



ROOM TO LIVE

ARCH-angels Architects added an extension to create flexible social space and enjoy the garden at this home in Bavant Road, Brighton. They take us through the project

The house at Bavant Road is an early 20th-century family home located in a prime position near Preston Park, Brighton. The clients had previously carried out work to convert the loft, giving the home a larger upstairs, but they lacked a desirable living space to match. The client's children had all grown up and they wanted space for large family get-togethers and other social occasions.

The Brief:

The brief was to create an open-plan living, dining and kitchen area that was not too vast and open to maintain a sense of separate zones for the activities for which they wanted to use

the space. The site has a spacious garden and they wanted to maximise the connection to it from the house. Their key aspiration for the property was to make them feel they were sitting in the garden even when the weather didn't allow.

The Design:

ARCH-angels Architects worked with the client to create an extension within Permitted Development (PD) limits so that the design extended by 2.25m, which was enough to create the space they wanted whilst still maintaining a good-sized garden. We selected large slim-framed sliding doors to maximise the visual link. The scale of the doors and

the minimal framework have created almost uninterrupted views to the outside. These doors had to be triple glazed in order to meet Building Regulations on glazing and U values of 0.94W/m2 K.

The space is split into three linked but distinct zones for cooking, eating and living. A lighting scheme was developed to create different focal points for different social scenarios. As well as the large sliding doors the client wanted sky lights to bring light into the north east facing space.

The architecture is complimented by a finely crafted bespoke kitchen by Tom Howley, a London-based manufacturer. The kitchen island functions as a cooking and preparation space but also looks like a fine piece of



furniture, making the space feel welcoming and warm. In order to achieve this under Permitted Development, Arch-Angels had to specify demolition of the existing rear garage extension to prevent the build being classified as a wrap-around under PD classification, which would require planning. The previous owners had extended the garage, but the current residents did not require the additional space. New French doors from the rear of the garage to the garden maintained a front-to-back access route.

"The brief was to create an open-plan living, dining and kitchen area that was not too vast and open to maintain a sense of separate zones for the activities for which they wanted to use the space"

In conjunction with local contractor Walder Construction, the project went to site in summer 2016. The challenges dealt with by the team were mainly around the large, rear, triple-glazed doors. These doors were heavy, and their manufacturing time extended far beyond what was initially expected. Walder Construction had built the space, but the doors had not been delivered and the client had to spend Christmas in a makeshift enclosed space with a temporary kitchen, using the old doors and Plywood sheets to keep the space secure and warm. After Christmas, the doors were delivered and these large, heavy units were fitted in place, finishing off the build perfectly.

The builders were faced with another challenge when matching the pebble dash and brick work with the existing building. The sizing of the bricks and original render were old, and matching the new to it was a challenge, well met by the Walder Construction team. The result was a very usable and adaptable space with which the clients are happy and love to use. The aspiration of bringing the garden into the house was fulfilled, and all parties are very happy with the final product.

ARCH | angels
create your dream home

Create your dream home: Contact ARCH-angels Architects Ltd
3 Dorset Place , Brighton BN2 1ST
01273 267 184 | www.aaarchitects.co.uk | Twitter: @ArchAngelsBton