



Small Victorian House Ground Floor Renovation



Victorian houses are ubiquitous part of the British urban landscape and despite their outdated layouts are still the favourite type of residential architecture. Although their original floor plans do not suit contemporary ways of living - too compartmentalised, not enough light - they represent an experimental ground for innovative updates.

Side return extensions, built into a slender strip of empty space running alongside back part of many terraced houses, are one of the most common domestic renovation projects in the UK. Despite contributing only few feet of additional width, if done properly, they can transform both the house and the way of life for their inhabitants.

Our clients, a family of four (two adults and two teenage boys) living in East Finchley, worked on side extension with their architect and needed help with design and visualising the extent of renovations.

The proposed concept is a combination of pared back colour scheme, functionality, crisp industrial lines with a few glam elements which add softness and an impression of indulgence in an otherwise simple interior.

Small Victorian House Ground Floor Renovation

Single storey side return extensions, apart from providing additional space in the back quarters of Victorian houses, greatly affect the rest of the ground floor layout.

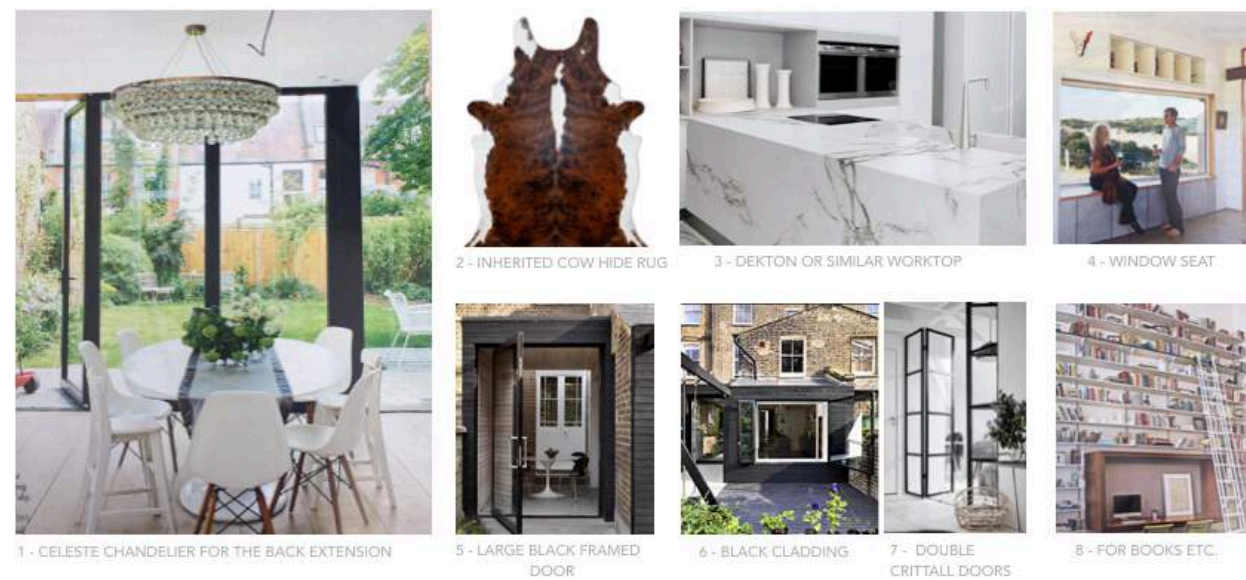
While the front reception room retains its function and copious amounts of light, it is usually the middle room that requires most attention - they frequently struggle with identity and with added extensions often become a darkened thoroughfare of mixed use.

Back elevation was to be cladded in black wood and adorned with large black framed garden door and window (which should provide a seating space for the dining area).

Detailed brief was provided for each of the spaces and a collection of supporting images related to preferred styles.

Style Brief - personalised Scandinavian/Nordic with luxury details, all white would be great but probably impractical - alternative is off black; stylish, modern, functional

EXTENSION VIEW



1 - CELESTE CHANDELIER FOR THE BACK EXTENSION
 2 - INHERITED COW HIDE RUG
 3 - DEKTON OR SIMILAR WORKTOP
 4 - WINDOW SEAT
 5 - LARGE BLACK FRAMED DOOR
 6 - BLACK CLADDING
 7 - DOUBLE CRITTALL DOORS
 8 - FOR BOOKS ETC.



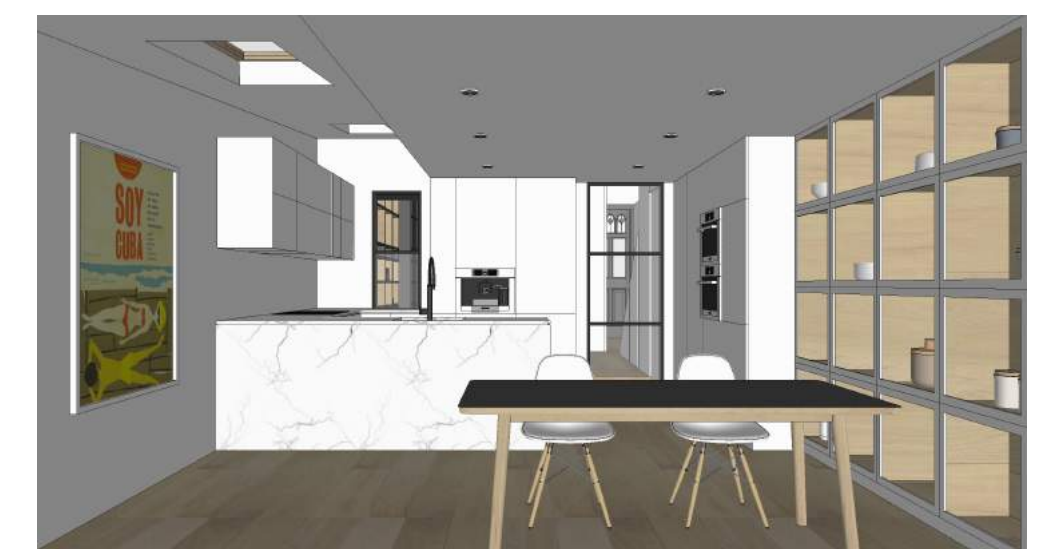
LIVING ROOM



MIDDLE ROOM - DARK



MIDDLE ROOM - LIGHT



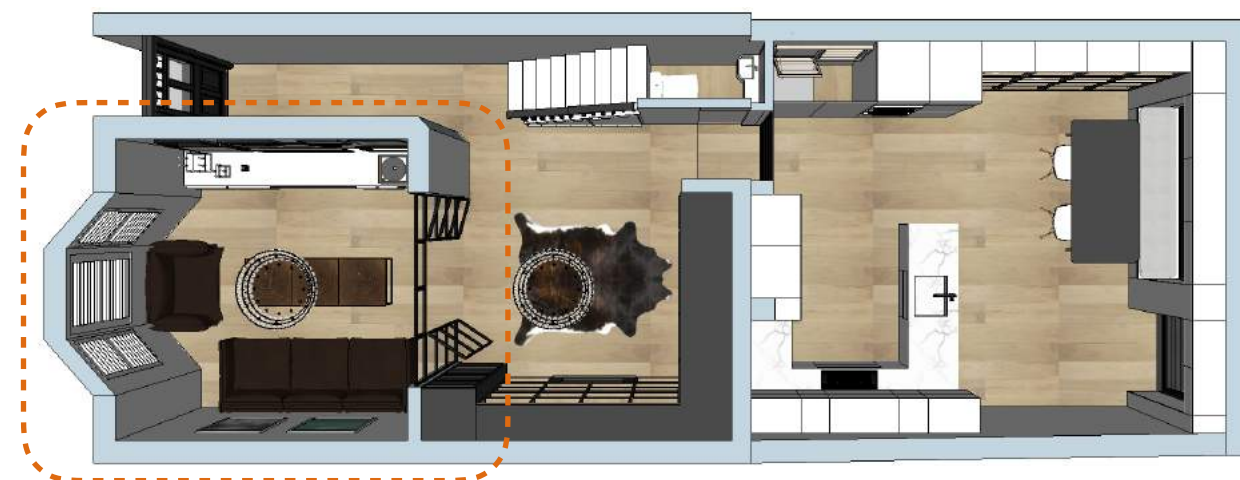
KITCHEN / DINING



Small Victorian House Ground Floor Renovation: Living Room Brief

The front living room will retain its function but requires some new elements to meet the needs of its users:

- wall to wall sideboard to accommodate all the equipment and records collection
- collection of art which we'd like to finally display
- a double Crittall doors to separate living from the middle room
- new furniture (which will probably happen at a later stage)



- 1 - A simple wall to wall raised sideboard accommodates the AV equipment, records collection and hides the rest within enclosed cabinets
- 2 - The room lends itself nicely to eclectic art collections as well as the reversed layout; TV screen seamlessly blends into a gallery style wall
- 3 - Double Crittall doors, apart from zoning this open plan area, transform the space and add cool, modern and industrial edge to both rooms
- 4 - Slim black metal framed group of side tables can be arranged as suited
- 5 - Fogia Tiki three seater sofa is a modern and stylish addition with an edge
- 6 - Celeste chandelier for both living and middle room adds glamour and softens the grids and linearity of the surrounding elements.



Small Victorian House Ground Floor Renovation: Living Room

Despite being more than century and a half old, Crittall doors and windows are still a striking but minimalist compliment to all styles and types of spaces.

Their grids and graphic quality can transform and add cool and modern edge to the simplest of rooms.

In this case they are zoning the areas with different functions, living room, middle room and kitchen /diner, without compromising space or the amount of available light.



Gallery style walls have many advantages - they allow relatively unrestricted displays of art collections, often provide striking decorative features but quite importantly they can disguise TV screens so that they require our attention only when switched on.



Small Victorian House Ground Floor Renovation: Middle Room Brief

- A wall between the hall and middle room will be removed, or rather opened up
- It needs to serve several functions: provide storage for everyday wear like jackets, coats and shoes, which the existing entry hall cannot accommodate as well as other possessions requiring accommodation like the books and quite possibly a small piano
- fireplace will be removed
- reuse cowhide rug

Middle room got a multitasking role: it needs to be welcoming as the first room of the house, provide storage for everyday wear that narrow hallway cannot accommodate and bookshelves/display for decorative items (and possibly a small piano).

Both off-black and white version work well, although the dark version adds a bit of drama and a great contrast to its surroundings.

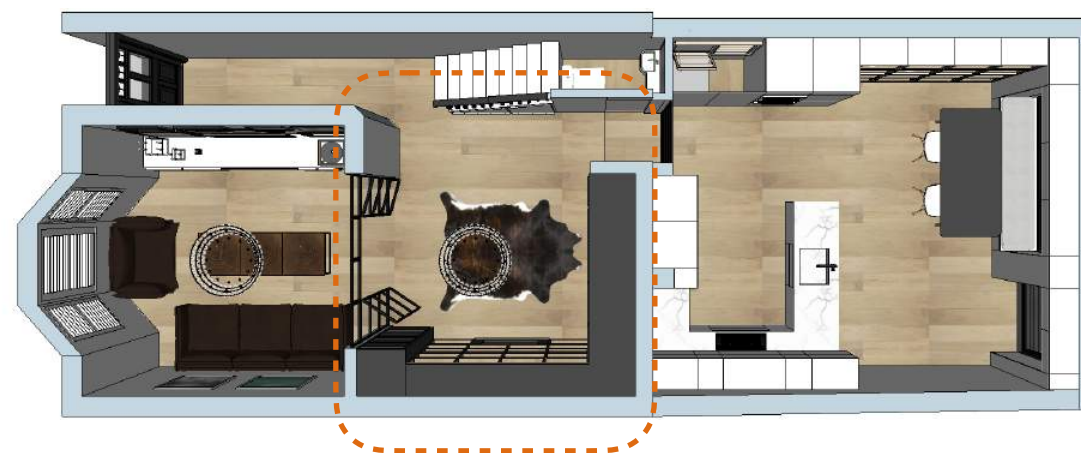
1 - Enclosed storage consists of deep (D600mm x W800mm) wardrobes

2 - Single 600mm deep and wide floor to ceiling cabinet

3 - Additional enclosed bridge unit which increases the overall capacity

4 - Drawers spanning the whole open shelving and desk area

5 - Beneath the new window looking towards the back is a desk which could also accommodate the electric piano keyboard.





Middle room is the first space to encounter after the entry hallway and as such deserves quite a lot of attention. Front area of the ground floor, despite not being on the grandest of scales, lands itself naturally to elements of glamour and has sufficient ceiling height to accommodate Celeste chandelier that was initially envisaged in a new kitchen/diner - reduced ceiling height would not be suitable for such a large statement piece.



Middle rooms are usually the darkest part of any Victorian house so we can try to either make them as light as possible or go for a bold statement and embrace their dark side. Window previously looking towards the garden is replaced by a framed glass panel and space below is used as a desk.



White, light and bright version of the middle room



White middle room provides more light and appear brighter but it lacks drama of its darker version





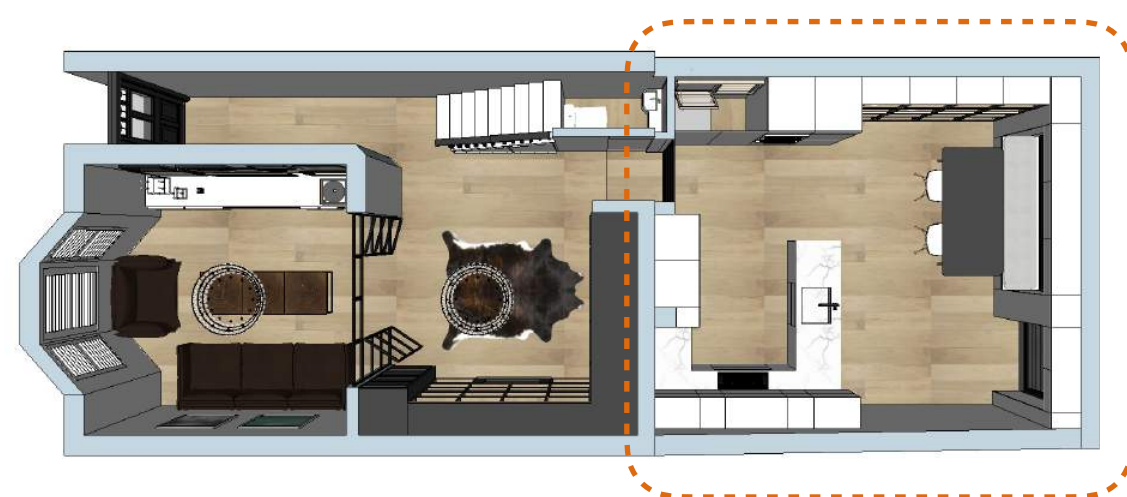
Small Victorian House Ground Floor Renovation: Kitchen Brief

- Kitchen/dining area, where all the major work is happening, is being extended 1.5m to the side
- we'd like a large window with an incorporated seat but still uncertain about its depth
- Dekton surfaces for the kitchen
- View will be opened up towards the garden (which we'll sort out eventually) and leading to it will be a large black framed door
- separate laundry area
- ability to seat additional guests



New kitchen/dining area lends itself beautifully to simple lines and monochromatic elements. This area is lower in height (but with the striking sloping ceiling of the new extension) and requires somewhat more restrained approach than the rest of the ground floor.

- 1 - Marble like Dekton slabs provide an element of luxury but the rest is pure simplicity
- 2 - Large extendable table to accommodate additional guests
- 3 - Maximum amount of wall cabinets
- 4 - Laundry area housing the washing machine
- 5 - Single Crittall pocket sliding door
- 6 - Floor to ceiling open shelving
- 7 - Window Seat



Small Victorian House Ground Floor Renovation: Kitchen / Dining

Victorian layouts reserved all the splendour for the front rooms and placed their kitchens and sculleries at the very back. These were designed in a manner that had very little to do with the rest of the house - low in height, small in size, they housed activities considered best hidden away from the view.

Extending these spaces adds additional room but if extensions are not built from the scratch there is not much that can be done about the room height.

One way to remedy the issue is to introduce floor to ceiling cabinetry and break short elevations with elements that provide visual interest.

Floor to ceiling open cabinets in this case break up plain white elevations, provide substantial storage and great backdrop for visual arrangements and display. Cabinets can also be enclosed with framed glass doors to provide a similar effect.

Picture window and large garden door visually extend the space towards the garden and frame the ever-changing view.





A new kitchen/dining area is low in height, apart from the striking sloping ceiling of the new extension, and requires somewhat more restrained approach - marble like Dekton slabs provide an element of luxury but the rest is pure simplicity.

Matte white kitchen cabinets hide all the clutter and floor to ceiling open cabinets visually zone the dining area. Display arrangements, along with a large framed art on the opposite wall greatly influence the appearance and character of the room.

Crittall doors and windows carry industrial touches from the front of the house.



Back of the house clad in dark wood provides a striking contrast with an entirely white kitchen.