



A single-span, floor-to-ceiling sliding door links the house to the outdoor terrace

# Clear vision

A contemporary glazed light well bridges the gap between old and new and provides an eye-opening centrepiece within this listed London home

## PROJECT PROFILE

**Location** Marylebone, central London

**Property** Grade II\*-listed Regency terraced house

**Type of extension** Basement and ground floor

**Extension size** 30sqm for basement and 30sqm for rear addition

**Reason for extending** To create a larger kitchen and additional living space by extending the ground and lower-ground floors of the house

**Build cost** £250,000 for the project, excluding VAT and fees



How an extension relates to the original property is a key consideration of any design scheme, but it's even more important when the property in question is Grade II\*-listed and both English Heritage and the local planning authority need to give their approval for the scheme.

'Like many of the properties in this historic terrace, the original kitchen measured just 8sqm and was totally out of proportion with the rest of the house,' explains Shahriar Nasser of Belsize Architects. 'The homeowners wanted to increase the size of a small existing extension at the property's rear to make space for a large kitchen-diner spanning the width of the house, as well as extend the lower-ground floor level to create a modern living area underneath the new kitchen. This provided a contrast to the more formal living spaces elsewhere in the house that were also being renovated and restored.'

Creating a successful blend of old and new was the driving force of the design for both of the new spaces. 'We wanted to ensure there was a dialogue between the original property and the extensions, but it was also important for the new additions to be separated from the house in some way so that the rear facade could be left intact,' adds Nasser.

The solution was to create a transparent void between the house and the additions, allowing natural light and fresh air to reach deep into the property. Access to the new extension is via a glazed bridge, and both the ground floor and lower-ground floor rooms feature huge frameless panes overlooking the light well, which is landscaped to create a green outlook from the basement living space. Glass doors on the lower level can be left open to increase natural ventilation, as well as allow the homeowners access to these internal courtyards. ➤



## PROJECTS | Basement



Although the pair of extensions are undoubtedly more forward-thinking in style than the rest of the house, at English Heritage's insistence there are details that reference the period architecture of the property. These include the traditional sash window in the kitchen, French doors in the basement and the stucco render that has been used on the exterior.

'Because of the extensive glazing you can see right through the extensions back to the original house, so there's a constant connection with the original architecture, too,' says Nasser.

'Adding these extensions has solved so many of the issues with the house and it's now a far more practical, comfortable space to live in,' he adds. 'It also shows how contemporary interventions can play a key role in adapting a historic property for modern living.' **GD**

**above** Featuring polished concrete flooring and contemporary glazing, the new basement room is designed to be used as an informal living area

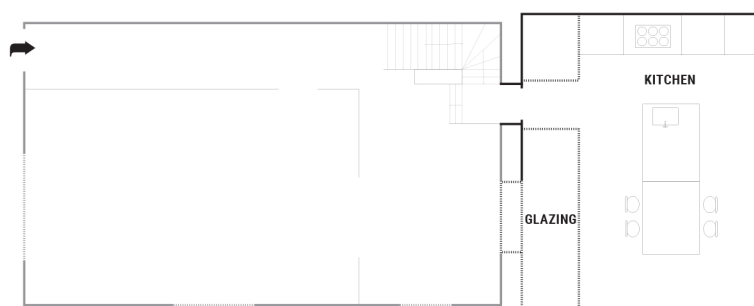


## SPOTLIGHT ON

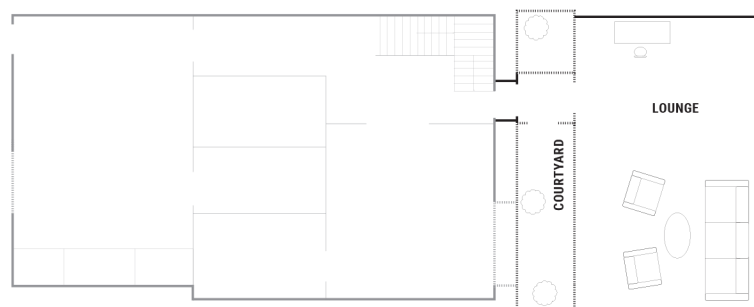
### GLAZED LIGHT WELL

The link between the original house and the extensions, and the double-height light well is key to this project, allowing the exterior to remain untouched and creating a connection between each floor of the extension. Supplied and installed by Maxlight, the glazing cost around £45,000 (020 8896 0700; maxlight.co.uk).

## EXTENSION PLAN



GROUND FLOOR



LOWER GROUND FLOOR

WORDS BETH MURTON PHOTOGRAPHY NICK KANE

## SUPPLIERS

### ❖ PROJECT TEAM

**Architect** Belsize Architects (020 7482 4420; belsizearchitects.com)

**Structural engineer** Taylor Whalley Spyra (020 7253 2626; tws.uk.com)

### ❖ STRUCTURE

**Glazing** Maxlight (020 8896 0700; maxlight.co.uk) **Concrete floor** Lazenby (01935 700 306; lazenby.co.uk) **Engineered oak flooring** Solid Floor (020 7486 4838; solidfloor.co.uk)