



BEFORE

Striking addition

UNSIGHTLY EXTERIOR

Above The outside of the semi-detached property looked tired, with previous additions, such as the loft conversion and rear extension, failing to make it any more attractive



Architect Peter Lancaric explains how a kitchen extension transformed this four-bedroom house in Lewisham

PHOTOGRAPHS MARIUSZ GARAJ AND DAVID BANK

The original ground-floor layout of this house consisted of a living room, a separate poky kitchen, and a small utility room/WC. The owners wanted a larger, open-plan kitchen as cooking and entertaining are a big part of their lives. And the exterior of the property, with its unsightly additions, also needed a new lease of life.

The extension includes a sitting area, dining area and kitchen, with a vaulted ceiling that accentuates the grandeur of the space. Three large rooflights bring light into the depths of the room and are operated by remote control, with sensors to close them automatically in bad weather.

Externally, the mono-pitched roof and white render were chosen to reference the original house and complement the dark-grey stain of the timber-clad façade.

The project required planning permission as the depth and height

of the extension exceeded the current limits of permitted development. This was granted without difficulty and the owners of the neighbouring houses were also pleased with how sensitively the proposed extension fitted in without being overbearing or compromising their privacy.

The project was designed with budget in mind, as I believe that good design does not need to break the bank. The form of the extension, which is sympathetic to the original building, together with careful consideration of details and the materials used, have transformed the existing property into a fresh, contemporary home.

The project demonstrates how remarkable results can be achieved, even on a relatively modest budget.

Architect: P.LANStudio, 07930 696769, plstudio.co.uk

Number of bedrooms: Four

Project cost: £90,000

AFTER



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DRAMATICALLY DIFFERENT

The new extension has refreshed the whole exterior of the property. The white render is complemented by hardwood cladding with a dark-grey stain, which matches the decking. Aluminium windows, Viva. Remote-controlled rooflights, Fakro