

Cabinetry has been cleverly designed to maximise space, with the Neff fridge-freezer integrated next to shelving

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Light-filled extension

The property

A four-bedroom Victorian house in north London

The design brief

Looking to create a large live-in kitchen-diner, which they could use as a family room and entertaining space, the homeowners wanted it to be as light and spacious as possible.

How it was achieved

Planning consent was needed for the rear extension that houses the new kitchen, but, as the property is in a Conservation Area, a number of planning guidelines had to be complied with in order for it to be granted. Build Team designed an extension that would be sympathetic to the existing style of architecture, using traditional materials that would enhance the property's overall character.

The clients' brief primarily called for a light, bright, contemporary kitchen and dining space, which was achieved by using steel, London stock bricks and insulated concrete slabs to open up the fabric of the building. Natural light has been introduced through bi-fold doors and three large rooflights, as well as a Velux sun pipe.

Continuing the flooring outside, with a level threshold, means that the inside and outside spaces flow together seamlessly when the bi-fold doors are fully opened. The family also wanted the kitchen to be as clutter-free and minimal as possible, so underfloor heating was installed as a high-performance heat source when combined with large porcelain floor tiles, avoiding the need for cumbersome radiators.

Once the side-return extension had been built, the couple asked Harvey Jones to design the kitchen, choosing handpainted units and teaming them with oak worktops for simple, classic style.

The cost

The side-return build came to £50,000, and the kitchen cost £25,000.

Contacts

Design and build Build Team, 020 7495 6561, buildteam.com

Kitchen design Lizzie Hagon, Harvey Jones Kitchens, 0800 389 6938, harveyjones.com

Flooring Tower Ceramics

Appliances Neff

Bi-fold doors Grabex

Underfloor heating The Underfloor Heating Store

Rooflights and sun pipe Velux



A level threshold between the indoor and outdoor areas allows the living space to extend into the garden in summer