DON'T MOVE, IMPROVE!

130 INSPIRATIONAL HOME EXTENSIONS
Creating more space for every style and budget

HOW TO EXTEND YOUR HOME
Advice from design to completion

ARCHITECT DIRECTORY
London’s best practices
LETTER FROM THE EDITOR

London is gifted with one of the most vibrant architecture industries in the world, something increasingly manifested in the day-to-day life of the city. Don’t Move, Improve! has showcased the best interventions to Londoners’ homes for the past nine years, and each year the quality increases in a city where space often has to work twice as hard to deliver everyday needs. A slowing housing market paired with higher stamp duty has only increased the demand for these most personal of projects – with talented architects responding to homeowners’ needs in myriad ways to make the most of their space.

This annual competition showcases the most innovative, high-quality home improvement projects at a range of budgets – extending outwards, upwards, or downwards – selecting the best of the best to celebrate and inspire with their creativity, cost-effectiveness, contextual design and liveability of space.

On the following pages you will find a veritable feast of architectural inspiration, with projects exploiting any and every opportunity to create much needed high quality living space in this bustling city.

Lara Kinneir, director, New London Architecture

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We are driven by Article 25 of United Nation’s Universal Declaration of Human Rights, which states that everyone has the right to adequate, dignified shelter. Our vision is of a world where all communities have access to better housing, safe school buildings and effective clinics and hospitals, and we provide the skills and knowledge needed to make this a reality.

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COLLEGE AMADOU HAMPATE BÂ
NIAMEY, NIGER
School Refurbishment and Expansion

The college has outgrown its current classroom space as more students would like to attend the school both at primary level and upper secondary, with the proposal to nearly double the space. An additional aim proposed in the design is that the college will teach primary school in the local language, with the additional focus on reducing the female drop-out rate.

Article 25 developed a Masterplan for the college site. The proposals include new landscaping across the site, with 20 additional classrooms in 5 new blocks. An assembly hall, library, new administration building, offices, guard house and a guard post, plus design and application of local vernacular techniques to achieve a climatically suitable learning spaces. We will be working with an established local architect partner, who will oversee the construction phase.

Don’t Move, Improve! is an annual competition, exhibition, magazine and events programme that celebrates London’s best and most innovative home improvements, and the thriving industry of established and emerging architecture practices that create them.

Judging criteria
The annual competition is open to practices and homeowners who have carried out extensions on top of, underneath and on the side or back of buildings, and/or interior insertions, conversions, and garden studios in Greater London in the past two years. This issue covers the period between September 2016 - September 2018.

Projects featured in Don’t Move, Improve! 2019 demonstrate:

- Exceptional innovation and creativity
- Increased liveability of space
- Cost-effectiveness
- Contextual design that adds to London’s character

Featured projects include:

- 100 Interior insertions
- 89 Rear extensions
- 47 Side extensions
- 38 Roof extensions
- 27 Garden structures
- 12 Basement extensions

Average size increase: +27sqm

The building period of houses converted include:

- 86 Victorian
- 21 20th Century
- 15 Edwardian
- 8 Georgian

Left to right: Cany Ash, founding partner, Ash Sakula. Amy Frearson, editor, Dezeen; Peter Murray, chairman, New London Architecture; Jo McCafferty, director, Levitt Bernstein; Carl Turner, founding director, Carl Turner Architects; Philippa Stockley, journalist, editor and critic specialising in architecture and design.
HOW TO EXTEND YOUR HOME

Your home improvement checklist

1. Write a brief
- This is an important first step, see opposite for a detailed guide

2. Do your research
- Check if your home is in a conservation area, listed or locally listed by looking online or ringing the council
- Check whether any applications have been refused and why on your local authority planning website

3. Set a budget
- Identify your priorities – what elements would you be happy to save money on, and where wouldn’t you?
- Budget between £1,500 - £2,000 per sqm + VAT for the build cost (including VAT, fittings and fixtures and a contingency this can become close to £3,000 to £3,500)

4. Choose your architect
- Find an architect in your area by looking at the Don’t Move, Improve! company directory in the back of this magazine, check RIBA’s online Find an Architect Service or visit Architects’ Republic’s website and submit your brief to architects and social media channels
- Look at their past projects – check out their website and media channels
- Shortlist 2 – 3 architects and meet them

5. Finalise your agreement
- Agree the scope and cost of your architects’ work – set out in writing the services provided, and obligations of each party

How to write a successful brief

When it comes to planning a home improvement, it can be confusing knowing where to start. In the midst of practical considerations, like planning applications and finances, it’s easy to lose sight of your initial hopes and aspirations. This is why creating a brief early on is fundamental to the outcome of the project; it will provide a framework for all future decisions and keep your priorities clear.

The brief will evolve as you progress, but here are some tips for getting started:

Begin by writing down your thoughts as soon as you decide to renovate or build as this helps to weed out unrealistic ideas and identify those that stick.

Decide on your priorities before approaching architects or other professionals; this means that quotes will be based on the same initial criteria and make them easier to compare.

Have some fun with your requirements. Start with your essentials, an additional bedroom or kitchen extension for example, and then add more-to-haves or more whimsical ideas that make the project personal. Deciding the requirements is an important first step, see opposite for a detailed guide.

Think about your lifestyle. An insight into how you live will help you understand what you’re trying to achieve and to be realistic about what could work best for you.

The brief should also include your budget and an ideal timetable for the works. This can be a guide at first and will become more defined as the project progresses.

Once you decide to renovate or build, it can be tempting to rush into a design, but it’s worth taking some time to prepare your thoughts. A well-considered brief is one of the most important things you can do to ensure that your home improvements live up to the ambition you started out with.

Jane Middlehurst and Amy Poulsom, co-founders of Home Notes
www.homenotes.co @wearehomenotes @Janeofhomenotes We are Home Notes

Key Tips

- How to be a good client
- Good rapport matters; are you compatible in personality and style?
- Establish a clear brief and understanding of how you live or want to live as this will enhance the benefit of commissioning a unique piece of architecture.
- Define your budget and appreciate what it can practically achieve.
- Enjoyment and length of use should be factored in; spend more if this is going to be your “forever home.” You will only regret it if you compromise.
- Develop a spirit of adventure
- Be a good listener and communicator and be honest with feedback.
- Be a good payer to all, especially the consultants, contractors and suppliers.
- People go the extra mile when their invoices are settled early.
- Be positive - maintain an interest and passion in your scheme!

What to expect

- Good interpretation of your needs
- Clarity on budget control and fees
- Regular updates and feedback throughout the project
- Guidance on selection of consultants and suppliers
- Honesty, sometimes being told things that are not easy to hear
- Contract to cover professional aspects of your relationship

What not to expect

- Perfection
- Guarantees on approvals by statutory bodies or other institutions

Neil Dusheiko, director at Neil Dusheiko Architects
www.neildusheiko.com
@NeilDusheikoarchitects @NeilDusheiko
Originally built in 1935, Chapel is a family home carved from a derelict religious building. Volumes and scale overlap so there are rooms within rooms, working simultaneously under an embodied roof.

Chapel has been carved out from challenging constraints – both in needing to restore a deleterious existing form and ensuring that the privacy of adjacent neighbours remained unaffected. Given the planning restrictions, the programme for a family house needed to dovetail into the existing shell, whilst allowing creative freedom within an internal transfiguration. This primarily involved the construction of a lower ground level for bedrooms, a large ground floor living space with vaulted ceiling, and a mezzanine level inserted as a space for privacy. The idea of a ‘tent’ suited flexible living needs whilst creating the best opportunity to bring skyward views and to maximise daylight, under a pearly shell of waxed lime plaster.

COST: £725,000
SIZE BEFORE: 125 SQM
SIZE AFTER: 225 SQM
COMPLETED: APRIL 2018
ARCHITECT AND INTERIOR DESIGNER: CRAFTWORKS
STRUCTURAL ENGINEER: COOPER ASSOCIATES STRUCTURAL ENGINEERS
MAIN CONTRACTOR: HABITAT CONSTRUCTION LLP
LANDSCAPE ARCHITECT: JANE BROCKBANK GARDENS
PLASTERER: ARTISAN PLASTERCRAFT
CLT SUPPLIER: STORA ENSO
TIMBER SUPPLIER: THOROGOOD TIMBER
OAK SUPPLIER: WHITMORE’S TIMBER
WINDOWS AND DOORS: FOXCOTE JOINERY
FLOORING: NORA RUBBER FLOORING
KITCHEN DRAWER VENEER: SMS VENEERING
PHOTOGRAPHER: EDMUND SUMNER
**FOLDED WEDGE TOWNHOUSE**
FOREST HILL, LEOUSHAM, SE2

Wedge-shaped extension to a 1970s townhouse, creating a tall, light-filled, semi-underground space with a folded roof expressed internally in exposed timber.

This end of terrace townhouse has been extended and reorganised to maximise space and light for family life. The site featured a narrow wedge shaped piece of land to the side of the house. In order to minimise impact on neighbouring houses, the built form had to be kept to a minimum from the outside with no overlooking windows. The varying roof pitches allow the internal volume to be maximised at the rear, appearing modestly scaled to the front and side. A new structural opening in the side of the house creates a full-width kitchen, dining and living space at the rear.

**SIZE BEFORE:** 119 SQM  **SIZE AFTER:** 142 SQM  **COMPLETED:** AUGUST 2018

**ARCHITECT:** RUSSELL HUNT ARCHITECTS  
**STRUCTURAL ENGINEER:** TOYNBEE ASSOCIATES LTD.  
**MAIN CONTRACTOR:** APPLE CONSTRUCTION AND PROJECT MANAGEMENT  
**FLOORING:** CHASING SPACE  
**WINDOWS:** VELFAC  
**ROOFLIGHT:** BARNGLASS  
**WORKTOPS:** NEROSTEIN  
**CABINETS:** DAVE COWLING  
**GLAZED BRICKS:** IBSTOCK  
**ARCHITRAVE:** LIGHT SWITCHES & SOCKETS:** Wandsworth Electrical  
**PHOTOGRAPHER:** CLIVE SHERLOCK  

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**STEGO**
KENNINGTON, SOUTHWARK, SE1

1980s end-of-terrace transformation with single-storey courtyard extension, lit by full-height glazing and skylights, creating views within its own landscape.

An extension to an 1980s end-of-terrace house, unified through an exterior brick stain on old and new walls. The garage has been converted into a bedroom and is now connected to the house via a single-storey courtyard extension, containing a terrazzo-lined kitchen and dining room. A series of clerestory windows introduce light throughout the ground floor while maintaining privacy in this tight urban site, whilst corrugated aluminium emphasises the pitched forms of the roof and reflects the surrounding urban landscape, vegetation and sky.

**COST:** £210,000  
**SIZE BEFORE:** 55 SQM  **SIZE AFTER:** 101 SQM  **COMPLETED:** AUGUST 2018

**ARCHITECT:** ARCHMONGERS LLP  
**STRUCTURAL ENGINEER:** FOSTER STRUCTURES LIMITED  
**MAIN CONTRACTOR:** JCR PROJECTS LTD.  
**PHOTOGRAPHER:** FRENCH+TYE
LAURISTON ROAD
HACKNEY, E9

A part, two-storey rear extension to update a maisonette, with carefully considered materials

Replacing a set of dilapidated extensions, this two-storey extension to a ground floor and basement maisonette within a Victorian terraced house has created a bright new living space and upstairs studio room with L-shaped corner window for the photographer client. The unlit space at the centre of the plan is used as a bathroom and utility room. The extension has a rich but simple materiality, built in the form of an exposed concrete table with different sized and shaped ‘legs’ placed against the rear of the original house. The spaces between the legs are filled with windows, brick or painted plaster.

COST: £221,000
SIZE BEFORE: 109 SQM
SIZE AFTER: 122 SQM
COMPLETED: JANUARY 2018
ARCHITECT, INTERIOR DESIGNER AND PARTY WALL SURVEYOR: GUNDRY+DUCKER
STRUCTURAL ENGINEER: FERES LTD.
MAIN CONTRACTOR: PROJECTS TEN.
FLOOR: SUTTON TIMBER
BRICKS: VAN DER SANDEN BRICKS
GLAZING: FABCO
CONCRETE WORKTOP: ECO CONCRETE
KITCHEN DOORS & JOINERY: VALCHROMAT
PHOTOGRAPHER: ANDREW MEREDITH

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Photo: The Stripe House by SODA Studio
BRINGING LIGHT IN

Dean Bové and Jon Miller of Architects’ Republic unpick the longstanding trend for creating light filled home extensions

A successful home extension should increase physical space, but also look to maximise natural light. Given the UK’s unpredictable climate and that almost a quarter of London’s current housing stock was built pre-1900, smart and well-designed extensions can help flood your home with light.

**Think rear extensions**

Generally, town planners will advise that there’s much freer rein to make significant changes to the rear of properties. This provides opportunities for extensions with innovative light solutions while reducing issues relating to privacy and overlooking.

Skylights can provide significantly more light than traditional windows; they can work for basement extensions as London’s density has forced homeowners to dig down, as well as extend out. Glazed extensions can serve to flood areas with light, especially in older style properties. Glazed links are also a smart and stylish way to provide light while zoning different spaces.

**Bring the outside in**

Extensions can serve to draw in light by better connecting your garden with your home. Both traditional French doors and modern sliding doors provide vast amounts of light, and flat access straight outside creates a seamless feeling between home and garden, regardless of the time of year or weather.

**Professional help**

An architect is key to helping you realise your design dreams and assist with crucial questions, such as: what information and pre-application advice are available from your local planning authority? What materials will be most appropriate for the age of your building to achieve the right design balance? What options are there for self-cleaning glazing in spaces that may be inaccessible? Achieving a successful home extension can be as much about light as the physical space itself; good design and architectural guidance will help maximise both of these to achieve your ideal home and living space.

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# ALEX & MARK’S HOUSE

BARNES, HARINGEY, N8

A zinc-clad side extension, pitched rooflight, oak rafters and a large pivot door create the heart of the home in this Victorian terraced property

The multiple rooms on the lower ground floor of this five-storey Victorian mid-terrace house were combined together with a new side extension to form a large open-plan kitchen dining area to the rear. clad in zinc, the extension forms a contrast to the existing brickwork in texture and colour, featuring a large pivot door which ties into the modern language. The pitched rooflight with its large expanse of glass, sits on exposed solid oak rafters. The interiors are finely detailed with handleless grey kitchen doors combined with vivid granite worktops, bespoke joinery in dark blue and oak vitrines.

**1703_45APR**

HAGA VALE, CITY OF WESTMINSTER, W9

A side and rear extension to this neo-Victorian mid-terrace garden flat offers a new internal layout, large communal space and a landscaped rear garden

This total internal refurbishment brings light and porosity to the previously dark and unwelcoming space. The new layout sees a reconfiguration of the front garden to allow a sunken forecourt. Internally, two double bedrooms to the rear and front of the house are separated by a centrally located shower room. The undulating brick wall becomes a main material feature internally, framing the external lightwell on one end and becoming a garden wall on the other end. Externally, the gold fin connects the more solid part of the extension, clad in weathered Corten steel, with the more permeant glass side.

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