

PICTURES: ANDY MATTHEWS



Edwardian home extension to meet needs of a young family

This Edwardian four-bedroom house, which had not been altered since the 1960s, has been given a major remodel.

The home, located on a quiet suburban street in west London's Raynes Park, has been completely transformed, with many of the piecemeal and poorly constructed additions removed, while retaining as much of the original fabric as feasible. A two-storey brick extension has also been added to the rear.

The brief for designers Studio Bua was to add a generous master suite, larger family bathroom and to rethink and enlarge the ground-floor living space to accommodate a study, playroom and separate utility room. The owners, a young family, love to entertain so the new living spaces have been designed as a series of interconnected rooms, offering greater flexibility and character than the typical open-plan extension.

The large plot has established trees on the boundary; however the existing house was orientated to the street, with only small openings to the rear. Bua's addition flips this focus towards the rear garden, with a series of glazed doors and a new terrace, level with the internal floor.

A key requirement of the owner's brief was that the spaces be impressive



without feeling oversized or lonely and that each space was clearly defined with its own character. The house needed to be able to accommodate large parties, too.

At the centre of the reconfigured plan is the lounge, which has been stepped down to give extra height and grandeur and extends through glazed doors into the garden. It is separated from the open-plan kitchen and dining space by a screen wall featuring a three-sided fireplace, a homework area and media unit.

The family loves colour and Bua was inspired by lithograph ocean liner posters contemporary to the period of the house. Bright pinks and greens have been paired with dark stained timber, marble and brass.

The extension has been designed to complement the 1920s red-brick and stucco house. Although modern in style, the brickwork detailing and creasing tile sills refer back to the home's Edwardian origins.

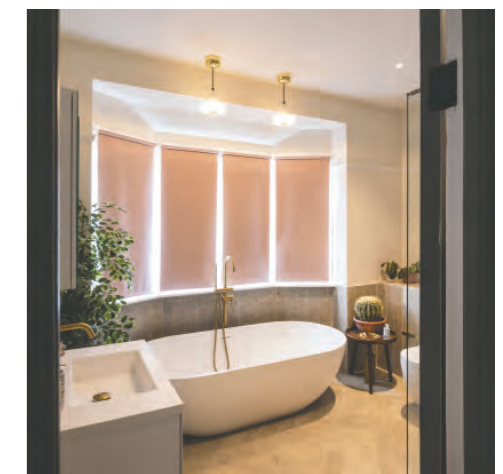


IN BRIEF

DESIGN Studio Bua
STRUCTURAL ENGINEER Axiom Structures
SLIDING DOORS Maxlight
FIREPLACE DRU Fire
TILING Claybrook, Mandarin Stone, Saloni
PAINT Dulux Trade
SANITARYWARE Lusso Stone, Duravit, Living House



The interiors feature practical, but rich finishes, with dark oak flooring to the refurbished rooms, patterned porcelain tiles to the entrance hall and large format porcelain tiles to the extension and terraces.





Creating light & space

SOMETIMES YOU DON'T NEED TO EXTEND to get extra light and space. This Victorian townhouse had been extended and remodelled over the years, including a north-facing 90s kitchen extension that was dark, poorly insulated and badly designed.

Studio Bua was commissioned to come up with a revamp to create a light-filled interior to provide a home for a young family. Internal walls were removed, which, along with the addition of extensive glazing, has completely transformed the property.

The beautiful Victorian staircase was previously hidden in a dark and narrow corridor. Now it's the focal point of the dining room, with the hallway defined by a change in finish from parquet to patterned porcelain tile.

Decorative mouldings in the dining room and living room were badly damaged and beyond repair. Bua worked with a specialist supplier to source new cornices of the correct era and size to suit the space.

Off-the-shelf kitchen units have been combined with quartz worktops and German appliances to create a practical and stylish kitchen.

A bespoke, oak-lined, frameless glass extension creates a cosy breakfast and play area, adding a warm and tactile element to this minimal space. This allows the owners to cook while entertaining their two small children.

The existing basement served as a guest bedroom with a long corridor to access a small guest shower room and laundry area.



In the new arrangement the corridor has been incorporated into the enlarged guest room (which now doubles as a TV room), with wall panelling concealing the laundry appliances and under-stair storage.

On the upper floors, the existing bedrooms have been given a light touch refurbishment with bold wall colours and light grey painted floorboards.

New double-glazed, timber sash windows have been installed throughout. The brief for the family bathroom was to create a soft and bright background for bathtime.

Bua added a fresh pop of colour with gloss peppermint subway tiles in a stacked bond. In contrast the basement wet room has a more grown-up palette with marble tiling and geometric accents.



“ Having a beautiful space is more important than ever. The fresh design and high-quality works have provided us with a light-filled, yet practical home.

In detail

- ARCHITECTURE & INTERIOR DESIGN** Studio Bua
- CONTRACTOR** Business Prestige Ltd
- STRUCTURAL ENGINEER** Structures Made Easy Ltd
- GLAZING** Maxlight
- TILES** Claybrook, Mandarin Stone
- PARQUET FLOORING** Havwoods
- LIGHTING** Flos, Dyke & Dean, Louis Poulsen, Muuto, Holloways of Ludlow
- SANITARYWARE** Lusso Stone, Duravit & Bette
- TAPS** Crosswater & Hansgrohe
- MIST FIRE SUPPRESSION** Plumis Automist

PICTURES
The total floor area of the house is 135 sqm. The works were focussed on the lower living floors, an area of 70 sqm, with a light-touch refurbishment to the four bedrooms above. The project cost £180,000 (excluding VAT and fees).

