



**9 WISE INVESTMENTS** Angus and Emily Grierson live in a three-bedroom Victorian terraced house in Finsbury Park, north London. The couple, who have two children, wanted a kitchen with access to the garden that would become a hub for their family.

'We extended the galley kitchen by the width of the house, out into the garden and side return,' says Angus. The result, measuring 19sqm, required planning permission.

Architects from Build Team helped manage the costs, advising the couple to spend more on the visible items and find cheaper alternatives to other products. They chose reasonably priced metal-framed sliding doors from Steel Window Service (steelwindows.co.uk) for £11,000 and found a cost-effective kitchen cabinet supplier, allowing them to invest in the doors, handles and worksurfaces. The project cost £90,000 in total including fixtures and fittings. (buildteam.co.uk)



PHOTOGRAPHY: RICHARD CHIVERS, PETER COOK, 'THE HOUSE ON THE HOLLOW', INKSTEPHENSON, PETER LANGERS, KEFF PHOTOGRAPHY, JAMES WHITAKER, WHITAKER STUDIO, VANCE SAHALES, ROBIN BELL, MEGAN BRIDEN

**10 STREAMLINED APPROACH** Built in just six months for £205,000, Salmen House stands resplendent in pink at the end of a terrace in Plaistow, east London. It was designed by architect Office S&M (officesandm.com) in collaboration with property developer Isla Kennedy of My Property and Home (mypropertyandhome.co.uk) as a low-cost build-to-rent home, and is currently occupied by young professionals.

Behind the striking green front door is a triple-height staircase which draws the eye upwards to a skylight. Hugh McEwen and Catrina Stewart, founding partners at Office S&M, worked closely with an engineer to keep structural elements to a minimum, instead emphasising the generous ceiling heights, which reach up to 4m in the three bedrooms, light and circulation space.

Streamlined fixtures and fittings and a simple single-skin blockwork structure helped the build costs to come in at £2,356 per sqm. **GD**