



BACH ROAD

**Innovation of a Victorian terrace
contemporary lifestyle of a young
family. Clearly defined spaces and greater
use of lighting throughout**

Analysed, the traditional layout did not well serve the original family's lifestyle. The resulting scheme brought the disjointed ground floor space, bring in light to previously dark living spaces, and create a relaxing and open-plan space that could adapt into guests accommodation. Part of the reception room was lowered by a gentle staggered effect to the ground floor allowing for light from new skylights to travel through the house. Upstairs, the first floor bedrooms were retained, an en-suite, and attic space was lowered to create a new living space.

COMPLETED: **JANUARY 2014** PROJECT COST: **£170,000** BOROUGH: **HACKNEY**

ARCHITECT: **COFFEY ARCHITECTS** CONTRACTOR: **SPINEL** ENGINEER: **ELLIOTT WOOD**
PHOTOGRAPHY: **MICHAEL CLAYTON**



COURT HOUSE

**Extension of a Georgian terraced house on
a tight urban site, increasing the living space
and supplying a full garden to the existing
family property**

Sited within a conservation area in Islington, this three-storey home did not have a garden, only a small, sunless courtyard at basement level. The design removed an existing garage and excavated a lower ground living and office space, creating a new full-size garden at ground floor. A central courtyard and glazed floor created a light-filled room below. Slim frame windows, structural glazing and power floated concrete offer a delicate modernity to this sunken space. A fireplace, 'stretched' from the existing lower ground floor, connects the underground room with the kitchen and strengthens the cohesion between old and new.

COMPLETED: **SEPTEMBER 2012** PROJECT COST: **£345,000**
BOROUGH: **ISLINGTON**

ARCHITECT: **COFFEY ARCHITECTS** CONTRACTOR: **BULL MCBEATH
CONSTRUCTION LTD** ENGINEER: **ELLIOTT WOOD** PHOTOGRAPHY: **TIM SOAR**



Best Historic Intervention

EAST LONDON HOUSE

**Transformation of a Grade II listed house
from a jumble of disconnected rooms with two
granny flats into a single family home, as was
originally intended**

Over time, what was once a grand London home had been severely compromised, with poor access to the garden. This design sought to restore its grandeur whilst making the garden an integral part of the house. The basement has been given additional headroom, and the rear extended with a part one-storey, part two-storey structure, providing a double-height entry gallery overlooking the dining room and the landscaped garden. The garden walls are in the same brick as the extension interior, and at the same height, helping to dematerialise inside and out, and to give the basement family rooms a sense of space beyond the line of its glass enclosure.

COMPLETED: **JANUARY 2013** PROJECT COST: **£1,900,000**
BOROUGH: **TOWER HAMLETS**

ARCHITECT: **MIKHAIL RICHES** CONTRACTOR: **EUROBUILD
CONTRACTORS** STRUCTURAL ENGINEER: **HEYNE TILLET STEEL**
M&E ENGINEER: **THE TOPP PARTNERSHIP** PLANNING CONSULTANT:
HOWARD SHARP AND PARTNERS PLANTING: **JANE BROCKBANK GARDENS**
PHOTOGRAPHY: **TIM CROCKER**



FLO-RO

**Victorian house refurbished and remodelled
for musician clients' needs, with a freestanding
music room, new kitchen/dining extensions and
guest accommodation**

Consolidating an end-of-terrace plot for home and musical life, this project added kitchen/dining/living space and created a freestanding studio for chamber music teaching and practice. The existing house had a warren of dilapidated small rooms at the rear, all at different levels, with low headroom. Enclosing the garden, the extensions' and studio's angular forms emerged when considering spatial/acoustic requirements, sun paths and viewing lines. The new buildings contrast with the Victorian house with materials of larch and natural zinc, both of which will weather and settle into their surroundings. The extensions' raised ceilings express the exposed structure and carefully negotiate original features, with roof lights bringing light deep into the plan.

COMPLETED: **JUNE 2014** PROJECT COST: **£220,400** BOROUGH: **HARINGEY**

ARCHITECT: **CHANCE DE SILVA** CLIENT: **RICHARD IRELAND & PENNY DRIVER**
MAIN CONTRACTOR: **ROBERT KAKACKA** STRUCTURAL ENGINEER: **ELLIS &
MOORE** PARTY WALL SURVEYOR: **WATKINSON & COSGROVE** APPROVED
INSPECTOR: **ASSENT BUILDING CONTROL** PHOTOGRAPHY: **TIM CROCKER**