

Open aspect

A new addition to this period property has created more living space and a better connection with the garden

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The two large, glazed doors slide apart to create a completely open corner to the extension. Each double-glazed panel measures approximately 2.5x1.5m, built into a Fusion Visione perimeter frame by Fusion Glazing Systems

IN BRIEF
LOCATION North London
TYPE OF PROPERTY Garden flat in a four-storey Victorian house
DURATION OF BUILD 4 months
SIZE 37sqm
BUILD COST Approx £120,000

GD HOMES TOWNHOUSE GARDEN FLAT



Well insulated and double-glazed, the extension was designed as a sustainable replacement to a single-glazed conservatory

With their three adult children having left home, Gita and Jeremy North began to re-think the layout of their three-bedroom flat, where they've lived since 2010. 'We wanted to be able to better enjoy the garden and make more space for having family and friends over,' says Gita, who is a management consultant.

At the back of the property was a small, traditional-style, single-glazed conservatory that was built for use as a dining room. 'It was freezing cold in winter and way too hot in summer, so it was wasted space – we rarely used it,' she explains. Some years previously, the couple had obtained planning permission for an extension to replace the conservatory, but got cold feet about the design and didn't move forward with the project.

But it gave them confidence that they stood a reasonable chance of obtaining permission second time around, despite the property's location in a conservation area. They worked with architect Patrick Owens of Patrick + Ryan, who was recommended by friends. The couple's brief was for a contemporary extension, with enough space for a generously-sized kitchen and dining area. 'We liked the elegant simplicity of Patrick's design, the use of glass and the way it respected the architecture of the original house,' says Gita.

Planning permission was straightforward, although they were required to reduce the depth of the extension by one metre, something that has worked out well. 'It's actually in better proportion to the garden,' Gita says.

Owens' challenge was to create ease of movement between the main living area and the new kitchen and dining space, and in to the garden. 'It was clear that Gita and Jeremy didn't want a bolt-on room of the kind they had before,' he explains. He removed the existing double doors with security bars, creating a large opening from the living area into the extension, allowing easy movement between the spaces and more natural light into the flat. A sweeping roof light lines up with the opening to the living area, both for dramatic effect and to flood the room with daylight. A second roof light above the kitchen area further enhances the effect.

To create the best possible link with the garden, the design features a cantilevered corner with glazed panels that slide open to provide unobstructed access to the outside. 'There is no structural post and the roof appears to hover above the corner,' says Owens. 'We emphasised this by using the largest possible glazing panels with the very slimmest of frames.'

For the cantilevered corner, Owens worked closely with a structural engineer to develop a design based on >>

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The former kitchen space, through the arched window to the right of the extension, is now used as a study



Handleless Scavolini LiberaMente units create a clean look to the kitchen; for durability, a laminate work surface tops the island and sintered stone has been used for the sink and hob run

a structural steel skeleton built into a 1.8 metre foundation, which runs horizontally through the roof and down to the ground between the side door and glazed panels. Another steel beam runs through the roof from the cantilevered corner to anchor against the back wall of the house.

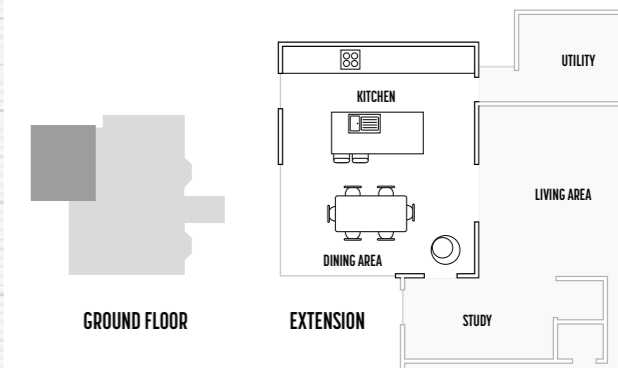
'We removed about 40 skips of soil digging out the foundations and creating a wide walkway around the structure, so that the glazed doors don't open directly on to a wall,' he says. 'It also allowed for a seamless transition between inside and out, an effect we enhanced by using the same non-slip porcelain tiles throughout and a minimalist linear slot drain around the perimeter.' The openness of the design is key to its success. 'Whatever the season, the glass corner makes a stunning addition to the flat,' Gita says.

The couple chose the Multiliving Scavolini Store in London's West Hampstead to supply the kitchen. 'I wanted a clean look and streamlined layout, in keeping with the design of the extension, and in a subtle colour that wouldn't compete with the outside space.' Bronze rails and plinths, and a bespoke splashback of metallic glass, complete the scheme.

The rear wall is a dedicated area for appliances and the sink, and includes plenty of storage, so that the island surface can be kept free for preparing food and serving. With the island acting as a bridge between the cooking and dining areas, the table is positioned for the best views of the garden. 'Our amazing extension has given us a greater enjoyment of light and space,' says Gita. GD

'In the kitchen, I wanted a streamlined layout in keeping with the contemporary design of the extension'

FLOOR PLANS



SUPPLIERS

PROJECT TEAM

Architecture and construction
Patrick + Ryan (patrickandryan.co.uk)
Garden designer Azara Landscapes
(07788 577 709; azaralandscape.com)

Oven and fully integrated dishwasher

Siemens (0344 892 8999;
siemens-home.bsh-group.com)

Gas combined induction hob

Smeg (smeguk.com)

Tap Quooker (0345 8333 555; quooker.co.uk)

Sink Franke (0161 436 6280; franke.com)

STRUCTURE

Glazing Fusion Glazing Systems (020 8842
2122; fusionglazingsystems.co.uk)

FIXTURES & FITTINGS

Kitchen, worksurfaces and splashback
Multiliving Scavolini Store West Hampstead
(020 8090 0909; multiliving.co.uk)

Wine cooler and integrated fridge
Miele (0330 160 6600; miele.co.uk)

FURNITURE & ACCESSORIES

Pendant lights Heal's
(0333 212 1915; heals.com)

Bar-stools Calligaris
(calligaris.com)

Dining table and chairs BoConcept
(020 3820 2878; boconcept.com)



The garden has been newly landscaped, in keeping with the contemporary design of the extension