

Shining example

A clever use of glazing ensures there are no dark corners in this renovated townhouse

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PHOTOGRAPHY MATTHEW WALDER



In contrast to the building's white-painted rear wall, the extension features pale handmade bricks



FLOOR PLANS



IN BRIEF

LOCATION Peckham, south-east London
TYPE OF PROPERTY Three-storey Victorian semi-detached townhouse
BEDROOMS 5
PROJECT STARTED November 2019
PROJECT FINISHED August 2020
SIZE 195sqm
HOUSE COST £1.16 million
BUILD COST £350,000

Wanting to stay within the catchment area of a local secondary school restricted Sophie Ardern and Tom Barry's options when they came to look for a bigger house. The couple, who are both 44 and work in TV production, sold their Victorian terrace and moved to a rented home with their two daughters, Kitty, ten, and Etta, seven, while they concentrated on buying the right property in the right place.

Almost immediately they found a semi-detached Victorian house that was larger than the home they'd outgrown, but needed significant improvements. 'There was an outbuilding that blocked the side access and a bathroom that projected into the kitchen,' recalls Sophie. 'Our plan was to extend to the side and rear, but I was concerned that this would make the middle section of the house

too dark.' The couple were also keen to be adventurous in their approach. 'We wanted a design that would make us think, "Wow, that's clever,"' she adds.

The first floor followed a typical Victorian layout. It had three bedrooms, one of which overlooked the back garden, plus a bathroom in the middle and stairs leading up to one more bedroom and bathroom on the second floor, which also had a loftspace. 'We wanted to »

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ABOVE Big sliding doors with minimal framing give unobstructed views of the garden. A downdraft extractor means there's no need to have a hood over the island

ABOVE RIGHT The extension created an extra 25sqm of space in the kitchen, which has handleless cupboards, quartz worksurfaces and a concrete floor



convert the loft with a dormer into a fifth bedroom and playroom,' Sophie explains.

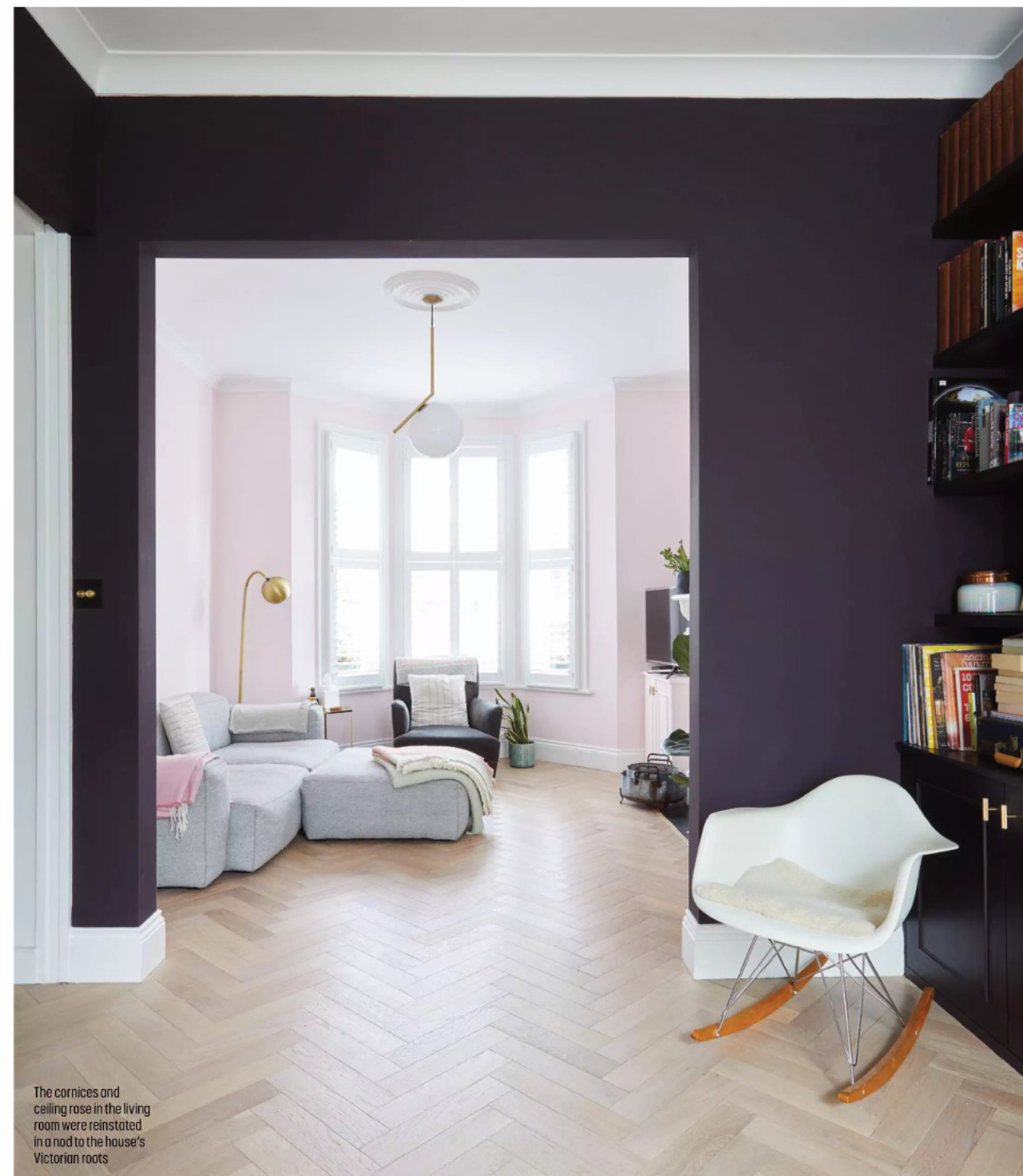
The plans also included a side and rear extension, new bathrooms, rewiring, replacement sash windows and decoration throughout. Sophie and Tom took their ideas to architect Damian Howkins, who had worked on a project for friends living nearby.

Damian devised a design to prevent the extension from creating a dark area at the back of the kitchen and a gloomy middle room – earmarked as a study. His first suggestion was a glazed side entrance, but although Sophie and Tom liked the idea, they didn't think they'd use it. So Damian altered the plans, devising an up-and-over window instead, which they loved. 'It's on the old exterior wall, between the study and the kitchen extension, which is where there used to be a window,' Damian explains.

The couple also wanted to see all the way from the living room at the front of the house to the garden at the back. The living room and the study had already been knocked through, so Damian replaced part of the wall between the study and the new kitchen with frameless glass to make the view possible. »

ABOVE A glazed panel replaces a section of the wall separating the study from the kitchen area. There is shoe storage beneath the built-in seat

LEFT The study, which is painted in Peaen Black by Farrow & Ball, receives daylight from the up-and-over glazed area beyond



The cornices and ceiling rose in the living room were reinstated in a nod to the house's Victorian roots



LEFT The main bathroom has a spacious walk-in shower. Once Sophie decided on gold taps she found matching fittings for the rest of the room
RIGHT A double basin and bespoke mirror slot neatly into an alcove



The thoughtful use of glazing made a big difference in other areas of the house too. A top-floor window brings light down through the stairwell, while skylights on opposite sides of the south-facing kitchen capture sunlight, but prevent the room getting too hot as they are cleverly angled within the pitch of the roof and relatively small. 'The back of the house faces south, so we had to be careful we didn't create an overheated greenhouse,' says Damian. Big sliding glass doors with slim frames open onto the garden, providing great views and letting in the maximum amount of light.

To move the project forward as quickly as possible and limit the amount of time they paid rent, the couple had already submitted a planning application when the sale was completed in August 2019. Renovations began that November, with Damian project-managing the main contractor, who he'd worked with

before. Things come to a temporary halt for three months in March 2020 when the first lockdown began, but by then the shell of the extension was finished and the contractor had wisely stocked up on supplies of plaster, plasterboard and insulation.

'We still needed to buy fixtures and fittings for the kitchen and bathrooms,' says Sophie. 'I'd already been to the kitchen showroom, but it was stressful making big decisions without seeing things in person. Damian was brilliant, though. He was proactive and organised, and that got us through it.'

The couple's sense of style is evident throughout. Rooms are decorated in boldly contrasting colours – from a near-black in the study to a powdery pink in the main bedroom – but the biggest impact comes from the quality of light. 'The glazing is unique and makes our home feel really special,' Sophie adds. **GD**



The original high ceiling in the main bedroom was lowered to give extra head height in the new loft bedroom and playroom on the floor above

'It was stressful making big decisions without seeing things in person, but our architect was proactive and organised, and that got us through it'



This bedroom is in the original part of the second floor. The ceiling was raised to the sloping roofline and a window added to make the space brighter

SUPPLIERS

PROJECT TEAM

Design Damian Howkins Architects
(damianhowkins.com)

Structural engineer
HF-K (hf-k.co.uk)

Contractor Platinum Homes Construction
(platinumhomesconstruction.co.uk)

Building Control approved inspector
Complete Building Control
(completebuildingcontrol.co.uk)

STRUCTURE

Sliding doors and windows
Maxlight (maxlight.co.uk)

Loft cement board cladding
Trespa (trespa.com/en-gb)

Bricks Petersen Tegl
(en.petersen-tegl.dk)

FIXTURES AND FITTINGS

Kitchen Naked Kitchens (nakedkitchens.com)
Hob Bora (bora.co)

Bathrooms Lusso Stone (lussostone.com)
Gold bathroom fittings Dowsing & Reynolds
(dowsingandreynolds.com), Living House
(livinghouse.co.uk)

Tiles Claybrook Studio (claybrookstudio.co.uk)

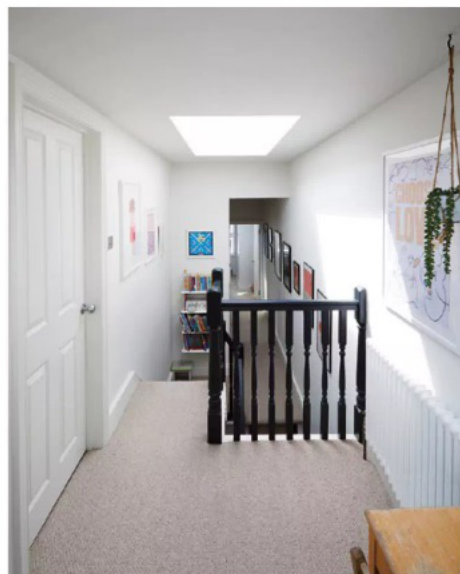
Polished concrete flooring The Concrete
Flooring Contractors (theconcreteflooring.com)

Lighting Dowsing & Reynolds, Flos (flos.com)
Spark & Bell (sparkandbell.com)

Decorating Farrow & Ball Colour Consultancy
(farrow-ball.com)

FURNITURE AND ACCESSORIES

Hay Mags sofa Innes (innes.co.uk)
Dining table and chairs John Lewis & Partners
(johnlewis.com)



ABOVE Adding a dormer created the extra height needed for the stairwell and the fifth bedroom, which is reached through the door on the left