The side and rear extension created space for a complete rejig of the interior layout

EXTENSION PROJECT

Light-starved to sun-drenched

AMOS GOLDREICH, DIRECTOR OF AMOS GOLDREICH ARCHITECTURE, EXPLAINS HOW A GLAZED EXTENSION HAS TURNED THE GROUND FLOOR OF THIS VICTORIAN TERRACE INTO A SUNNY SPACE

BEFORE

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HOME NOTES

HOMEOWNERS
Steve Burgin and Graham Ogilvie

PROPERTY
Four-bed Victorian terrace in North London

ARCHITECT
Amos Goldreich Architecture (agarchitecture.net)

BUILDERS
BKB Projects

TOTAL COST
£250,000

LEFT Positioned beneath the frameless up and over glazing, the oak-lined window seat creates an indoor-outdoor feel

BELOW Instead of incorporating insulation between the exposed oak beams, it has been installed above. This has maximised floor-to-ceiling height and enhances the feeling of space

THE PROBLEM

The disjointed layout lacked light and was disconnected from the galley kitchen

THE SOLUTION

'We added a side and rear extension,' says architect Amos Goldreich. 'This allowed us to rearrange the living spaces around the garden and an internal courtyard, which is now a winter garden with automated rooflights. Having this indoor-outdoor space at the centre of the floorplan channels light into the reception rooms at the front of the house. The winter garden has also opened views through to the garden when you're in the living room at the front. We altered the floorplan to turn the galley kitchen into a spacious open-plan kitchen-diner, which flows onto a new sun terrace. Connecting with the outdoors was a key goal, so we pushed the window seat into the garden. The seat combines with up and over glazing so it feels as though you're sitting outside in a light-filled cocoon.'

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> “Establish a clear brief for your architect – the more aspirations you can give as a guide, the better”
>
> **AMOS GOLDREICH,** ARCHITECT

Aluminium sliding door frames maximise the area of glass and garden views. Pale floor tiles help bounce light around the space

FOCUS ON WINDOW SEATS

Amos Goldreich shares his top tips and ideas

1 **TYPICALLY, IT'S BEST TO POSITION** your window seat at a similar height to a standard chair – not too high, not too low.

2 **CUSHIONS CAN BE BUILT INTO** the joinery design or you can add loose cushions later.

3 **OPENABLE WINDOWS ARE POSSIBLE,** but with fixed glazing you can create a more frameless look.

4 **INCORPORATE AN UP AND OVER STRIP** of glazing to create the feeling of sitting outdoors.

5 **CHOOSE A DIFFERENT MATERIAL** for the interior finish of the seat to help differentiate it from other parts of the living space. Stick to the same material (like the oak pictured here) to create continuity.

FEATURE REBECCA FOSTER
PHOTOGRAPHS OLLIE HAMMICK

The window seat looks out over a fish pond so it feels part of the garden

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