

## Contemporary Residential Extensions in North London

Haines Phillips Architects has in recent times completed a series of residential extensions and refurbishments in Crouch End, ward of Muswell Hill, London Borough of Haringey in North London. These and our other private client projects vary in size and complexity, from small and intricate interventions and extensions, to large, complex, extensions and overhaul of properties, be it for the enhancement of our clients' daily lives or for the enhancement of the value of their asset.

These projects diversify from but supplement our private client portfolio that is strong on high-end projects in Central London, particularly within the Royal Borough of Kensington and Chelsea and the City of Westminster. We have recently seen an increasing demand for carefully designed smaller scale refurbishments and extensions throughout London and the South East as a result of the Covid-19 pandemic and these projects now feature strongly in our work alongside our other private client work.

One common thread runs through the handful of projects selected for this newsletter, that is in the transformative initial architectural idea from which the design flowed, in collaboration with our clients and the input of the consultants and specialists that we typically lead on these projects.

These projects portray our principle in valuing each project equally, no matter how large or small, and our commitment to the simple, key design idea to reshape our clients' environments, their experience of their internal and external spaces and their daily lives, in accordance with their needs and budget constraints. The positive testimonials and feedback we have received from our clients are testament to the transformative effect of the extensions and improvements to their homes.

The handful of projects selected here are interesting as a group due to their proximity to each other and the similarity of their age and style, all being originally constructed in the late Victorian or Edwardian periods. Several others that we are working on in the vicinity have either recently gained planning permission or are in the early stages of the design process.

Full details and images of each project can be found by clicking on the following links:



### [Infill Extension, Barrington Road, London N8](#)

This project was for a side infill extension in the form of a double height glass box. This transformed an isolated, dark, and damp lower ground floor with an unused garden, into a light filled double height volume family room with living, dining and kitchen, from which the garden is accessed, and that is connected to the ground floor through a gallery and modern staircase. The design transformed the use and character of both basement and ground floor accommodation, and of the garden, which has been landscaped by the owners with the feel and function of an additional outdoor family room.

### [Loft Conversion & Extension Using Modular Construction, Harefield Road, London N8](#)

This project was for the creation of an additional floor at second floor level of an end-of-terrace corner property. The new roof was built off-site with a large dormer extension, to provide an additional one-bedroom flat. The new flat has the flexibility to be an extension to the first floor flat until such time as the owners decide to separate the two flats in accordance with their family's needs.

### [Glass Box Extension, Park Road, London N8](#)

This project was for a contemporary rear extension to serve as a conservatory/garden room and the re-building of the existing dark, isolated, kitchen area to provide a modern, bright, kitchen/dining room opening into the garden room. Key to the design was the flow of the garden room space into the garden through large glazed triple sliding doors that form part of a glass-box design and the re-landscaping of the garden to create a raised patio/dining area as an outdoor extension to the conservatory and kitchen.

### [Rear & Basement Extension, Barrington Road, London N8](#)

This project was for a rear and side extension including internal alterations at lower ground floor level. The extension infilled an external side passage. The opening up of the rear wall to the garden through large minimally framed glass sliding doors replacing a bay window, and the removal of the walls between the principal rooms, led to a contemporary, light filled, sociable family kitchen/dining/living room that flows out into the garden and that is ideal for entertaining, an important aspect of the brief.

### [Loft Extension & Roof Terrace, Barrington Road, London N8](#)

This project was for alterations to a large loft area and addition of a roof terrace, to open the loft to the spectacular high-level views to Alexandra Palace and create a spacious master bedroom suite, with a dressing room and an en-suite shower room, with views through full height bi-fold doors that give access to the roof terrace. The roof terrace has a glazed floor and balustrade to allow light to penetrate to the windows below.

