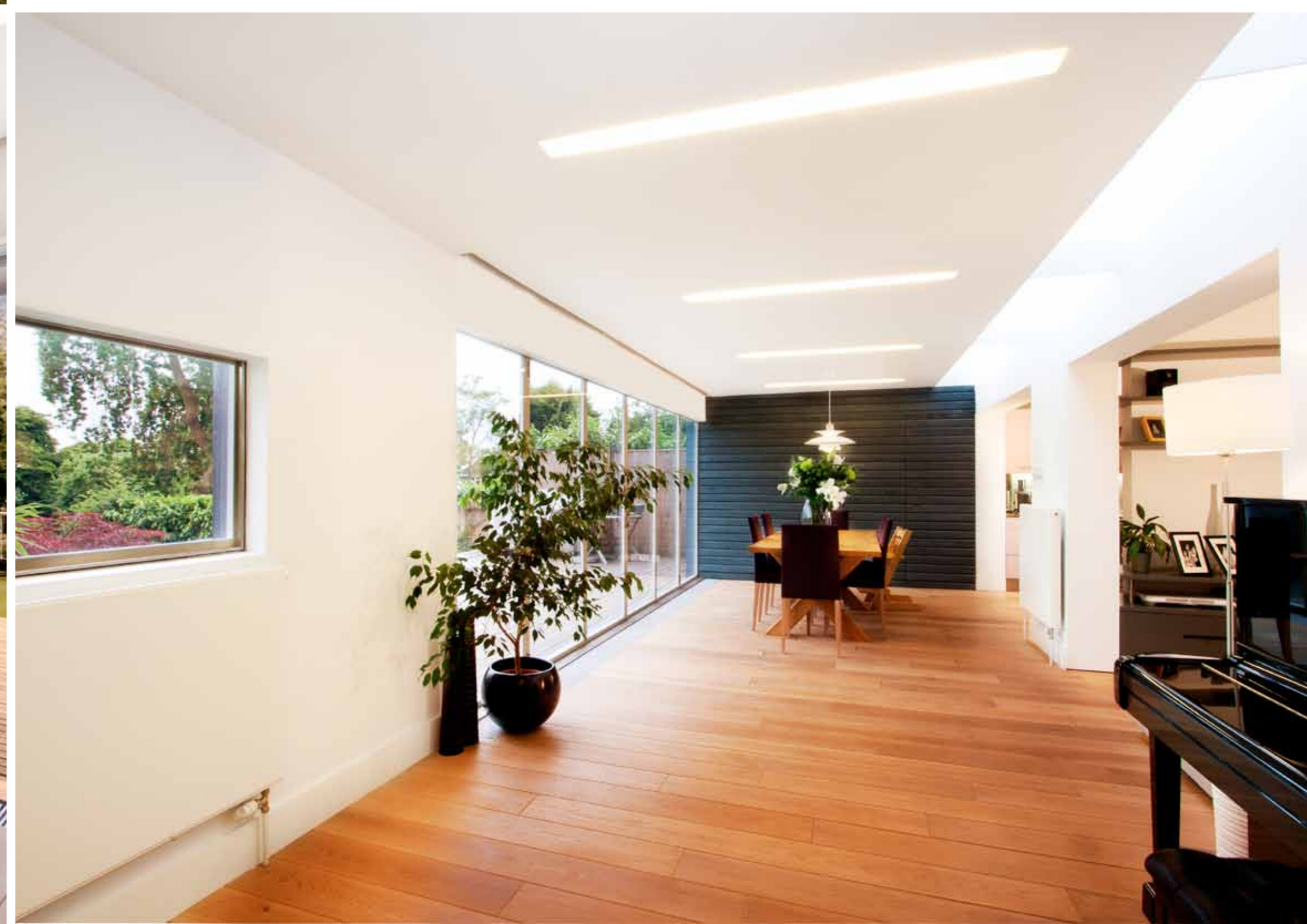
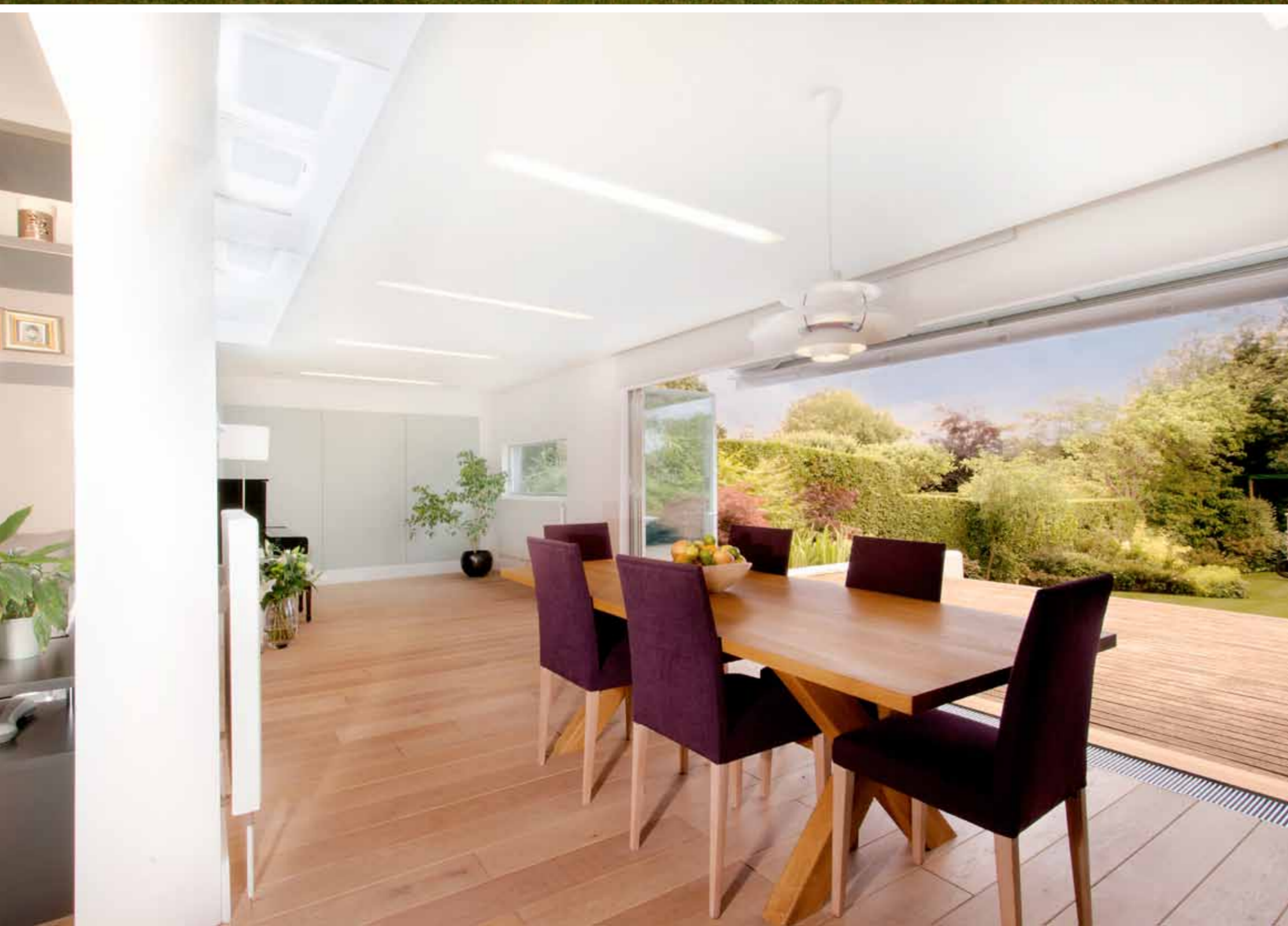


Completed Plan



Completed Section

ARCHITECT: **WORKS ARCHITECTURE** PROJECT COST: **£300,000** COMPLETED: **MAY 2009**
CONTRACTOR/BUILDER: **DFA PROJECTS** ENGINEER: **MERVYN RODRIGUES** PHOTOGRAPHY: **LUKE CAULFIELD**



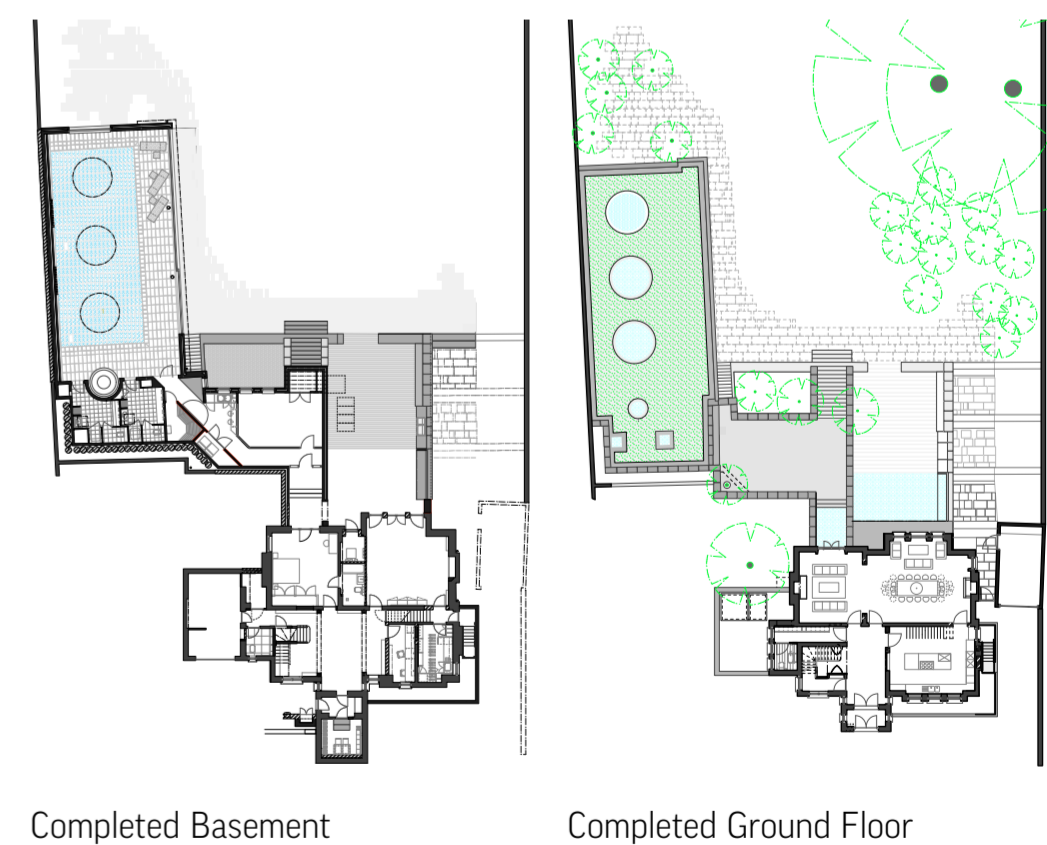


HIGHGATE HOUSE - HARINGEY

A large Victorian family house in Highgate has been adapted for energy-efficient, high-tech living and extended with minimal visual impact in a sensitive conservation area.

The existing house has been expanded into the rear roofspace to leave room for a private art gallery on the floor below and a low-lying extension in the rear garden has been added containing a swimming pool hidden under a meadowgrass roof, a gym, a sauna and a spa. A structural glass walkway links the original house to the new pool and gym.

The thermal performance of the building has been substantially upgraded, with all external plaster replaced with thermal laminate plasterboard and a gas CHP (combined heat and power) system installed. Planning permission has also been granted for two vertical-axis wind turbines – the first such permission in the Highgate conservation area. The structure and cabling have been put place, ready for the homeowner to progress with this second phase of the project whenever they wish.





HOWICK PLACE - CITY OF WESTMINSTER

A former victorian Royal Mail sorting office has been refurbished and transformed into a creative hub for designers and artists with offices, art galleries and loft style apartments. Through simple interventions this apartment creates impressive open spaces whilst making the most of period features.

A 2/3 bedroom duplex loft is located on the second floor of this imposing red brick building. The layout of the apartment has been designed to optimise space and exploit existing Victorian details, resulting in a unique floor plan and interesting living spaces.

The double height space in the main living room, entrance hall and master bedroom make use of the high ceilings and oversized Victorian windows. An upper gallery space is also open to the living room, and large windows between rooms have created additional light and a natural flow between the spaces.



Second Floor Level Plan



Second Floor Mezzanine Level Plan



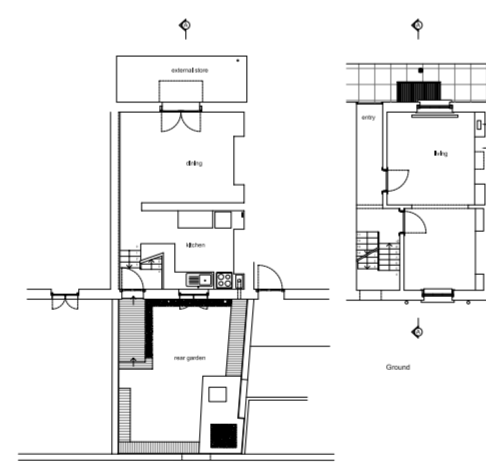
HOXTON HOUSE - HACKNEY

A two storey, cruciform façade extends this small Victorian house by just one metre, transforming the experience of the interior spaces and courtyard garden and introducing a generous new double-height dining area and kitchen.

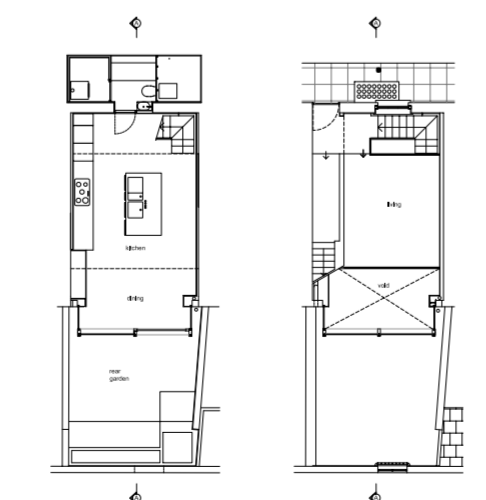
The existing property had a multitude of small rooms, with a tiny, two metre high kitchen in the semi-basement and access to the garden from the half-landing of a cramped servants staircase.

An extension of just one metre avoids encroaching too much on the garden or affecting the neighbours and yet opens up a grander architectural order, which complements the existing rooms of the modest house. Removing part of the upper ground floor in two places gives access for a new stair at the front of the house and gives height to the basement at the rear. This provides a generous double height dining area and kitchen that connects directly to the garden.

The design combines new and timeless technologies; structurally bonded double-glazed units with bespoke, locally made Douglas fir sliding doors and cruciform frame. The white kitchen and concrete floor contrast with natural materials and warm brick hues of the courtyard.



Before Plan



After Plan



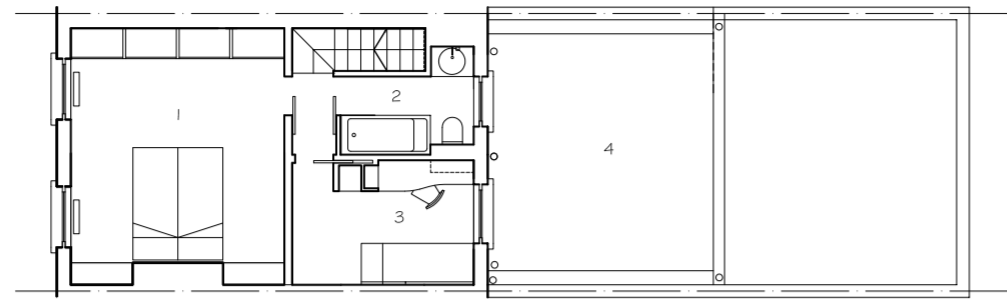
INKERMAN ROAD - CAMDEN

A small terraced Victorian house located within Kentish Town has been carefully remodelled and extended to provide better living accommodation.

The homeowner were frustrated by the small and limiting spaces offered by the existing building and wanted to create more freedom on the ground floor. A full width rear extension enables the kitchen and dining spaces to be united a coherent family space with the mature garden now feeling part of the living space.

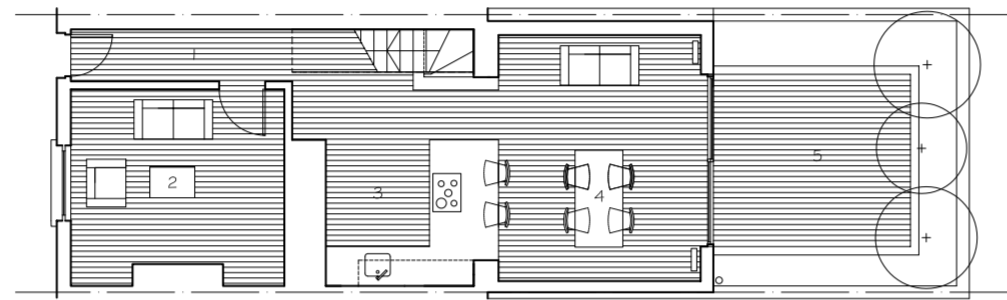
The existing staircase was replaced with a single-flight, folded timber staircase which enabled the first floor to be transformed by adding a bathroom whilst maintaining two generous bedrooms.

With a tight budget for the total refurbishment of the house and rear extension, much use was made of simple material technology, one such example being the kitchen which was hand-made on site using MDF with a hand painted finish.



- 1 Master Bedroom
- 2 Bathroom
- 3 Study Bedroom
- 4 Flat Roof

First Floor Plan



- 1 Hall
- 2 Reception
- 3 Kitchen
- 4 Dining / Living
- 5 Garden

Ground Floor Plan



ARCHITECT: **STRANGE ASSOCIATES** PROJECT COST: **£115,000** COMPLETED: **SEPTEMBER 2010**
CONTRACTOR/BUILDER: **BGBS LIMITED** ENGINEER: **ALECK ASSOCIATES**





LANDFORD ROAD - WANDSWORTH

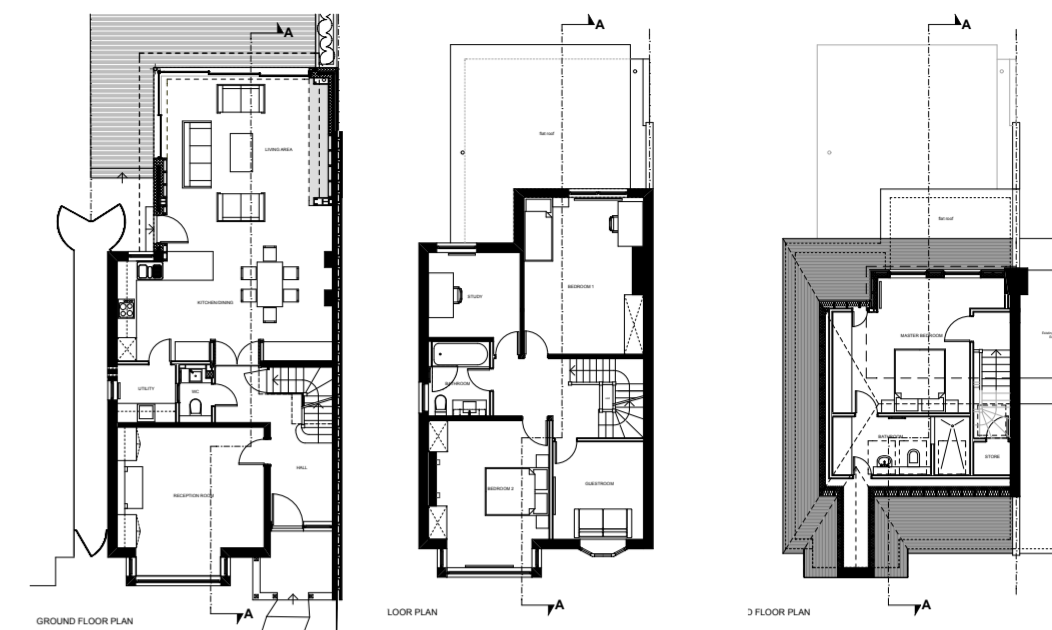
This large, semi-detached Edwardian house has been refurbished and extended at the rear and into the loft to create a family home with a blend of traditional and contemporary features.

The refurbishment has reinstated the home's traditional mouldings, architraves and features, bringing back some of the Edwardian splendour lost through years of DIY. The extensions have created new space for contemporary living.

A steel framed box extends the house to the rear at ground level, creating a contemporary kitchen, dining and living area. Large sliding doors lead out onto a wooden deck, creating a clear link to the garden and a room filled with natural light.

The loft extension adds a large new master bedroom with en-suite bathroom. A roof light installed in the roof above the stairwell ensures natural light cascades through the stairwell, from roof to ground floor.

The whole house was re-insulated, and in the rear room underfloor heating and high performance skyframe sliding-folding doors were installed, with high efficiency boilers, hot-water system and controls to maximise thermal efficiency.

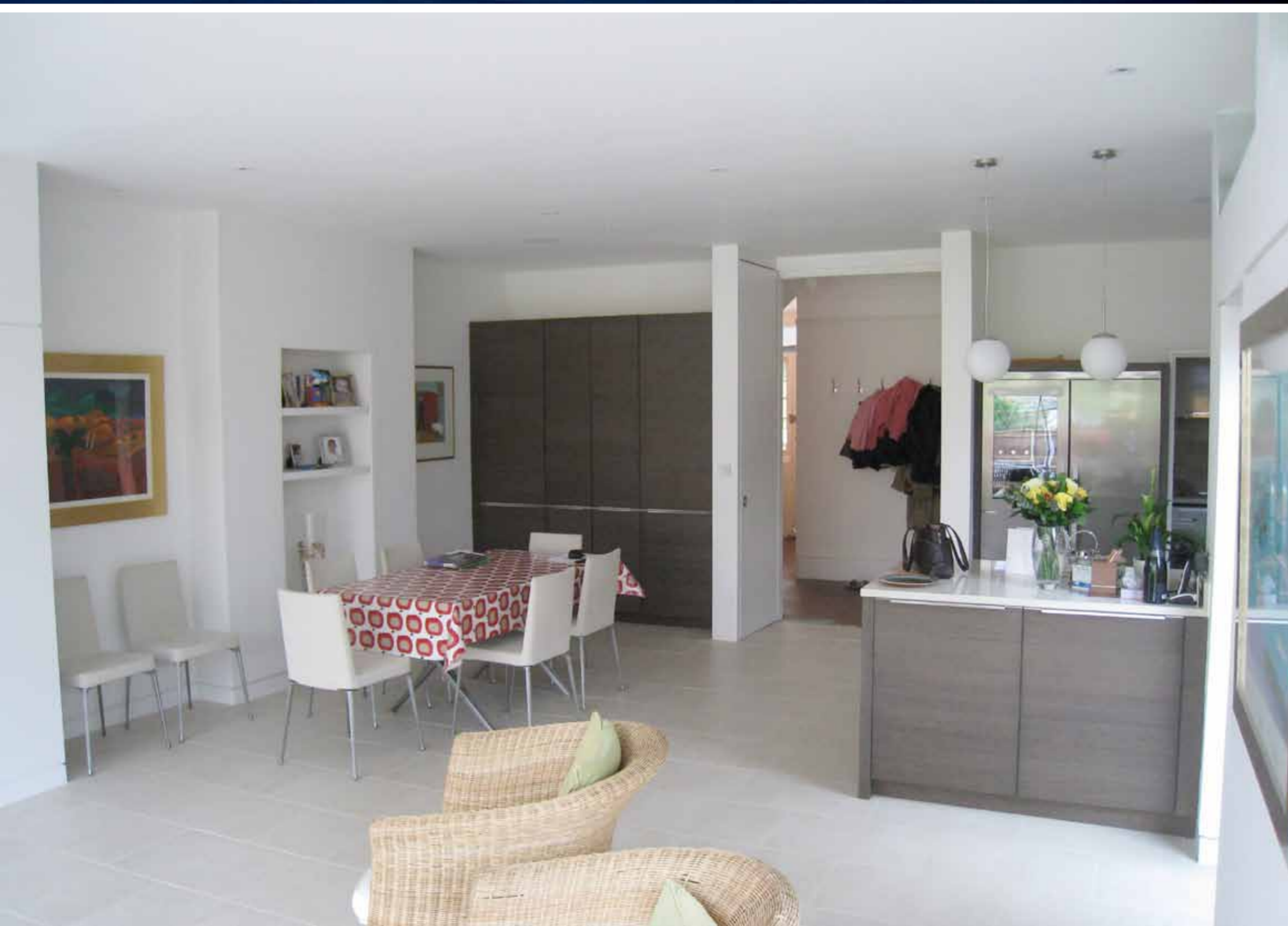


Ground Floor Plan

First Floor Plan

Second Floor Plan

ARCHITECT: **GRANIT CHARTERED ARCHITECTS LTD** PROJECT COST: **£358,800** COMPLETED: **MARCH 2009**
CONTRACTOR/BUILDER: **SMART BUILD** ENGINEER: **BRING AND SANGER**





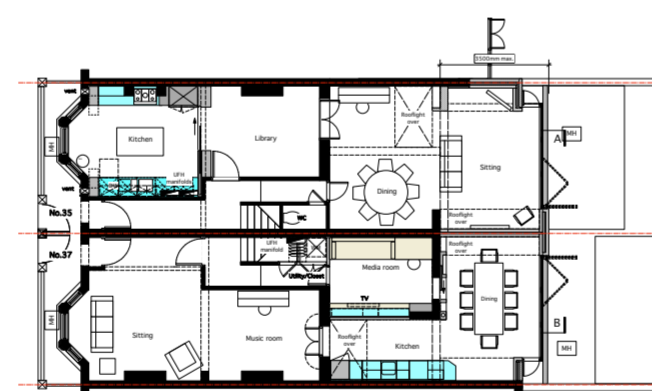
'NEIGHBOURS FROM HEAVEN' - HAMMERSMITH & FULHAM

An imaginative joint project revealing the benefits of collaborating with neighbours when short of space but you love your home and location.

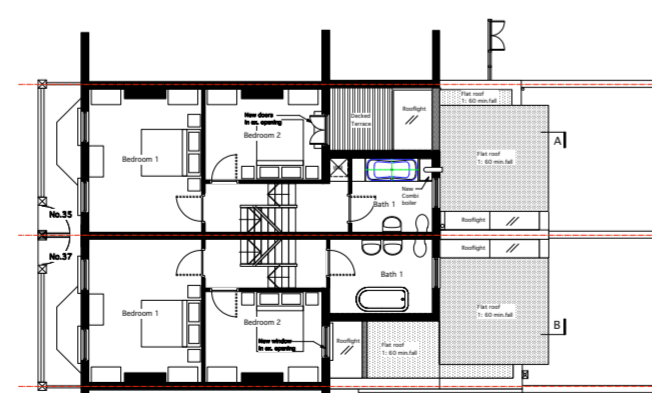
Two nurses and friends living in adjoining Victorian terraced houses with cramped kitchens and dated conservatories, were keen to improve their living and garden spaces. Each had very different lifestyle needs: at No.35 an avid entertainer and at No.37 a family with two young children. The imaginative solution was not to move but to pool resources.

A joint commission to extend and transform the ground floor living spaces brought financial economies, access benefits and emotional support. The reworked properties have been designed in keeping with each other when viewed from the garden radically different internal treatments.

Both properties feature strategically placed rooflights, allowing No.35 to achieve a first floor terrace. Internally, No.35 flips the open plan living space to address the garden. At No.37 the extension space incorporates a spacious dining area opening each or for both onto the garden, galley kitchen and kids 'snug'.



Ground Floor Plan



First Floor Plan

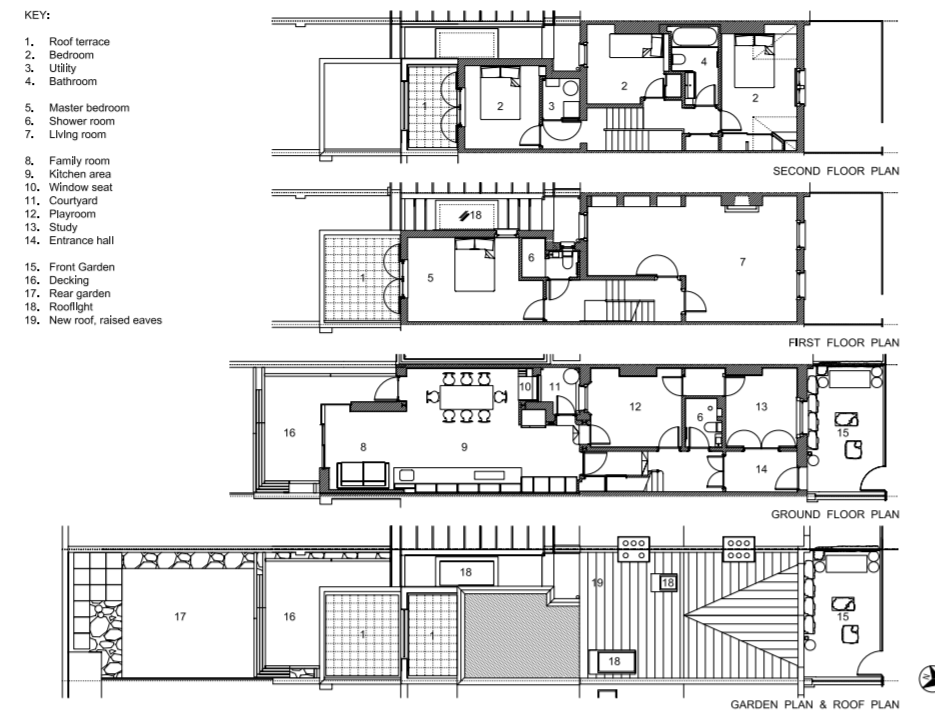


PENZANCE STREET - KENSINGTON & CHELSEA

New rooflights and an internal courtyard now flood this Victorian terraced three-storey house with light.

At ground floor, the rear addition has been extended to the boundary and a small courtyard with glazing to three sides created between the extension and the main part of the house. This lights the new family room and playroom and allows views between them, bringing glimpses of greenery into the middle of the house. A seating area has views of the south-facing walled garden through dramatic corner glazing, which slides back to access the sunken deck.

On the top floor, the roof was strengthened, the dormer removed and the eaves of the rear slope were raised to make the smaller bedroom fully usable. The floor structure also needed strengthening, allowing the top floor to be remodelled, creating two proper sized bedrooms and a family bathroom. Large roof lights were added over the bathroom and hallway, and the terrace to the master bedroom was rebuilt with a glass balustrade to allow an uninterrupted view of the garden.



Completed Floor Plans

ARCHITECT: **JONES WOOD ARCHITECTS** PROJECT COST: **CONFIDENTIAL** COMPLETED: **JULY 2010**
CONTRACTOR/BUILDER: **MAY HOMES LTD** ENGINEER: **CHARLES HARRIS & PARTNERS** PHOTOGRAPHY: **PHILLIP COHEN**





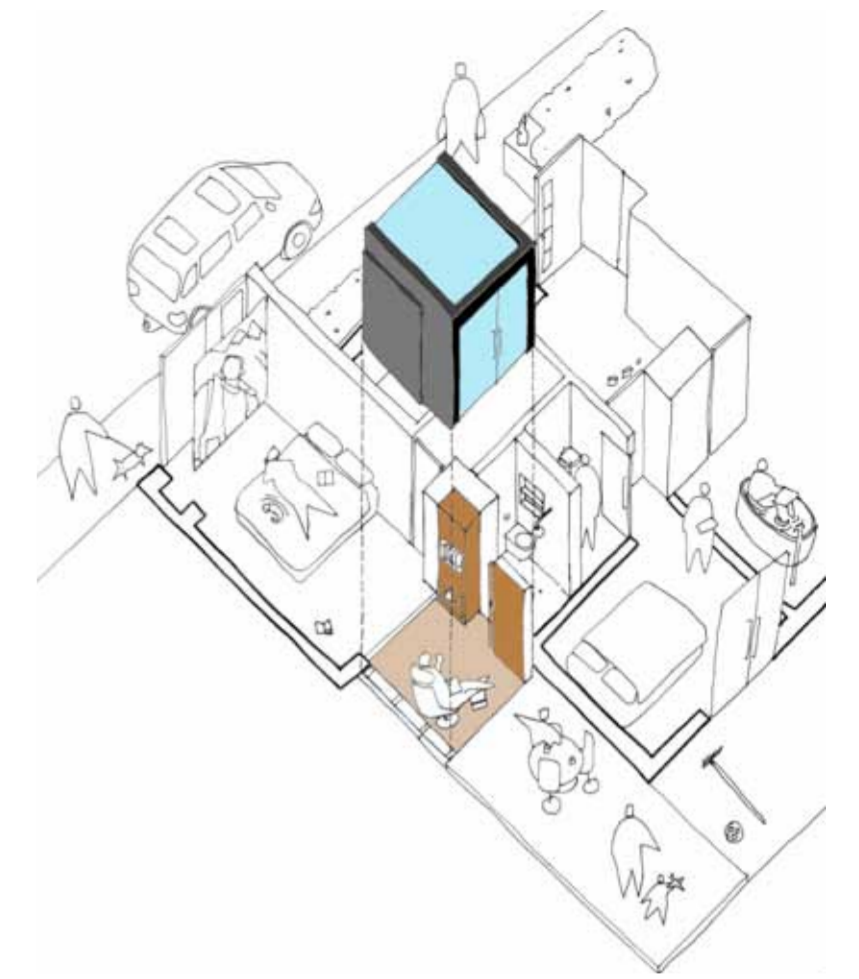
PRIMROSE HILL - CAMDEN

A conservative 1980s brick mews house in Primrose Hill has been modernised for a family needing more space for work, rest and play.

A metal-clad extension with a wholly glass roof has been built in place of the garage, creating a new bedroom with small sitting area open to the sky and links to an ensuite bathroom. Both the architecture and materiality have been designed to offer a sense of warmth and delight, with hidden doors, storage areas, the floor, walls, doors, cupboards and shelves all in solid walnut.

New ultra-slim steel framed windows and doors have been fitted throughout, and new slot windows introduced to the east elevation, bringing in the morning sun and transforming the entire feel of the house.

The building's flat roof has been converted into a landscaped terrace and play area. A raw galvanized steel balustrade creates a screen, behind which built-in furniture for seating, cooking and bathing, constructed of the same material as the decking, appears to fold out of the timber floor and back again.



ARCHITECT: **HUT** PROJECT COST: **£120,000** COMPLETED: **DECEMBER 2008**
CONTRACTOR/BUILDER: **C&A** ENGINEER: **FLUID**





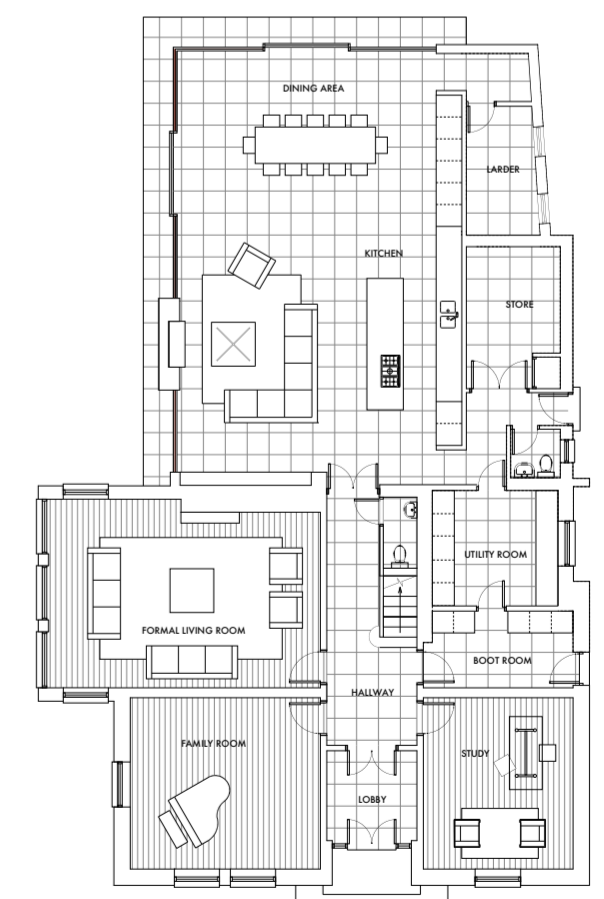
PRIVATE HOUSE IN EAST SHEEN - RICHMOND

An early 20th century detached house has been brought into the 21st century with the demolition of mock Victoriana additions and the construction of a new extension inspired by the early 20th century glass houses of Mies van der Rohe and Philip Johnson.

The aim was to eliminate all traces of past exercises in bad taste, enhance the thermal performance of the building as much as possible and construct a new family room to the rear of the house to maximise the benefit of the fresh air and sunlight afforded by the location.

The long flank wall abutting the neighbours was retained and a new wall of 3m high fixed and sliding glass used to enclose the reclaimed space. A new brick chimney was built in the same brick and pointing as the main house. Concealed structural posts within the window frames give the extension's roof an apparent floating effect.

The house was completely thermally enhanced throughout - cavity walls were pumped full of insulation and draughty rotten windows replaced with sensitively detailed, high performance windows.



Completed Floor Plan

ARCHITECT: **THOMPSON + BARONI ARCHITECTS** PROJECT COST: **£500,000** COMPLETED: **SEPTEMBER 2008**
 CONTRACTOR/BUILDER: **KJV CONSTRUCTION** ENGINEER: **FLUID STRUCTURES**



PRIVATE HOUSE, SW LONDON - WANDSWORTH

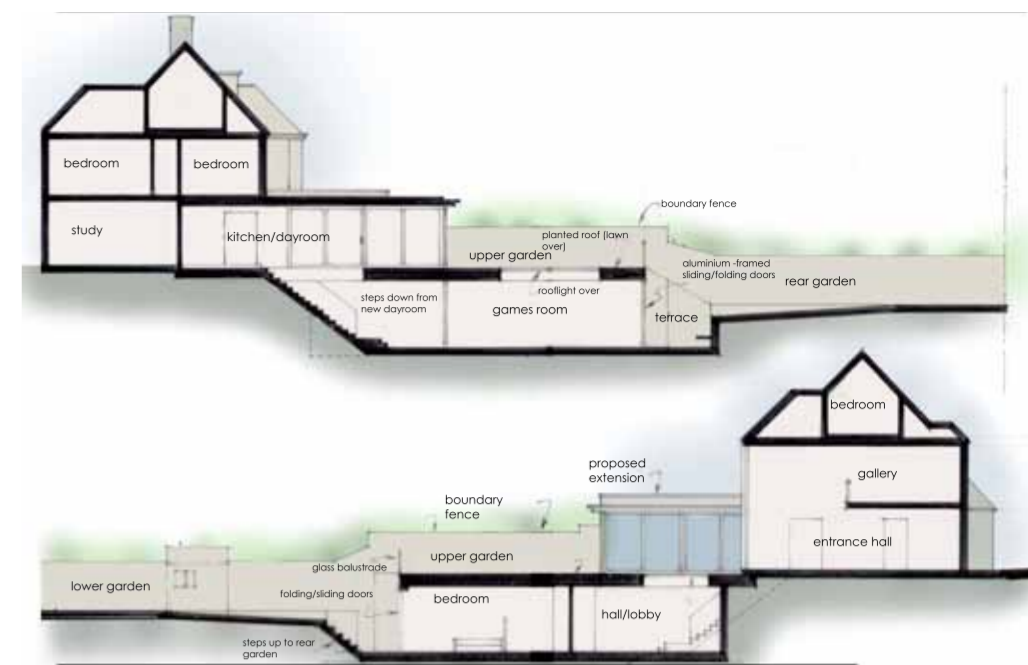
A detached family home in Richmond has been enhanced by adding a contemporary ground floor extension and 135 sq m basement below with newly landscaped split-level gardens.

The brief was to extend a much-loved family home by adding a games room, two bedrooms and a bathroom.

The opportunity to create new basement accommodation was presented by a sloping garden that falls away from the house on two levels. This meant that the garden space could be retained, with an upper terrace providing both a lawn and a decked area.

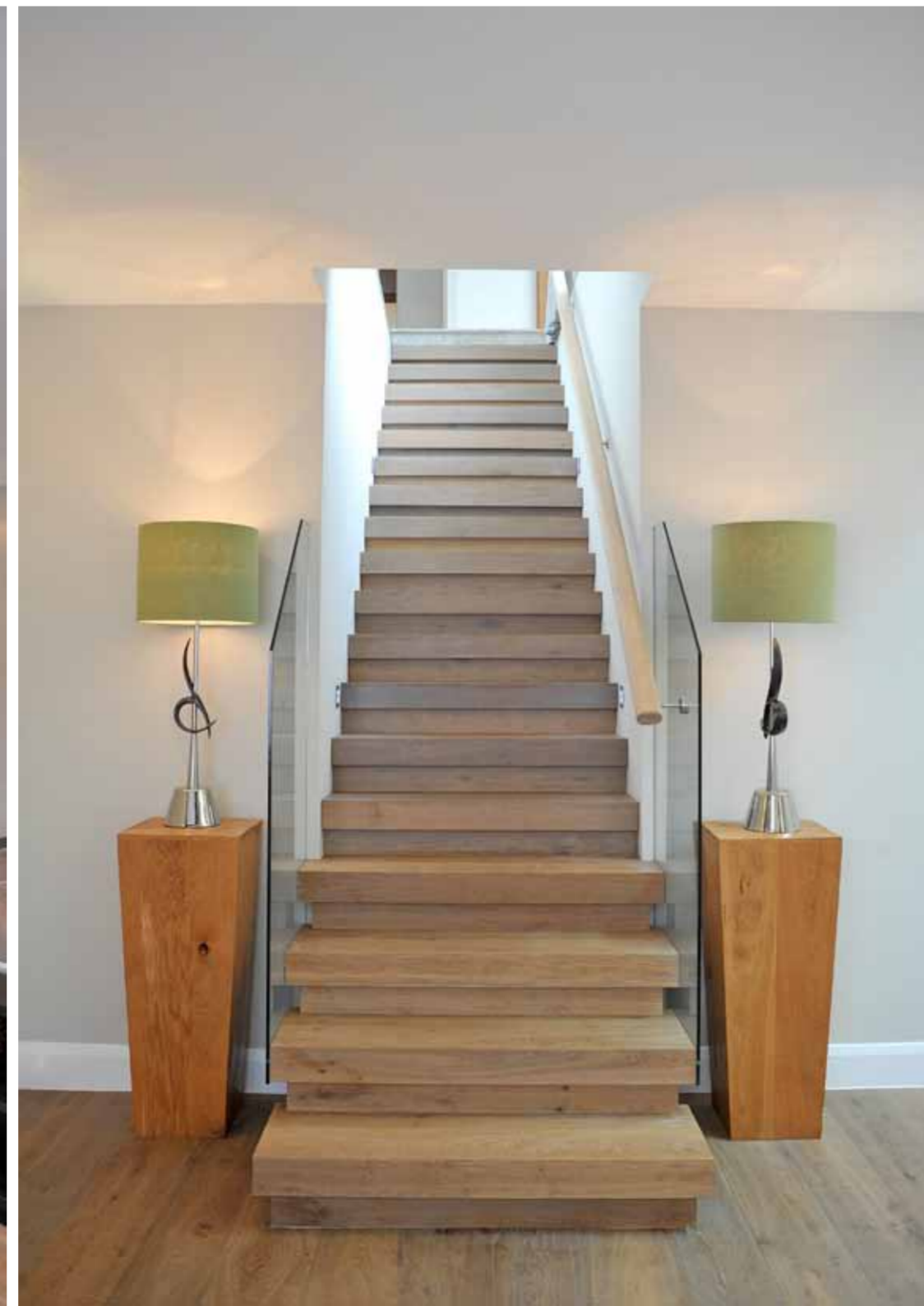
The basement has been constructed using a waterproof concrete system and has flush glazed roof lights to allow natural light into the rooms below. A wall of sliding glass doors across the basement rooms allows access onto a new lower terrace with stairs up to the lawn.

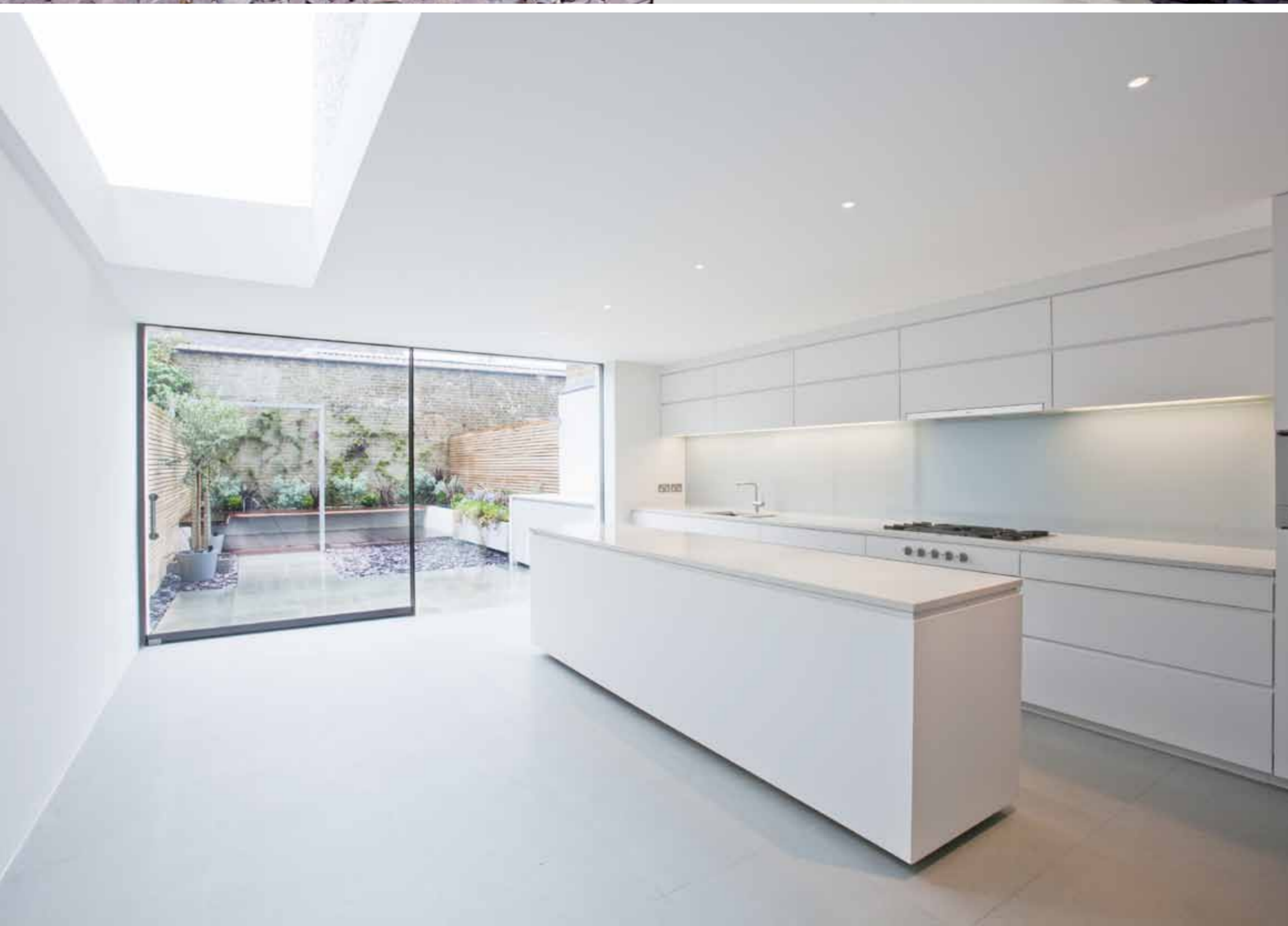
The enlarged kitchen/family room is of traditional construction with an overhanging flat roof clad in light grey single-ply membrane. The rooms are glazed on two sides allowing extensive views across the garden.



Completed Section

ARCHITECT: **SNELL DAVID ARCHITECTS** PROJECT COST: **£1,000,000** COMPLETED: **SEPTEMBER 2010**
 CONTRACTOR/BUILDER: **KIRCHER BUILDING SERVICES LTD** ENGINEER: **BARNARD ASSOCIATES**
 PHOTOGRAPHY: **MICHAEL MAYNARD PHOTOGRAPHY**





SHANDON - LAMBETH

The ground floor of a Victorian terrace house has been extended to create a continuous relationship between house and garden.

An airy kitchen and dining space blurs the boundary between the ground floor and the garden of this terraced house in Clapham, south London. The interior and exterior are treated as a continuous space: a single room formed in plan by three equal zones that balance and unify the ground floor.

A minimally framed sliding door subtly divides house and garden, allowing natural light to stream deep inside the building. A sandstone floor extends seamlessly outwards from the kitchen to form a terrace between the rear elevation and the timber deck at the end of the garden.

The kitchen units and countertop form a block that stretches out through the rear elevation and the exposed exterior section of storage echoes the proportions of the kitchen island. These dimensions are repeated once more as a negative within the void of the roof-light, positioned in parallel with the kitchen island to allow light to fall into the internal dining area.



Completed Floor Plan

ARCHITECT: **STUDIO OCTOPI** PROJECT COST: **£160,000** COMPLETED: **AUGUST 2008**
CONTRACTOR/BUILDER: **VERTIGO PROPERTY DEVELOPMENT** ENGINEER: **MILK ENGINEERS**
PHOTOGRAPHY: **JULIAN LOVE PHOTOGRAPHY**



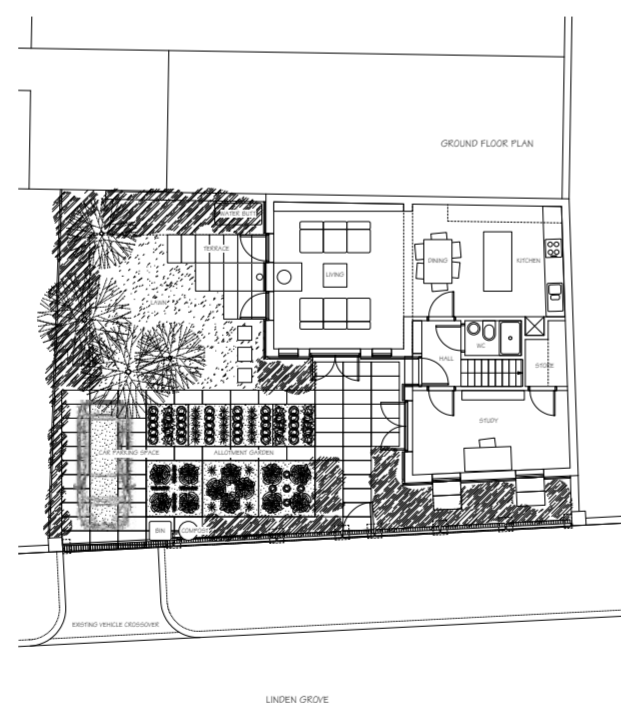
THE LIME HOUSE - SOUTHWARK

A derelict pokey bungalow has been transformed into a light, compact courtyard house, featuring large windows and 'light slots' bringing natural light to internal rooms.

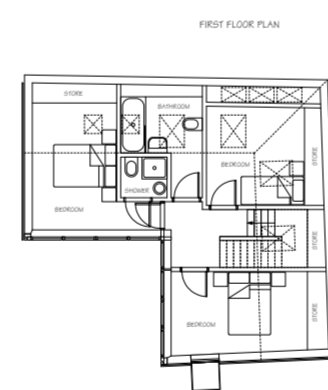
The original L shaped single storey building was built in 1931 as a stable for the Shire horses that pulled wagons around the area, delivering coal from Brockley station. The building had been badly converted into a house in 2000 but was solidly built with a roof ridge which was high enough to accommodate a full first floor with the addition of a full width glazed dormer around the courtyard elevations.

The interior has been totally replanned, with a new staircase at the junction of the two arms of the L, the formation of a kitchen/dining/sitting room opening onto a courtyard garden, a study/bedroom downstairs and three bedrooms, a bathroom and ensuite shower room upstairs.

Natural light is brought into the ground floor kitchen and shower room through 'light slots' and south-facing rooms are shaded from the sun by integral blinds within triple-glazed windows. A new full height fence along the back edge of the pavement with a galvanised steel frame and western red cedar slats protects garden privacy, with the same timber used to clad the courtyard elevations.



Ground Floor Plan



First Floor Plan



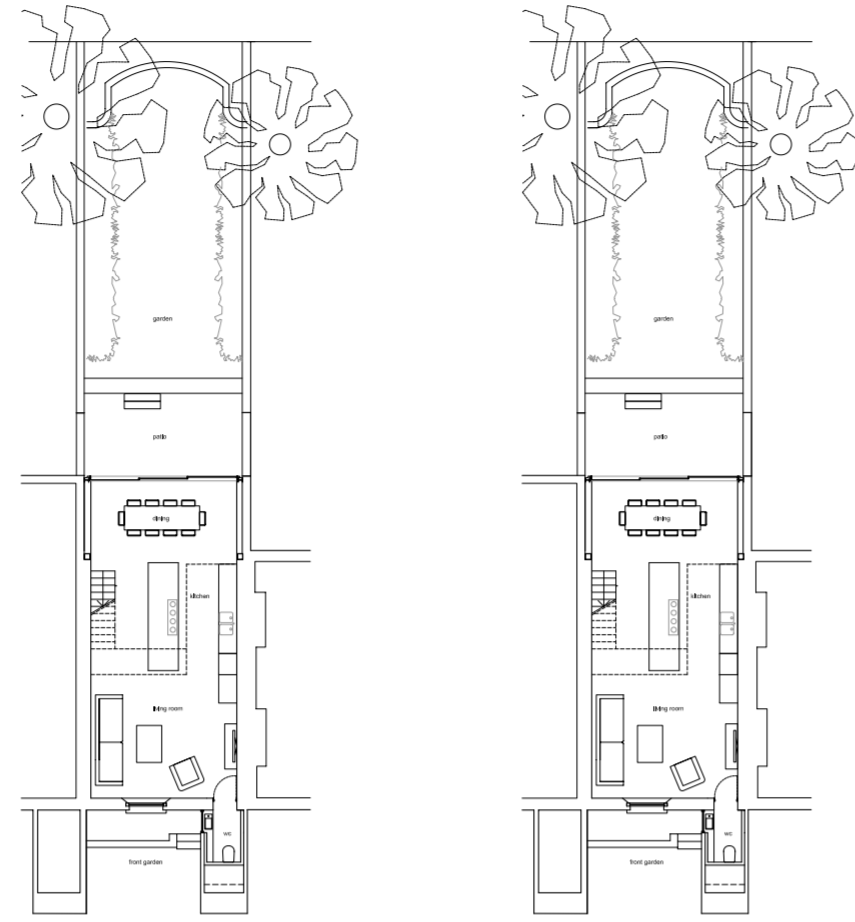
THE SQUARE HOUSE CAMDEN - CAMDEN

The conversion of a garage at the end of the garden into a guest suite, connected back to the main house below the garden via existing vaults.

New space for a guest bedroom has been created at lower ground level beneath where the garage previously stood, giving space for a south-facing garden room at ground level with sliding folding doors. A guest shower room is located in one of the old vaults with its arched ceilings maintained.

The main section of the new lower ground space is used as the children's play area, lit by a line of rectilinear walk-on roof lights. These are co-ordinated with the steps in the ceiling below to give drama to the space and are covered with a dot-screen print to make the surfaces non-slip. Light in the stairwell is supplemented by an additional rooflight in the garden room roof.

The garden is designed to be integral to the architecture with paving slabs on adjustable feet that allow them to be perfectly level and rainwater to flow through the joints.



Lower Ground Floor

Upper Ground Floor

ARCHITECT: **DAVID MIKHAIL ARCHITECTS** PROJECT COST: **CONFIDENTIAL** COMPLETED: **MAY 2010**
CONTRACTOR/BUILDER: **LAWRENCE WEBB** ENGINEER: **BUILT ENGINEERS** PHOTOGRAPHY: **TIM CROCKER**





THEBERTON STREET - ISLINGTON

The conversion of a garage at the end of the garden into a guest suite, connected back to the main house below the garden via existing vaults.

New space for a guest bedroom has been created at lower ground level beneath where the garage previously stood, giving space for a south-facing garden room at ground level with sliding folding doors. A guest shower room is located in one of the old vaults with its arched ceilings maintained.

The main section of the new lower ground space is used as the children's play area, lit by a line of rectilinear walk-on roof lights. These are co-ordinated with the steps in the ceiling below to give drama to the space and are covered with a dot-screen print to make the surfaces non-slip. Light in the stairwell is supplemented by an additional rooflight in the garden room roof.

The garden is designed to be integral to the architecture with paving slabs on adjustable feet that allow them to be perfectly level and rainwater to flow through the joints.

- 1 Bedroom
- 2 Reception
- 3 Coal Hole
- 4 Light Well
- 5 Kitchen
- 6 Living
- 7 Family
- 8 Garden
- 9 Guest
- 10 Garden Room



Completed Section

ARCHITECT: **PAUL ARCHER DESIGN** PROJECT COST: **£295,000** COMPLETED: **MAY 2010**
 CONTRACTOR/BUILDER: **DESIGN 2 BUILD** ENGINEER: **MARTIN REDSTON ASSOCIATES** PHOTOGRAPHY: **WILL PRYCE**





TIMBER FIN HOUSE - WALTHAM FOREST

Playful timber boxes have been added to a Victorian terrace house in a spacious and light extension.

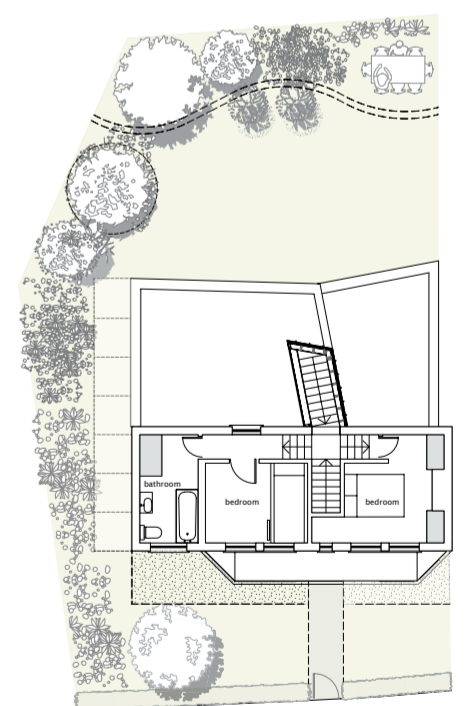
The concept was to create a series of different volumes to accommodate various functions in an informal stack of boxes placed next to each other like packing crates. The new structure exists as three timber containers framed in oak and clad in Siberian larch, allowing it to be read as a separate volume rather than mimic the brick character of the existing building.

Projecting fins give a subtle layering to the façade, which comes to life as the sun projects shadows across it. The cranked geometry allows for maximum sun penetration and shapes the garden space.

The use of timber gives a richness and warmth to the home. The floor in the extension is hard wearing birch plywood finished with an acrylic coating, which protects it and reflects light throughout the house. The oak doors in the living room fold back completely to allow maximum connection with the garden and a new timber staircase forms a link with the existing house.



Ground Floor Plan



First Floor Plan



TIVOLI ROAD - HARINGEY

A zinc and brick clad loft and side extension to an end of terrace Edwardian house in a conservation area to create a five bedroom single family home.

Current planning policy was exploited in order to create a modern roof extension with balcony despite the house's prominent location in a conservation area. The loft extension is zinc clad to blend with the original slate roof finishes. The side extension, although brick clad, is also modern in form in order to contrast with the existing building.

The new stair at the upper floor levels is configured to create a double height space at the heart of the house, thus allowing daylight to penetrate into areas that would be dark in a more conventional conversion. A new bedroom and bathroom were added across the first and second floor side extension.

The extensions were constructed using highly insulated timber frame to ensure that the building meets the 2010 Building Regulations even though the design was carried out in 2008.



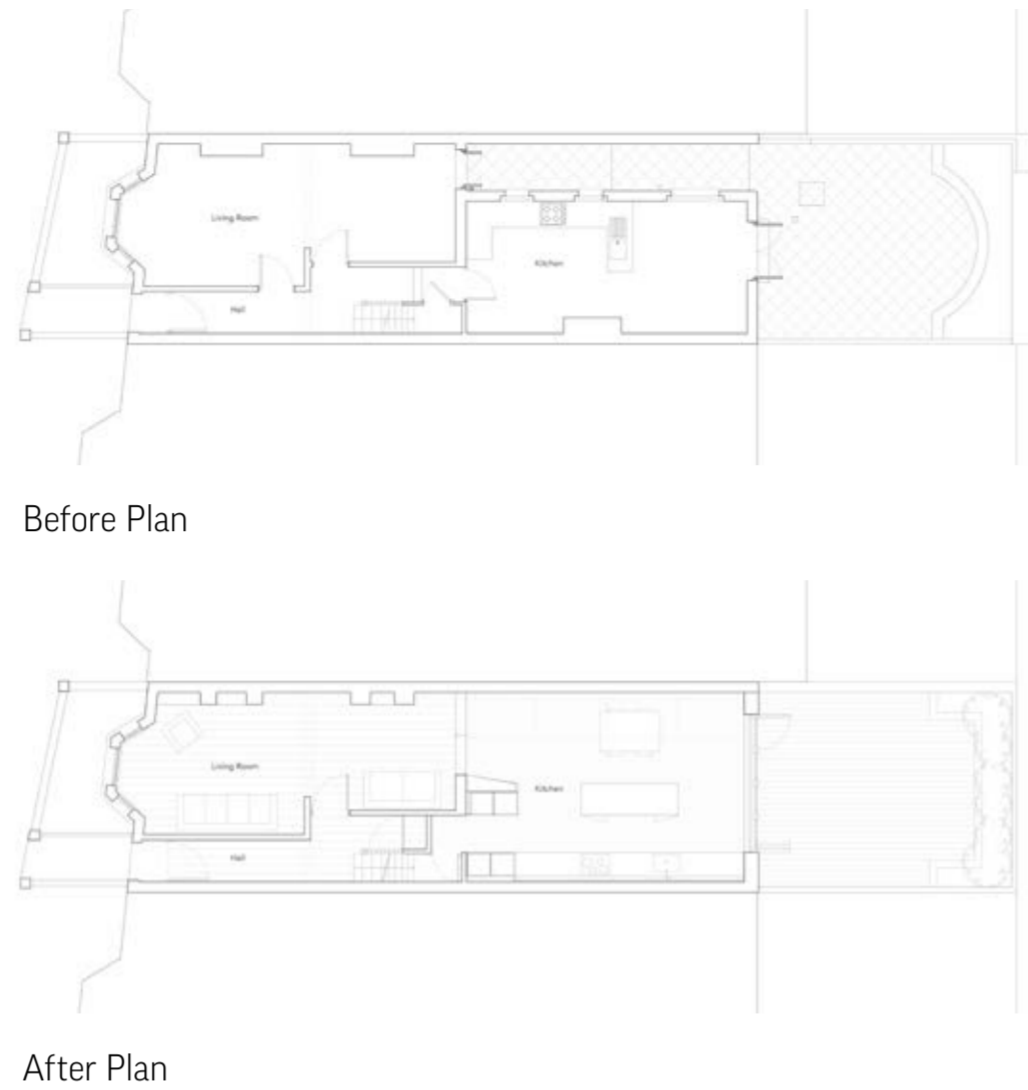
VITT HUS - WANDSWORTH

A Victorian terrace house has been refurbished throughout into a modern family home with a glass roofed side return extension to the kitchen.

Vitt hus is Swedish for 'white house' and best describes the homeowner brief for a predominantly white, almost gallery-like space in which to display artwork including Upsala Ekeby porcelain and Otl Aicher Munich Olympics posters.

A Corian plinth sits directly on the grey Pietra Serena sand stone floor whilst the adjacent wall units cantilever out, beneath which the floor flows uninterrupted across the width of the room. Working surfaces are warmed by the pale yellow glow of concealed fluorescent strips and mirrored panels reflect light out above the upper units. Opposite, a shallow rectangular recess presses back into the wall containing the Olympic posters.

A box-shaped roof light is raised up above the steps that connect the front reception rooms through to the kitchen extension. Adjacent, sloping glass panels occupy a narrow strip of space between the ceiling and the sidewall. During the daytime light streams in through this opening, but at night it reads as a dark slot cutting through the pristine white space.



ARCHITECT: **STUDIO OCTOPI** PROJECT COST: **£190,000** COMPLETED: **DECEMBER 2008**
CONTRACTOR/BUILDER: **PHW BUILDERS** ENGINEER: **MILK ENGINEERS** PHOTOGRAPHY: **JULIAN LOVE PHOTOGRAPHY**



AGENDA 21 - CITY OF WESTMINSTER

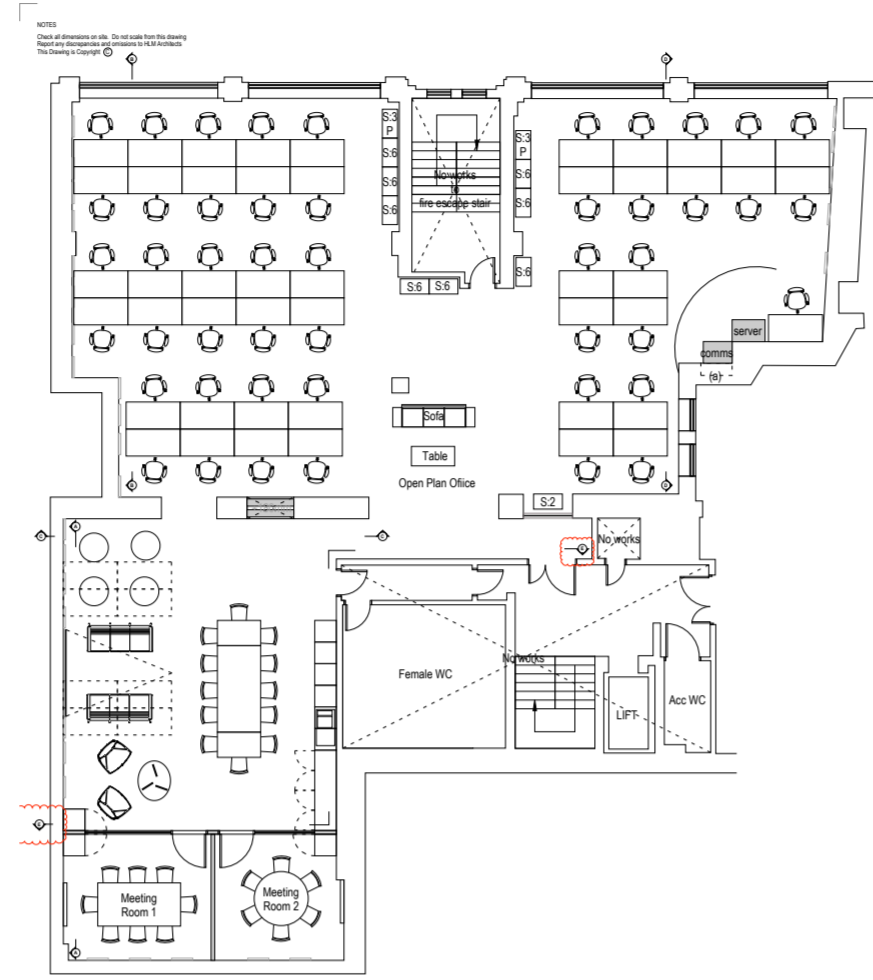
West End refurbishment for a digital media company with emphasis on presentation and social space.

The brief was to create a flexible office space for a fast-growing digital media company that could grow with them, offer large presentation space and invigorate clients and staff.

The intention was to work with the industrial language of the existing exposed services and oak flooring, and create a social / presentation space that all staff could congregate in.

Workstation layout was achieved by using a bench-desking system for flexibility, which was then futureproofed by installing services based on possible future desk locations. Presentation areas were created in two locations to offer flexibility when the company grew. Two meeting rooms located off the main presentation area help create a more open heart to the office.

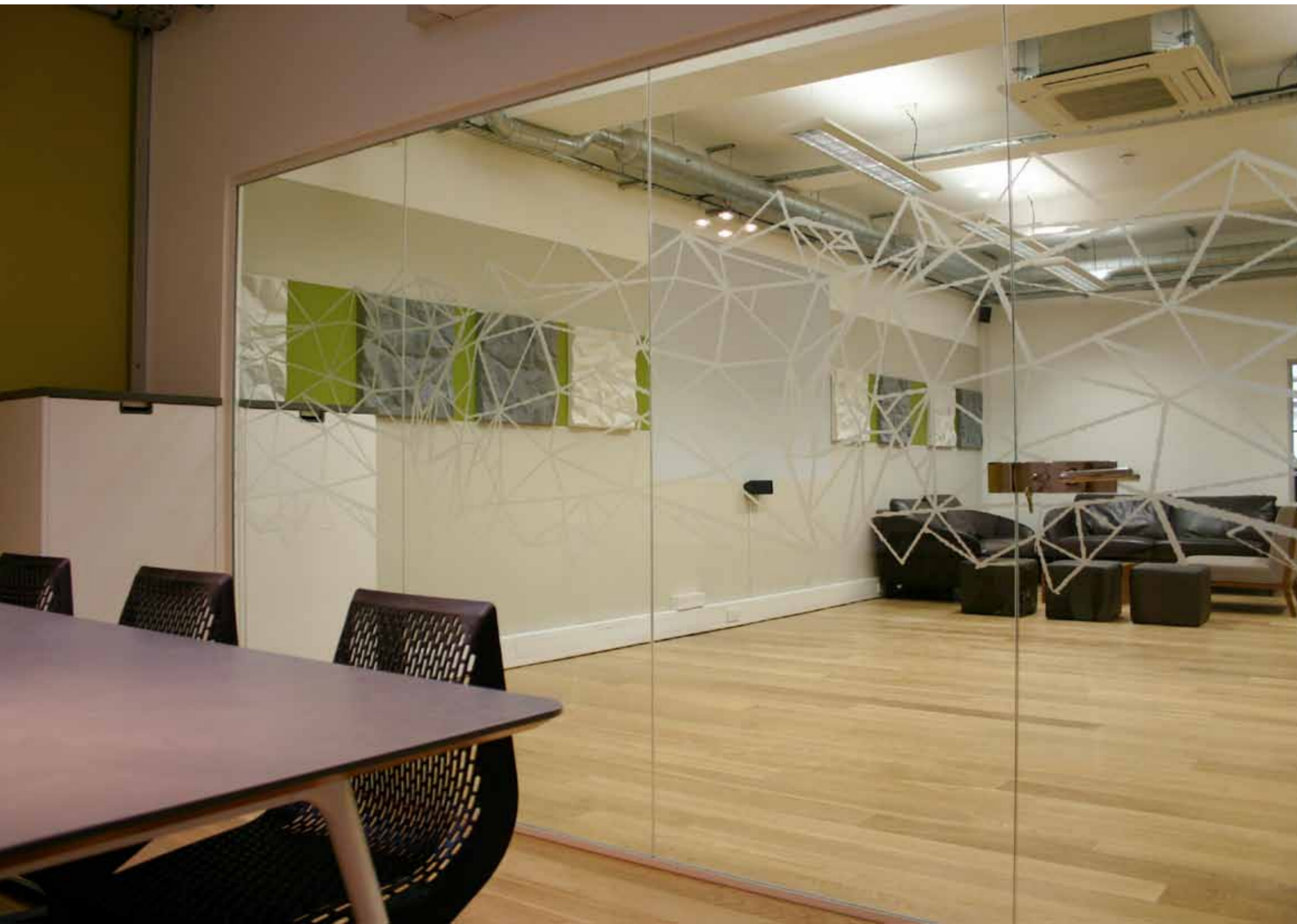
The digital focus of Agenda 21's work and the scientific aspect of their business were used as the basis for a faceted digital landscape design picked up on acoustic wall panels, feature-light pendants and glazed meeting rooms. The industrial theme was referenced in the meeting room lighting - steel arms reaching two metres out from the wall - and the kitchenette's handmade tiling.



Final Floor Plan



ARCHITECT: **HLM ARCHITECTS** PROJECT COST: **£100,000** COMPLETED: **OCTOBER 2010**
CONTRACTOR/BUILDER: **KESTRAL** PHOTOGRAPHY: **MATHEW FREEMAN**





BOWLING GREEN LANE - ISLINGTON

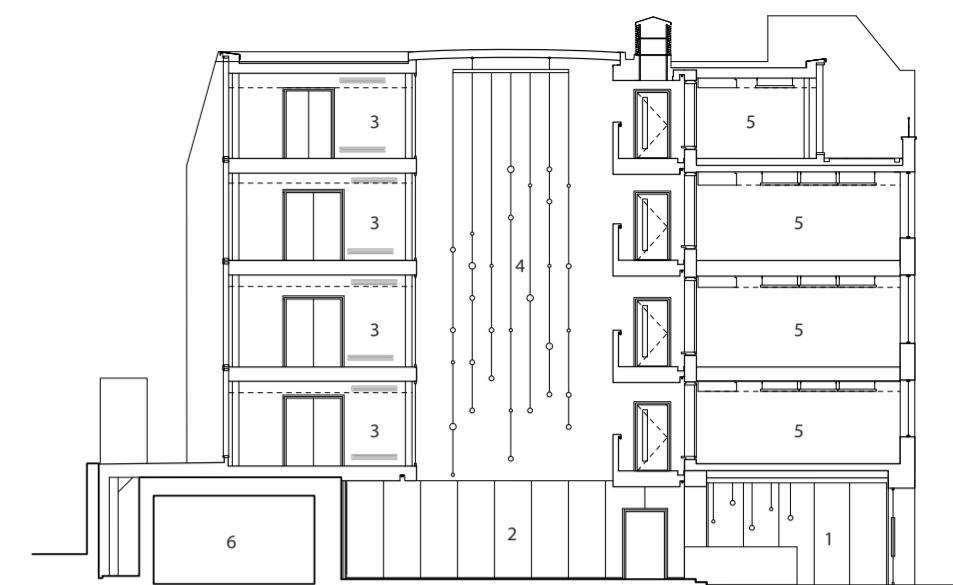
Refurbishment of an old printing works warehouse into office space with a new courtyard, atrium and roof terrace.

Originally a printing works built in 1935 the building was constructed in two parts connected by a series of bridges along the south façade.

The key move in refitting the building was to enclose the existing courtyard and bridge across the north façade with a fully glazed link. This connects both halves of each floorplate and creates a large, bright meeting room or break out space. Two studio offices are arranged on ground floor with one each on each of the upper floors.

The courtyard itself becomes a dramatic reception area eighteen metres high and filled with natural light. An installation of giant incandescent light bulbs housing fibre optic emitters controlled by hidden projectors, appears to illuminate the space as dusk falls.

Fine materials characterise the entrance, reception and common areas to allow a fifty year service life for the building until its next full refit. The building services are readily accessible and will be updated as new technologies arise. A full height glazed screen has replaced the aging mansard roof on the fourth floor to create a dramatic sixty metre long roof terrace.



BOWLING GREEN LANE
SECTION THROUGH COURTYARD LOOKING EAST

- 1 Reception
- 2 Covered Courtyard
- 3 Link
- 4 Lighting Installation
- 5 Office Space
- 6 Service Substation

Existing Section

ARCHITECT: **BEN ADAMS ARCHITECTS** PROJECT COST: **£6,350,000** COMPLETED: **FEBRUARY 2010**
CONTRACTOR/BUILDER: **KILLBY AND GAYFORD** ENGINEER: **MICHAEL CHESTER & PARTNERS** PHOTOGRAPHY: **DAVID LAMBERT**





CAMDEN COLLECTIVE - CAMDEN

Specifically designed for small creative businesses, Collective transforms a redundant warehouse in Camden into a 'wireless, wall-less' office.

Open 24 hours a day, Collective is designed to attract new companies and individuals in the creative industries, enabling them to work in a collaborative environment where they can build contact networks, share knowledge and foster new talent.

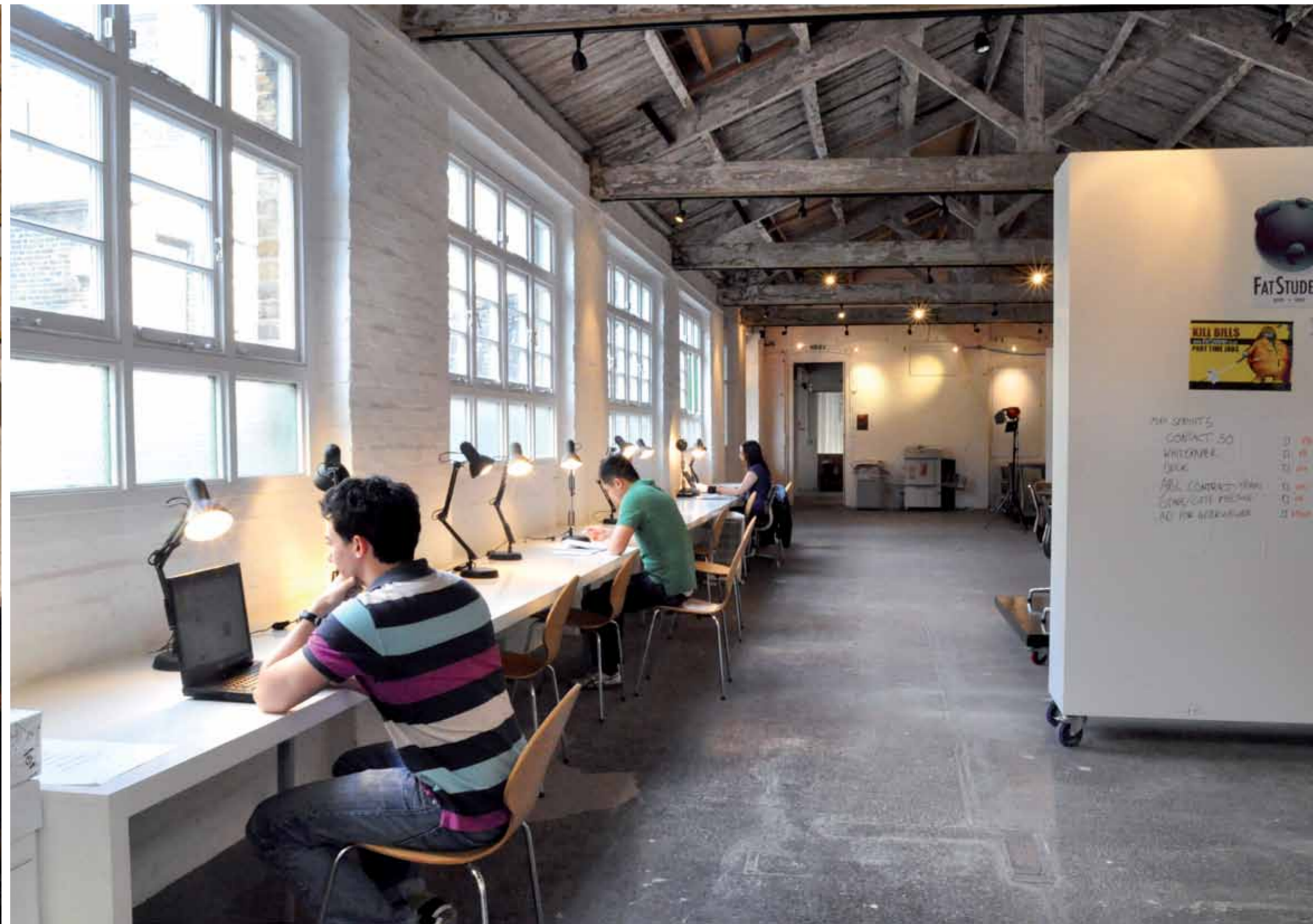
Working to a limited budget, the office has been designed as a semi-permanent structure within a vacant warehouse. Flexibility is at the core of the concept, with a moveable internal structure which can be re-configured quickly into a broad range of uses - the space can be a studio, a meeting room and a catwalk within the same day. The concept of the wall-less wireless office is achieved with a series of platforms on industrial casters, separated by white panels, also on casters, which can be stacked and positioned to provide privacy and open spaces.

Collective's entrance features a lowered ceiling cut from spruce ply, a playful take on its use in building sites to reflect its temporary nature. The warehouse has been completely stripped back to reveal its former use as a bakery, emphasising the roof trusses. Reclaimed furniture and set lighting is featured throughout.



Floor Plan

ARCHITECT: **DEXTER MOREN ASSOCIATES** PROJECT COST: **£60,000** COMPLETED: **MARCH 2010**
 PHOTOGRAPHY: **DEXTER MOREN ASSOCIATES**





LONDON OFFICE AND TEACHING SPACE FOR WIEDEN + KENNEDY - TOWER HAMLETS

A concrete framed industrial building, part of Truman Brewery, has been transformed into a playful and flexible new HQ for communications agency Wieden+Kennedy, featuring floating mezzanine floors likened to 'crow's nests'.

The new HQ provides the agency with dynamic workspace for staff, a multi-functional event space to encourage collaborations and a development area for its new school. This teaching space 'floats' within the new offices, allowing students to occupy different parts of the building in an ad hoc manner and be immersed in the day-to-day activities.

The main social hub is a kitchen/dining area where a five metre long island unit doubles-up as an informal meeting table and toast-making worktop.

A large flexible auditorium space hosts a range of events from intimate one-to-one meetings to large-scale music performances. A series of garage lock-ups, create hideaway spaces for private activities or extensions of the main space. 'Floating' libraries within the workspaces utilise the high ceiling spaces between deep ceiling beams and provide visual links across the larger workspaces with smaller intimate spaces beneath.



NORTH HOUSE - CITY OF WESTMINSTER

A modern workspace, created within two Grade II listed Art Deco buildings in a Westminster conservation area, forms an extension to existing offices in two adjacent listed houses.

The design ambition was to provide a long-life, accessible, and calm interior incorporating high environmental performance without the need to open windows to outside noise, dirt and dust.

The prominent street elevations were lightly refurbished maintaining their 1930s form. A single entrance was created with a glazed stainless steel door installed behind the heritage entrance gates. 1980s additions to the rear were replaced with a triple-glazed internal court providing a year-round amenity opening into a landscaped court.

The inspiration for the interior design came from the stainless steel line inlay in the travertine floor of one of the original dining rooms. Colour is introduced through a glass floor incorporating a digitally printed, multi-coloured image of brain cells, invigorating the boardroom landing.

High performance multi-foil insulation has been fitted within walls and the roof along with double-glazed secondary windows that seamlessly match the existing.



Building Sections Before and After

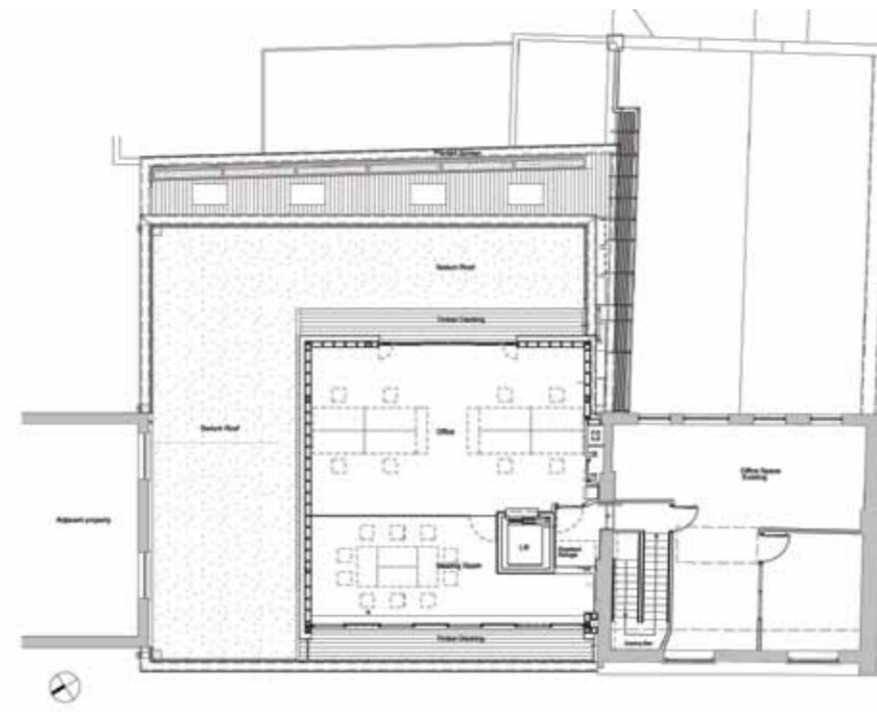
ROOF TOP SUSTAINABLE OFFICE EXTENSION - LAMBETH

A rooftop extension for the headquarters of the Health Professions Council in a refurbished 1950s industrial building optimises natural ventilation and daylighting and features a sedum roof and habitat bridge.

The new rooftop meeting and office spaces have open aspects to the front and rear, through fully glazed, full height doors, across timber decking and sedum planting.

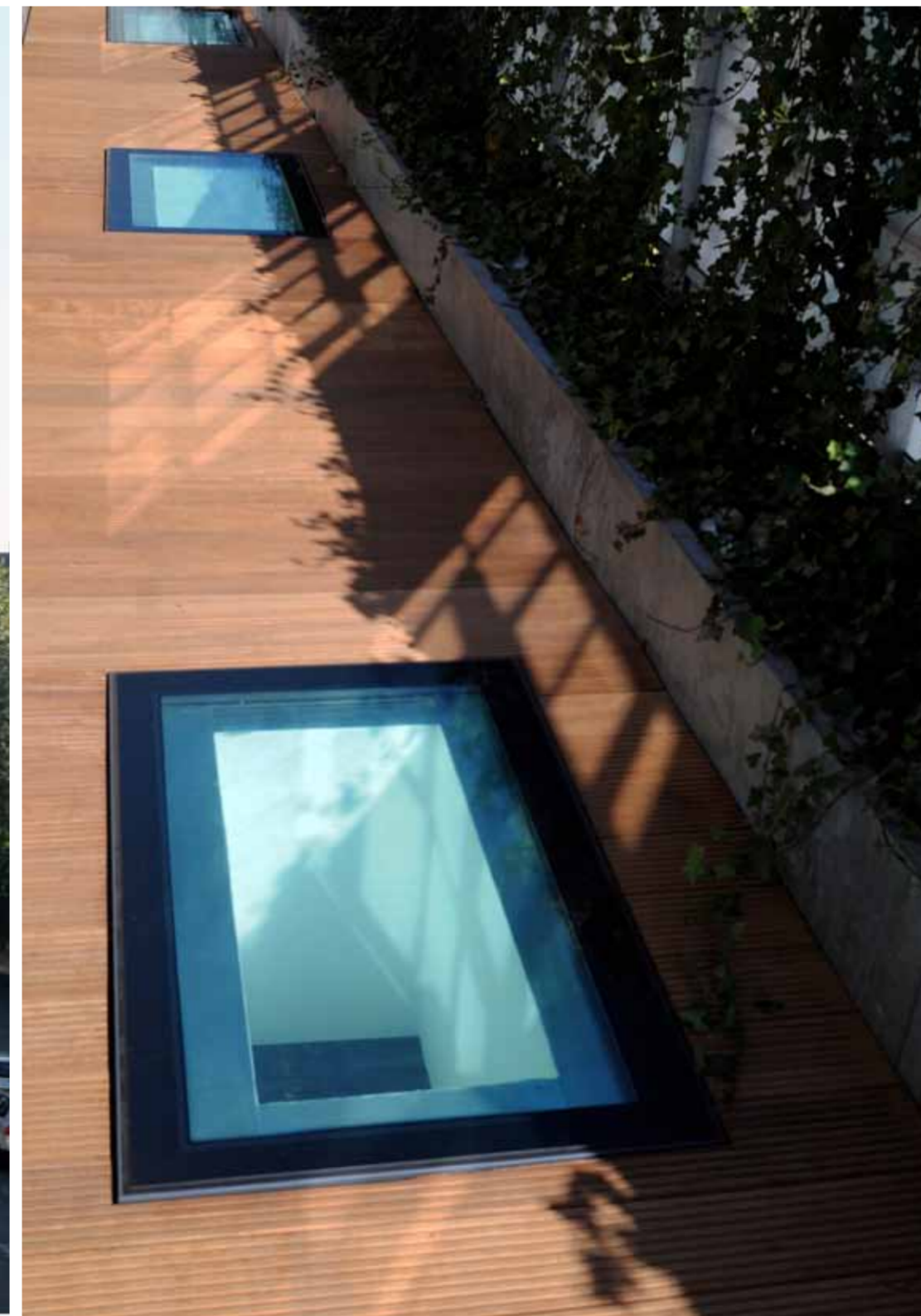
The optimal use of daylighting reduces the need for electrical lighting, whilst brise soleil installed on the front façade control sunlight gains. Naturally ventilating the office space minimises energy consumption and the specification of low energy lighting maximises energy efficiency and reduces cooling loads. The sedum planting on the main roof improves biodiversity, absorbs rainwater and shades the office space below to reduce the cooling load.

The choice of materials, fittings and interior detailing have all been carefully considered to create a high quality, light and contemporary environment. Zinc was selected for the external cladding to complement the existing brick and because of its long life expectancy, durability and recyclability.



Floor plan

ARCHITECT: **STUDIO CALLAGHAN** PROJECT COST: **£400,000** COMPLETED: **SEPTEMBER 2009**
CONTRACTOR/BUILDER: **PARKERAY** ENGINEER: **BUILT** PHOTOGRAPHY: **STUDIO CALLAGHAN**





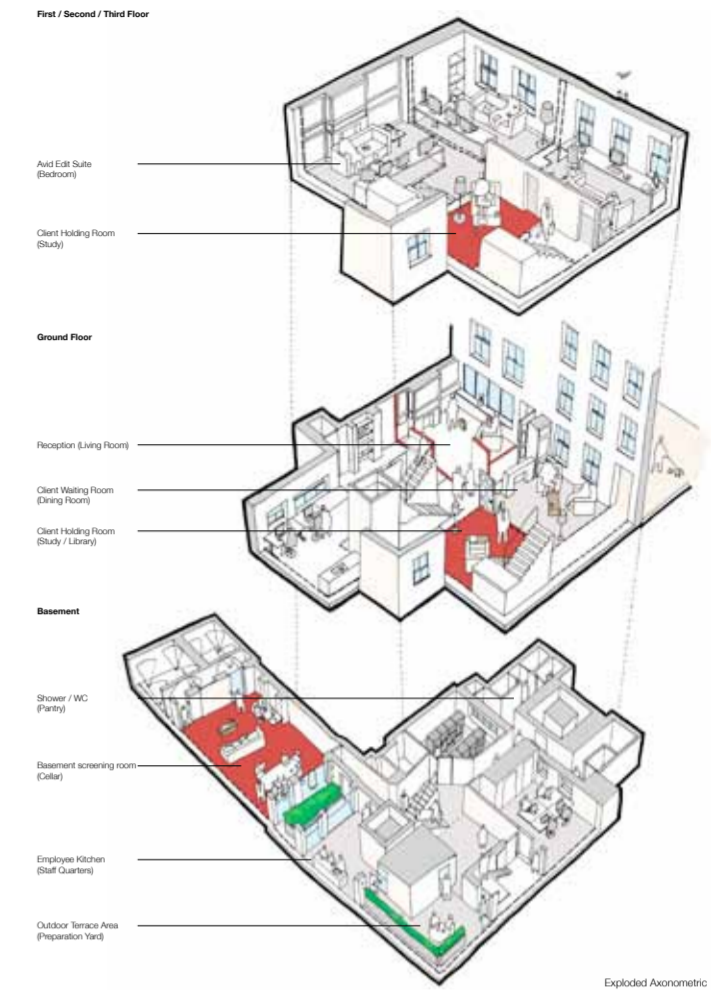
THE WHITE HOUSE - CITY OF WESTMINSTER

A pair of listed houses dating from the 1730s converted into a new headquarters building for The Whitehouse, a post video editing company.

The Grade II* Listed status of the building required a delicate approach, with crafted, free-standing joinery commissioned to juxtapose the restored traditional features of the building. Whitewashing the period features of the rooms, including walls, floors, and furniture, 'freezes' the spaces in time.

Individual edit suites have been created in what used to be the upstairs bedrooms, with a large screening room housed in the basement. In the 'all white' reception the cutting away of walls is graphically shown in red section lines, retaining the original domestic scale. The reception desk is a remaining fragment of wall.

A series of modern insertions - desks, kitchens, and WC units designed as part of a unified 'family' of elements - have been sensitively introduced into the existing fabric. The neglected period features of the two houses have been refurbished, contrasting with modern freestanding additions housing services and functions. On each floor, client spaces offer a more luxurious 'clubroom' feel to relax in, distinct from the white interior.



Exploded Axonometric

ARCHITECT: **HUT** PROJECT COST: **£450,000** COMPLETED: **FEBRUARY 2008**
 CONTRACTOR/BUILDER: **COLLINS**





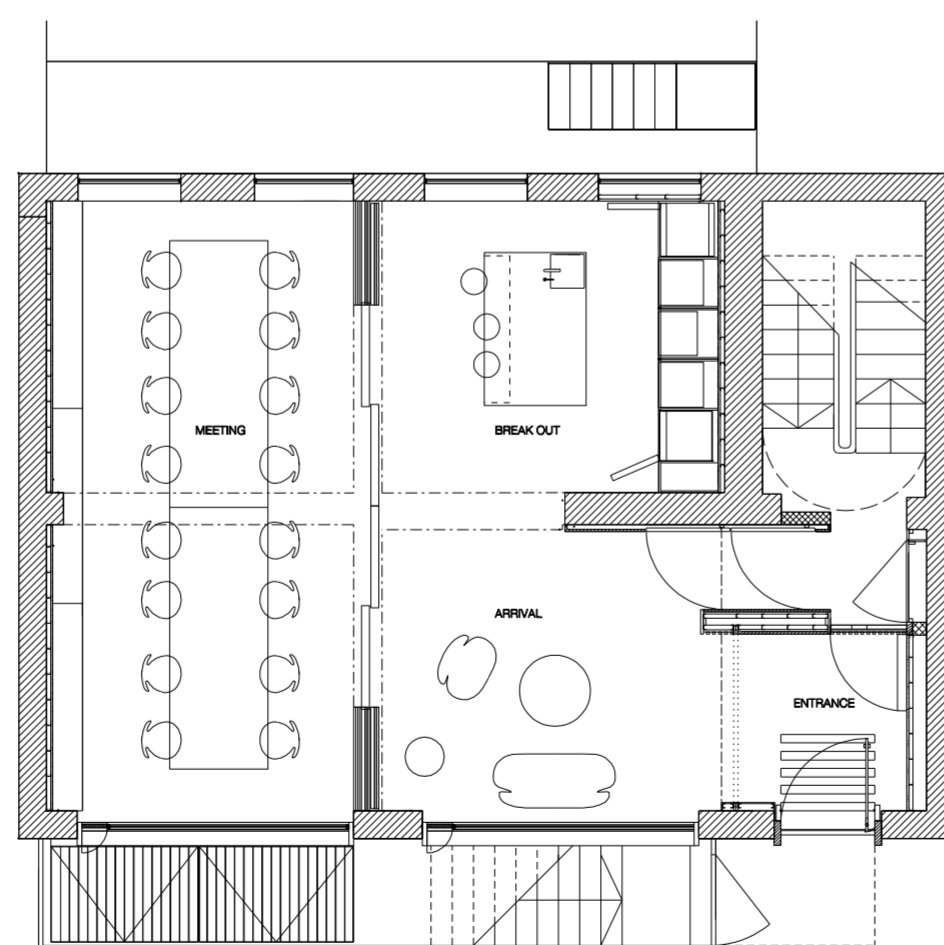
THEREFORE OFFICES - CAMDEN

The refurbishment of a five-story 1970s office for a firm of product design consultants based in Fitzrovia, focusing on the upgrading of the meeting, break-out and arrival spaces.

Visitors previously entered a small lobby with no clear indication of where to go or wait, whilst all office floors were served by a single small kitchen in the basement with no common space.

The response was to remove everything non-structural from the ground floor to create one large single space, which could be connected and disconnected as four separate rooms as required. Two timber elements constructed from oak veneered 40mm 'Triply' close off the meeting area while a third conceals a fire curtain and becomes a lobby in the event of a fire. As well as providing facilities for meetings and presentations the ground floor is now the social hub of the company.

Smaller secondary rooms throughout the rest of the building have been upgraded and adapted. New solid vent openings to the street are framed in an aluminium sleeve, echoing some of the original features of the existing building.



Final Plan



WOODBIDGE STREET - ISLINGTON

A brick warehouse in Clerkenwell refurbished to reveal the original spatial and material qualities of the building and provide 325 square metres of modern studio space.

A new mezzanine structure has been inserted between the existing roof beams, accessed by an elegant new oak staircase.

Cantilevered glass balustrades and frameless glazing subtly separate the new spaces and create a new entrance.

The existing staircase spine wall has been clad in oak, and the four metre high studio spaces lit with hanging fluorescent tubes, referring back to the building's original use as a chain workshop.



Exploded Axonometric

ARCHITECT: **HUT** PROJECT COST: **£400,000** COMPLETED: **JANUARY 2010**
CONTRACTOR/BUILDER: **ATLAS PROPERTIES** ENGINEER: **NICK NIKOLAI STRUCTURAL ENGINEERS**