

# STEPPING UP

Stacked brick box extensions around the Moss's Georgian semi-detached home have created an exciting new layout

Feature **DEBBIE JEFFERY** Photography **FRENCH + TYE**  
Project **BRADLEY VAN DER STRAETEN**

## WHAT WAS YOUR BRIEF FOR THE PROJECT?

We weren't able to make the house physically much larger, as there was already an extension to the rear, which we replaced, so the challenge was to make it feel bigger. Our brief to Bradley Van Der Straeten Architects was to create a large family kitchen and dining area, supported by utility and storage spaces. Opening up the full height of the stairs was one of the key ways to achieve the feeling of space, and now every time we walk down them, we love the openness of the hallway and stairwell. Having so much extra storage has also totally changed the way we use the house, and having pocket doors between areas allows us to alternate between having open plan and more cosy spaces.

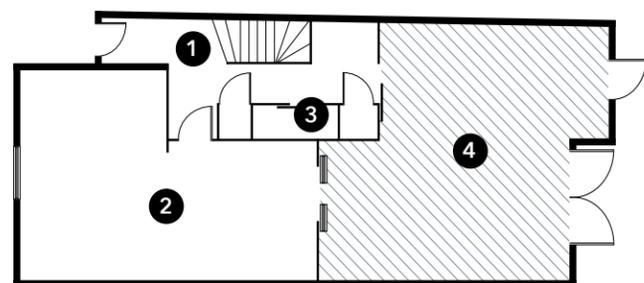
## HOW HAS THE GLASS IMPROVED THE SPACE?

Two new vaulted roof windows fill our dining area with natural light, and their sloping plywood sides help bounce the light and open out the view, making it

feel even more spacious. The plywood theme is also continued on one wall, with fitted storage and a long bespoke dining bench. Our new kitchen overlooks the dining space, and is set under an exposed timber joist ceiling, behind which is another roof window. This casts dappled light through the beams, and from both the kitchen and dining areas we can access the south-facing garden through Crittall-style doors.

## WAS SUSTAINABILITY A PART OF THE BUILD?

The new flat-roofed extensions to the rear are covered in sedum, which provides a natural habitat for wildlife, and also improves our view from the upper floors. Before the work was done, the existing roof eaves were home to a family of swifts, so we installed new swift boxes into the upper walls of the extension to provide a home for these annual visitors to London. We just love the house and are really appreciating it now it's finished, thanks to the clever and sympathetic design.



### GROUND FLOOR

- 1 Hallway
- 2 Living room
- 3 WC
- 4 Kitchen-diner



## THE PROJECT DETAILS

### MEET THE RENOVATORS

Tim and Lama Moss, who both work in IT, live with their daughter, Layla, 6, in this three-bedroom, three-storey semi-detached house in East London

### BUILD BRIEF

To relocate the stairs and build a triple-height stairwell in a new side extension, with an open-plan ground-floor kitchen-diner to the rear, contained in two stepped-brick boxes, with a new first-floor study above

### PROJECT COSTS

Crittall-style doors **£15,000**  
Roof windows **£15,000**  
Kitchen & worktop **£30,000**  
Flooring **£3,000**

A similar kitchen-diner extension would start from around £150,000



### STACK IT UP

An extension doesn't have to be single volume, but can be made up of different-shaped boxes stacked on top of one another, if planning permission allows

### REFLECT LIGHT

Pale materials, such as plywood and a Silestone worktop, contrast with the dark cabinetry and help bounce light around the room to create interesting shadows. Geometric floor tiles have been used to define the working area



DON'T MOVE,  
IMPROVE

“New roof windows fill the space with natural light, with the sloping plywood helping to bounce it around”

## \* NEED-TO-KNOW: ROOF WINDOWS

### DO YOUR RESEARCH

Roof windows can provide a solution for virtually every project - from new extensions and loft conversions to dark landings and bathrooms - with flush or raised installation heights and a choice of frame finishes and colours. Consider security, insulation, and details such as whether you'd prefer glazing that reduces rain noise.

### CHECK THE RULES

You don't usually need to apply for planning permission to install roof windows in an existing house, as permitted development rules allow for roof alterations subject to certain conditions, which are listed on [planningportal.co.uk](http://planningportal.co.uk). You'll also need to meet current building regulations.

### GO ELECTRIC

For ease and convenience, operate your roof windows by remote control - especially if you have high, out-of-reach spaces. Any wiring should be undertaken by a qualified electrician, and solar-powered roof windows are also available with no wiring required. Electrically operated blinds can even be programmed to open in the morning and close at night, making them ideal for bedrooms.

**DOUBLE THE HEIGHT**  
Adding to the feeling of space created by the vaulted ceiling, part of the brief was to create a large family kitchen-diner, which has completely changed the way the family uses the ground-floor space



↑ **BUILD IN STORAGE** A plywood wall with an integrated dining bench creates a practical feature for seating while providing a hidden place to store everyday essentials

## KEY CONTACTS

**Glazing**, £15,000, Fabco. **Green roof**, £1,000, Green Rooftops. **Roof windows**, £15,000, Maxlight and Roofmaker. **Istoria Wadham heavy brushed Herringbone Oak flooring**, £85 per sqm, Jordan Andrews. **Häcker kitchen** and **Silestone worktop**, £30,000, Admo. **Feature Beatrice floor tiles**, £35.15 per sqm, British Ceramic Tile. **Ply tapered dining table**, from £1,150, Unto This Last. **Boiling water tap**, £1,785, Quooker. **Bristol pendant lights** (kitchen), £49 each, Heal's. **Santa Cole HeadHat pendant light**, £480; **Zeitraum Morph stools**, £695 each; **Fredericia Pato dining chairs**, £232 each, all Viaduct

