

Press Release

Project Brick Lintel House
Project No. 036

From Proctor and Shaw
The Studio
78 Sisters Avenue
London, SW11 5SN



Press Release

- Architect/designer: Proctor & Shaw
- Location: Herne Hill, South London
- Size (GIA):
 - Lower Ground Floor (refurbishment + extension) = 1075 sqft
 - Lower Ground Floor (extension only) = 300 sqft
 - Upper Ground Floor (refurbishment) = 65 sqft
 - TOTAL (both floors excluding external) = 1140 sqft
- Project Build Cost: £290,000 (ex VAT)
 - Excluding kitchen fit-out
 - To be kept confidential
- Photography: ©Stale Eriksen (Unless noted otherwise)

The principal brief was to redefine the relationship from grand home to beautiful garden whilst delivering a new social hub that was appropriate for this splendid 4-storey Victorian town house. Our design proposal was to create a new light-filled room that blurs the threshold of inside to outside and mediates a new relationship with the beautiful garden and grandiose parkland setting beyond. Simplicity of form and a bold approach to materiality create an elegant but dramatic black brick-clad extension that draws on the original brick detailing of the house. The project is in a Conversation Area and took a challenging journey



Concept - 'Room to Garden to Parkland'

through planning, including an Appeal, which resulted in additional massing being constrained to the Lower Ground Floor only. The extension is therefore low and discreet within its wider parkland setting, preserving the rear elevational views of this row of grand houses enjoyed from the sloped park behind. Sectional height was also constrained by the grand traditional sash window overlooking the garden from the upstairs double reception room. It was important for us and our clients that this wonderful original feature was retained and enhanced.

In order to bring generosity back to the lower ground floor spaces, the back wall of the house was removed and the lower ground floor plane excavated down as low as possible whilst avoiding internal underpinning. A new heated structural slab was replaced throughout for improved comfort. The slab continues externally to create a semi-submerged courtyard space that captures the southerly light whilst retaining privacy. Retaining walls with integral planters bring the garden greenery cascading down to the new courtyard space.



A linear black soldier course brick forms the wrap around lintel to the slab-like roof, designed to appear heavy, yet hovering above the thin framed glazing below.

The reconfigured lower ground floor plan is arranged with a 'core' of secondary supporting functions, including circulation, utility room, shower room and plant, around which a grand L-shaped room is wrapped housing living, kitchen, dining and snug. The new kitchen is placed centrally in the plan serving the surrounding social spaces. Two sitting spaces, one cosy orientated around an original fireplace, one which opens out to the garden, offer a variety of opportunities for relaxation depending on the time of day or season.

The new extension roof is conceived as a bold horizontal plane articulated with a linear matt black soldier course brick lintel that wraps around a cantilevered glazed corner. The thick floating roof edge is both heavy and light at the same time, carrying the weight of a lush sedum lawn and oversized roof light above, but effortlessly suspended above thin framed large format glazing with-in a column-free span. The glazing line is set back with a generous overhanging brick soffit in order to provide solar shading, and reinforce the horizontality of the roof.



Olive green Fenix® laminate panels form robust kitchen cabinetry with hard wearing ceramic counter tops by Ceralsio®.



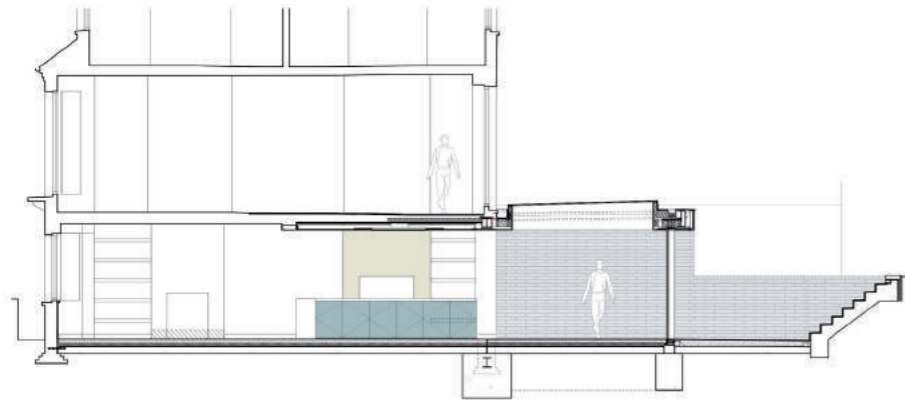
The ceiling plane is carefully designed and co-ordinated with concealed services, lighting and structure resulting in a crisply detailed part-coffered ceiling.

The roof structure was technically challenging to detail and co-ordinate whilst retaining as much thinness as possible. The Nexus® system by Ibstock was used to secure the external brick soffit. This was carefully co-ordinated with the rear steel whose depth, determined by the column-free span, was the defining factor in the thickness of the slab-like roof. To the underside, glazing frames, lighting tracks and curtain rails were all recessed flush. Above the tightly packed insulation the weather proofing layers were intricately set out to ensure drainage falls worked with flush cappings and existing window cill levels. The highly insulated roof is finished in a lush green sedum system that extends the ecological footprint of the garden, whilst also improving the thermal and acoustical properties of the extension.

Top light and sky views are enjoyed over the dining area through an oversized 3.5m x 2.4m solar glass single-piece roof light. The positioning of the roof light reflects the dimensions and presence of the grand traditional rear window overlooking the garden from the upstairs reception room.



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Section through Roof Light

Sectional height was constrained by a grand traditional sash window overlooking the garden from the upstairs reception room. Careful detailing of the roof and setting out of the structure was required to ensure generous ceiling heights were maintained.



The black linear brick flows from inside to outside defining the courtyard perimeter and blurring the internal / external nature of the space.



Larch timber batten cladding, finished in white lye oil, is introduced inside and out to compliment the flow of materiality, and mimics the exchange between the vertical (lintel) and horizontal (wall) orientations seen in the brickwork.



Cantilevered glass corner
Triple panel oversized sliding door meets fixed side panel with recessed top and bottom frames



Stair and retaining wall brick detail
Concrete retaining walls form brick-clad stepped planters, facing bricks are set out in stretcher bond, with recessed black pointing, and are the same oversized linear bricks as used in the roof edge lintel detail.



Patio view towards Utility Room secret door
The overhanging brick-clad lintel and soffit provide some solar shading to the glazing. The rotating stove can serve inside or outside use. Olive green laminate panels conceal a secret door to the Utility room beyond.

A 360 degree pivoting fireplace is suspended in the rear snug space, it can be rotated for both internal and external use. The kitchen and hidden utility space are defined with olive green Fenix® laminate panels which discreetly conceal kitchen storage and a secret door in to the Utility Room. Kitchen counters are robust ceramic by Ceralsio®. The kitchen island commands the centre of the plan and provides seating around chestnut finished cabinetry, a warm naturally finished focal point for the room.

Larch timber batten cladding is introduced inside and out to compliment the flow of materiality across space, and mimics the exchange between vertical (lintel) and horizontal (wall) orientations seen in the brickwork.

Upstairs a new study is created with new glazed doors offering commanding views of the parkland setting to the South.

The home now enjoys an open and flexible relationship to it's large garden whilst preserving the rear elevational character of this significant row of grand houses.



The horizontal stretcher bond linear brick work and larch fence cladding expresses the panoramic horizontal nature of the overall design concept.



Courtyard Context

The neighbouring church views are captured both internally, through the roof light, and externally from the patio where the spire view is framed between the black brick lintel and a row of Silver Birch trees. The large format doors offer a variety of formats for the courtyard's use, either simple improved garden access or as a large indoor/outdoor sheltered space.





Layered Materials
Ceiling and floor finishes are purposefully subdued bringing the vertical materiality to the fore; chestnut veneer to the kitchen island, Fenix® laminate panels, and white oiled larch battens.
©Tim Young Photography



New kitchen space
The kitchen island commands the centre of the plan and provides seating around chestnut finished cabinetry, a warm naturally finished focal point for the room.



Upper Ground Reception room garden Window
The new roof light to the dining space below reflects the windows grand proportions.



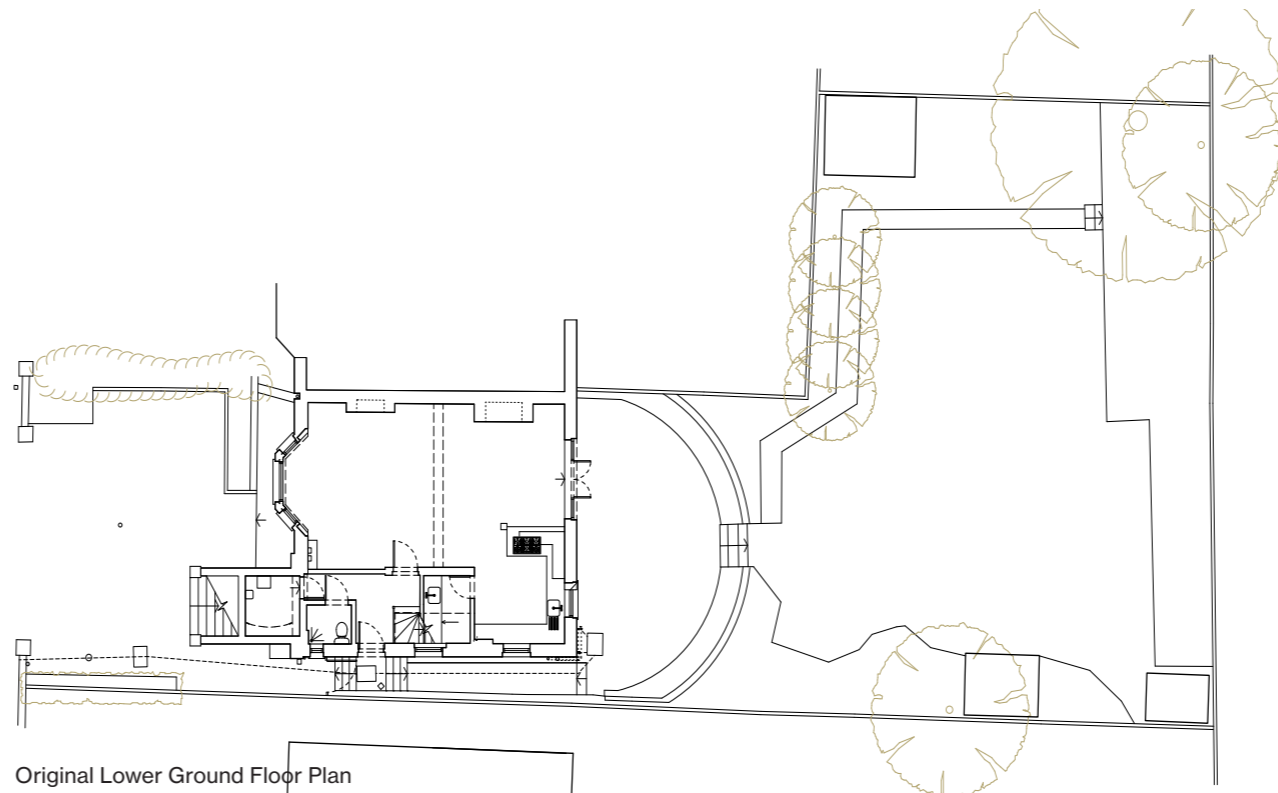
Main Hallway with new Study beyond
The new study enjoys commanding views of the parkland setting beyond through large glazed doors.

Key:

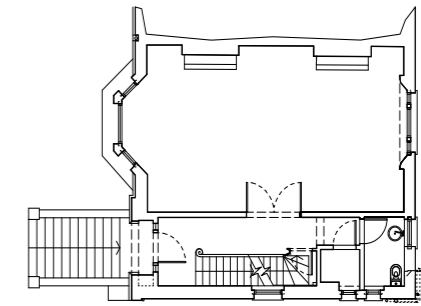
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| 1. Side Entrance | 7. Kitchen | 13. Hallway |
| 2. Lower Hall | 8. Dining | 14. Study |
| 3. Shower & WC | 9. Patio | 15. Reception |
| 4. Plant | 10. Garden | 16. Roof Light |
| 5. Utility | 11. Parkland | 17. Sedum roof |
| 6. Snug | 12. Driveway | |



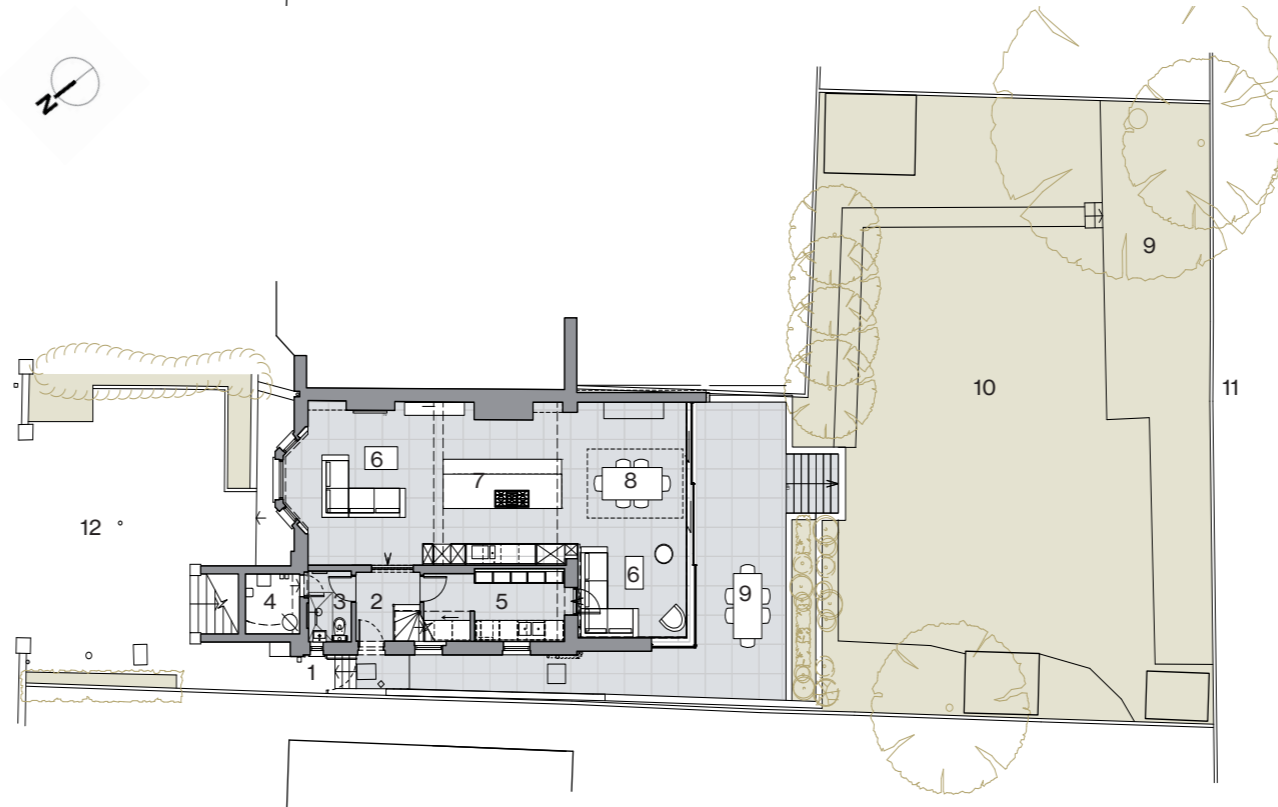
Site Plan



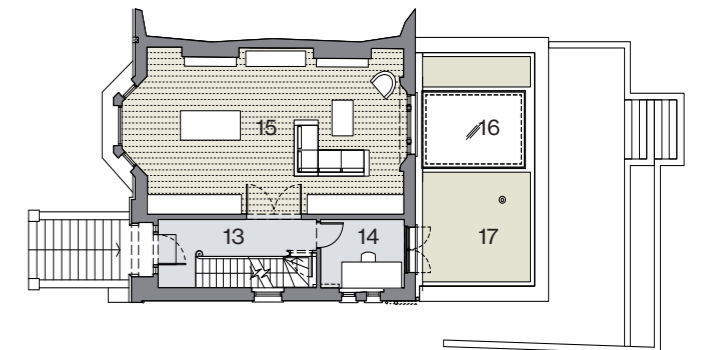
Original Lower Ground Floor Plan



Original Upper Ground Floor Plan



Proposed Lower Ground Floor Plan



Proposed Upper Ground Floor Plan

Executive Summary

A crafted extension redefines the relationship from grand home to beautiful garden whilst delivering a new social hub for this splendid family home. Simplicity of form and a bold approach to materiality create an elegant black brick-clad extension that draws on the original brick detailing of the house and enhances its parkland context.

The lower ground floor plan is arranged with a 'core' of supporting functions to the side; circulation, utility room, shower room and plant, around which a grand L-shaped room is wrapped housing living, kitchen, dining and snug. The new kitchen is placed centrally in the plan serving the surrounding social spaces. Two sitting spaces offer a variety of opportunities for relaxation depending on the time of day or season.

The new extension roof is conceived as a bold horizontal plane articulated with a linear black soldier course brick lintel that wraps around a cantilevered glazed corner. The thick floating roof edge is both heavy and light at the same time, carrying the weight of a lush sedum lawn, but effortlessly suspended above thin framed glazing with-in a column-free span.

Materiality is thoughtfully layered across the scheme; black linear brick planters and walls define the new courtyard space, whilst white-oiled larch battens, dark green laminate panels and a chestnut veneer kitchen island are used to highlight the principal interior elements.

The green roof extends the ecological footprint of the garden whilst the discreet massing preserves the grand parkland character of this grand row of houses.



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