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LETTER FROM THE EDITOR

As London’s appeal continues to rise – with its world-class food scene, cultural offer and thriving businesses, alongside its improving schools – more and more families are choosing to stay in the capital. In doing so, Londoners are demanding more from their homes. Whether this is through extending the roof or rear of their house, or building a garden structure to create an office or studio, we’re seeing a huge number of highly detailed, innovative responses to small-scale densification.

Selected by our panel of experts from across the fields of design and architecture, New London Architecture’s annual Don’t Move, Improve! competition celebrates the best new home extensions across London, offering up creative and innovative solutions to creating more space to live in an ever denser capital city.

By re-using existing homes rather than replacing them, home extensions form a vital part of London’s rich built environment, with the mix of building types providing a huge variety of responses in creating extra space – and a thriving architecture scene of emerging and established architect practices bringing these visions to life.

On the following pages, you can find 120 different ideas for how you might approach your own project, along with helpful tips, a directory of this year’s best architects to work with, and a healthy dose of interior inspiration along the way.

Catherine Staniland, Director, New London Architecture

THE JURY

Left to right: Zohra Chiheb, Project Architect, Levitt Bernstein; Philippa Stockley, Journalist, Editor and Critic specialising in architecture and design; Amy Frearson, Editor, Dezeen; Peter Murray, Chairman, New London Architecture (Chair); Cany Ash, Founding Partner, Ash Sakula; Carl Turner, Founding Director, Carl Turner Architects
HOW TO EXTEND YOUR HOME

1. Write a brief
   Include:
   • Any specific requirements
   • The problems to be solved
   • What time of day it will be most used
   • If it will need to serve multiple purposes
   • Any future changes it may need to adapt to
   • The furniture and/or artwork you are keeping
   • Your deadline. Consider anything which would remove you from the project, or occasions like Christmas. Plan in a contingency time – problems may arise due to late delivery of materials, illness etc.

2. Create your moodboard
   • Set up a pinterest board to refine your thoughts and share your ideas
   • Think about the mood and feeling you want each space to evoke – light & bright or cosy & tactile?
   • Consider external appearance and materials, and also internal features including staircases, lighting, colours, textures, furniture etc.
   • Don't try to do it all – simple is often best! Try to stick to a limited palette of materials

3. Consider your neighbourhood
   • Find out if your building is in a conservation area, is listed or locally listed – check this online or by ringing the council
   • Check whether any applications have been refused and why – check this on your local authority planning website
   • What interventions have your neighbours made to their homes? Talk to them about your plans

4. 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-£2,500 per sqm + VAT for the build cost (including VAT, all fittings and fixtures, and a contingency this becomes closer to the £3,000-£3,500 mark). Allow approximately 15-20% of the total build cost for consultants’ fees
   • Fees can be a fixed lump sum, a time charge or a percentage of build cost
   • Get the scheme costed before going in for planning to ensure you are on track

5. Choose your architect
   When choosing an architect, you should consider the following:
   • They must be registered with the Architects Registration Board (ARB) and may also be Chartered with the RIBA
   • Don’t discount working with emerging practices – they’re often good value for money and want to produce great work to build their reputation
   • Look at their past projects – visit architects’ websites and social media channels
   • To find good architects working in your area, look at:
     – The directory at the back of this magazine, and our four annual Design Surgeries. Meet architects for free to see if they’re the right fit for your project.
     – RIBA’s Find an Architect service www.architecture.com/findanarchitect
     – Architect’s Republic allows you to submit your brief to architects and choose your favourite response www.architectsrepublic.com
   • Shortlist 2-3 architects and meet them
   • Ask them their track record of approvals and speak to their references
   • Use your instinct – choose someone you feel comfortable with

6. Finalise your agreement
   • Agree a set of deliverables to see before you agree to the final design (visuals, models, specifications etc). Set out how many design meetings are to be included, and find out what each stage will entail.
   • Agree the scope and cost of your architect’s work during the project – set out in writing the services to be provided and the obligations of each party. Do you need the architect to supervise the building works or will you take this on?
Check whether the work could be carried out under Permitted Development Rights, meaning you won’t have to undertake the planning process.

If your extension involves building or digging foundations within 3m of the boundary, party wall or party wall structure, you are legally required to comply with the Party Wall Act.

Think about the access point – do you have rear access, or will all materials need to come through the house?

Home insurance won’t cover extension work – make sure you purchase the correct site insurance to see you through the project.

When the design has been submitted for planning, stay in regular contact with your local authority planning department to check on progress and ensure you don’t get a response the day before the determination date!

Make sure you communicate with your team clearly and stick to your brief and budget – a good client is a vital part of a great project.

What if you don’t get planning? Don’t be scared of going to appeal – many good schemes are passed through the appeal courts.

**WHO'S INVOLVED?**

**Architect**
Will design the alterations to your home, working within any restrictions and regulations to produce a concept that fits your brief and budget, then submitting these designs for planning approval, creating detailed plans for the builder to work from and overseeing the project.

**Structural engineer**
Will work with the architect to design a structure that remains stable and secure throughout without rotating, vibrating excessively or collapsing.

**Party wall surveyor**
Will communicate with your neighbour to prevent and resolve disputes in relation to the Party Wall Act and ensure – should any damage occur – that it is dealt with in a fair and reasonable way.

**Quantity surveyor (QS)**
Will provide knowledge on construction costs and contracts from inception to post-completion. Will study drawings and specifications and calculate the quantities of materials for the build, and provide labour and work costs.

**Planner**
The planning department of your council will assess the application and determine whether they are happy to approve the building works. (This stage is not necessary if the work is to be carried out using Permitted Development Rights).

**Builder**
Will oversee and coordinate the whole construction process, working from the architect’s blueprints.

**Building control**
Will check that the work is subject to Building Regulations – the minimum standards for design, construction and alterations.
SUN RAIN ROOMS
FINSBURY, ISLINGTON

A Grade II-listed Georgian townhouse is reimagined to create space for both an architectural studio and home for the partners’ family, with a reflecting pool as the centerpiece.

Reframing the rear of a Georgian terrace, this project utilises the perimeter walls of the old yard to support a new coffered plywood roof, curved in plan and section to allow maximum light into a reimagined garden. A pipe on the roof’s edge brings rainwater down from the top of the townhouse into a harvesting tank, which when discharged transforms the patio into a reflecting pool. Under the roof, a garden room offers a living space for the home and a meeting space for the architectural studio. A mirrored wall in the covered outdoor area beyond conceals a workshop, cooking area, tool shed, store, and deep planter for the small trees in the green roof above. Below the patio, the existing basement has been extended to create a bedroom, two bathrooms and an enlarged plant-filled light-well.

SIZE BEFORE: 90 SQM SIZE AFTER: 140 SQM COMPLETED: APRIL 2017
ARCHITECT: TONKIN LIU STRUCTURAL ENGINEER: RODRIGUES ASSOCIATES
GLASS ENGINEER: TIM MACFARLANE PRINCIPAL CONTRACTOR: CAMDEN CARPENTERS ROOF CARPENTER: JIM MUSTIL BASEMENT CONTRACTOR: AY CONSTRUCTION STEEL FABRICATOR: EYAL EDELMAN PIPE FABRICATOR: FELICITY JONES PHOTOGRAPHER: EDMUND SUMNER / ALEX PEACOCK

Ground floor and basement plans
Emphasising a connection to the garden, with a façade of deep vertical oak fins providing direct views out yet privacy from the side

This intervention replaced a 1970’s extension with little connection to the garden. Internally, oak beams and ash-veneered plywood furniture storage walls provide a sense of enclosure, whilst a bench seat and a bespoke ash table complete the dining area. The built-in kitchen furniture uses the same language to keep the space simple, yet warm and characterful. Oak and ash are sacred in Irish mythology, referencing the owner’s roots. All timber elements were fabricated and pre-assembled in a workshop by a father and son team; close collaboration between maker and architect was key to the project. Off-site fabrication resulted in a quick and cost-effective site-build.

Introducing a restrained yet materially rich and carefully detailed full-width extension to a Victorian terraced home

The design approach for this extension project was to provide a large singular space, distinguished by careful detailing and a simple material palette of exposed brickwork, timber and concrete. Grey brick walls run the length of the space, with an external bespoke precast concrete lintel spanning across the walls and framing a bespoke full-width oak sliding window. The extension negotiates a significant level change from the main house, using a top lit connection to provide head-height over a new brick stair, flooding the centre of the house with light.

Re-examining the layout of the traditional Victorian terrace house, a modern floor plan sits within the old house walls, hidden behind the retained street elevation.

This project looked to challenge the traditional layout by using the staircase to cut across the building – installing a CNC-cut dynamic staircase with active landing study and playroom spaces. The existing internal walls, chimney breasts, staircase and floors were removed, retaining only the facade, to enable the building floor levels to be dropped to create a sunken ground floor plan that enables a generous floor to ceiling height at loft level. All new elements to the building are clad in douglas fir to create a visual legend for the building, whilst the existing walls are retained as painted plaster.

SIZE BEFORE: 90 SQM  SIZE AFTER: 136 SQM  COMPLETED: JUNE 2017