

Dream  
TRANSFORMATION

# PUSHING THE LIMITS



Architect Andrew Mulroy explains how this 1930s terrace was transformed without planning permission

This 1930s mid-terraced house in Bounds Green, north London, was in a state of disrepair when its current owners bought it. We were asked to complete an eco-friendly, whole-house refurbishment that would create extra living and sleeping space, as well as improve links with the garden.

A ground-floor extension, replacing an old lean-to, has transformed the original kitchen into a modern, open-plan kitchen-living-diner, as well as creating space for a new cloakroom. Although the extension could have been larger under current permitted development policy, the chosen design maximises daylight within the original building and minimises

the impact on the neighbouring properties.

A fourth bedroom with its own bathroom and dressing room has been created in the new loft extension, making the most of the city views. To help the original first storey blend in with the new additions, floor-to-ceiling windows have been added to the rear bedroom and the exterior walls rendered.

As part of the project, asbestos found in the property was removed and the plumbing and electrics were replaced. The walls, roof and floors were also upgraded using a variety of insulation technologies, and period details reinstated at the front of the property.

Now it's complete, the owners are thrilled with the results, which they say exceed their expectations.

#### DATED LOOK

Above right The terrace was in a poor condition with inefficient doors and windows, as well as unsightly pebbledash. A flat-roofed lean-to extension had previously been added at the rear

#### STRIKING DESIGN

Right A ground-floor extension has created space for an open-plan kitchen-living-diner on the ground floor, while a new loft conversion now houses a fourth bedroom with en suite and dressing room. The whole exterior has been refreshed with white render, and Beaufort floor-to-ceiling steel windows, from Duration Windows, added on all three floors. Exterior ironmongery, from Franchi

Architects: Mulroy, 020 7267 5123,  
mulroyarchitects.com  
Number of bedrooms: Four  
Total project cost: £213,800



#### JARGON BUSTER

Permitted development = work that doesn't require planning permission. See [planningportal.co.uk](http://planningportal.co.uk) for further details



PHOTOGRAPHS: JOAKIM BOREN