London’s best new home extensions and interiors
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In a city of some 3 million households, the piecemeal adaptation of London’s existing housing stock is necessary to ensure their longevity as homes of the future. While house prices in the capital continue to spiral, expanding and adapting existing living spaces offers homeowners a real alternative to upsizing or moving on.

To achieve this, London’s architects must seek to respond with innovative, high-quality and contextual design – an endeavour supported by NLA’s annual Don’t Move, Improve! awards. Now in their sixth year, the competition aims to discover and celebrate London’s best new home extensions, and, in doing so, raise the profile of smaller architectural practices.

The projects detailed in the following pages have been selected by a panel of experts from across the fields of design, architecture and development. Their selection highlights a range of solutions at a variety of budgets, providing inspiration for anyone about to embark on their own home improvement.
Incorporating the outline of a previous extension to create a unique façade, this project celebrates the passing of time to create a calming, changing home.

An original structurally unsound extension is incorporated into the exterior renovation of this family home in a way that retains the story of the original house, supported with the aesthetic preservation of original faults, such as cracks from previous displacement. Structural aspects of construction are revealed internally and materials such as brass and copper are chosen based on aesthetic patination. A new two-storey lightwell acts as a focal point, connecting the family between floors (open kitchen dining level and bedrooms). 3D modeling of the building significantly reduced time between design and delivery.

PROJECT COST: £292,000  BOROUGH: LEWISHAM  COMPLETED: JANUARY 2015
Second Prize

SANDERSON HOUSE

Extension to a Victorian semi-detached villa that creates a 'Janus' house, with a fox-shaped rear façade and a new floor plan designed to give a generous space for the family

Responding to conservation area constraints, this extension was designed to embody the concept of a 'Janus' building with the front red-brick façade reflected in the new rear structure. These bricks change orientation and bond as a decorative response depending on which elevation they belong to, mirroring also the scale and informality of neighbouring houses. A paved terrace exploits the available light in the north-facing garden whilst a winter garden occupies the site of a 1980s garage. The open plan indoor layout is given a comfortable, domestic quality through a rich colour pallete and interior materials.

BOROUGH: ISLINGTON COMPLETED: APRIL 2014

Third Prize

SHEPHERD’S BUSH EXTENSION

A loft conversion and ground-floor extension to a Victorian terraced house to bring in light and frame views of the neighbouring park

Extending onto a previously under-utilised side return and converting the loft into a master bedroom suite has increased light levels and improved connection to the surrounding landscape for this Victorian home. The open plan kitchen and dining area, covered by a glass roof, enables generous access to the garden through a pivoting door. Upstairs, a neutral interior palette and floor-to-ceiling glazing seamlessly brings the openness of the adjacent park into the top floor bedroom. Pine boards, reclaimed from the now merged living area, are relaid to preserve the original period features.

PROJECT COST: £170,000 BOROUGH: HAMMERSMITH AND fulham COMPLETED: DECEMBER 2013
ARCHITECT: STUDIO 30 ARCHITECTS STRUCTURAL ENGINEER: HEYNE TILLET STEEL MAIN CONTRACTOR: CORNERSTONE CONTRACTORS LTD
PIVOT-SIDE GLAZING: SUNSEEKER ROOFING: ITHACA ROOFING LTD CONCRETE WORKTOPS: CONCREATIONS PHOTOGRAPHER: SALT PRODUCTIONS LTD.
2POINT88

The remodelling, renovation, and extension of a house in Primrose Hill, originally designed by the Modernist architect John Winter

——— A reconfiguration of spaces and the addition of an external staircase has maximized floor space whilst allowing natural light to flood through this three-storey home. An existing car parking space and kitchen on the ground floor has been re-designed as private space, enabling the top floor to provide an additional living area, including a terrace overlooking Regent’s Park. The interior comprises white plaster walls and ceilings, offset with a selective palette of materials of dark timber floors, painted steel and window frames, and – where opportunity presented itself – the existing concrete structure of the original building was left exposed.

PROJECT COST: £248,500 BOROUGH: CAMDEN COMPLETED: JUNE 2015

ARCHITECT: STUDIO GIL STRUCTURAL ENGINEER: BPDM PARTY WALL SURVEYOR: SW PARTY WALLS APPROVED INSPECTOR: BUILDING CONTROL APPROVAL MAIN CONTRACTOR: POLDEK BUILDING CONTRACTORS PHOTOGRAPHER: SIMON KENNEDY

ANNIS ROAD

Asymmetrical black timber-clad rear extension with a green roof and remodelling of ground floor for an open plan layout

——— By analyzing living patterns, previously dark, segregated and dysfunctional living areas have been redesigned into a more suitable layout for the clients’ lifestyle. Walls have been partially taken down to allow for an open plan ground floor, with a two-sided ‘window’ fireplace connecting the reception area and the kitchen. The new kitchen and Japanese-style seating/work area replaces a poorly-made conservatory that restricted access to the garden. A single wall division provides privacy for the shower room area and acts as a catwalk, on the top, for the couple’s two cats to access the main staircase.

BOROUGH: HACKNEY COMPLETED: MAY 2015

ARCHITECT AND INTERIOR DESIGNER: SCENARIO ARCHITECTURE CLIENT: HIROMI KANESKO & MAREK KRAWCZYK CONTRACTOR: SPINEL CONTRACTORS ENGINEER: MORPH STRUCTURES PHOTOGRAPHER: MATT CLAYTON PHOTOGRAPHY