

Arts & Crafts character

This historic London home was given a new lease of life with a clever upgrade and extension scheme for modern living

This charming Arts & Crafts cottage in north London has been extended, refurbished and restored to create a comfortable and bright family home. After bringing an architect on board to draw up plans for a glazed addition to the rear, the project was taken on by All Done Design; a female-led bespoke design and build company. The firm are well-known locally, with a presence on the high street, and were recommended to the owners by a friend – so it was an easy choice.

Prior to the works, the house hadn't been updated for years and the use of space and layout wasn't optimal. The family were living there, but a number of issues made it pretty uncomfortable – they were unable to use the shower because of a leak, there wasn't any direct access from the hallway to the kitchen, and there was no downstairs loo, which the owners wanted to have incorporated.

Charlie Avara of All Done Design explains: "Our job was to carry out the work and reconfigure the ground floor to accommodate a WC and create access from the hall to the kitchen. We also added underfloor heating to the kitchen area, laid new stone and engineered wood floors and completely rewired and replumbed the property." When it came to the internal fit-out, All Done Design helped them identify authentic products, organising ironmongery and suggesting light fixtures to complement the property's Arts & Crafts elements. "We helped source the monkey tail handles for the windows, old-fashioned school radiators and Pooky lights," says Charlie.

Although All Done Design was commissioned primarily for the build phase, they also had design restrictions to consider as the house is in a conservation area. The brickwork on the back of the property was of historic interest, so the extension features a lot of glass to delineate old and new. "We part-demolished an existing rear extension, rebuilt it in matching brick and widened it using frameless glass," explains Charlie. "The project added about 8m² to the property, but because it allowed us to reconfigure the space, it



PHOTOS ANNA STATHAKI

PROJECT PROFILE

LOCATION North London

PROJECT Extension & renovation

EXTENSION SIZE 8m²

PROJECT TOOK 20 weeks

USEFUL CONTACTS

DESIGN & BUILD All Done Design
(www.alldone.com)



feels like much more. We were able to add an informal garden room, as well as creating direct access from the kitchen to the hallway”

There were a number of issues with the project due to the house's age, but all were overcome with time, strategy and patience. For example, the ground floor slab wasn't level, so the team had to repour screed to ensure the wooden floors could align flawlessly with the tiling. “Creating the new shower room upstairs was quite challenging, too, as it was a small space, but we made it work,” says Charlie. “We were keen to maintain the integrity of the original Arts & Crafts features and the client requested that we replicate some of these throughout the house. This involved recreating some of the detail above the shelving in the sitting room and across all the doors. That was hard work, but well worth it for the final result.”

The completed home is better than the owners imagined, and perfect for their needs. The flow of the house is vastly improved, and the kitchen is at the heart – especially as the owners now don't need to go through additional rooms to access it. Reflecting on the project's success, Charlie says: “Although the house is a very traditional Arts & Crafts cottage, it's now got a modern glass extension at the back, which enhances the property's original features rather than detracting from them, and it works seamlessly together. That's something I love and feel very proud of.”