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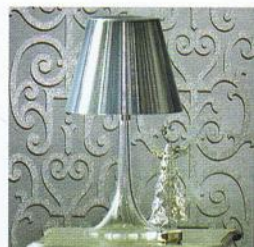
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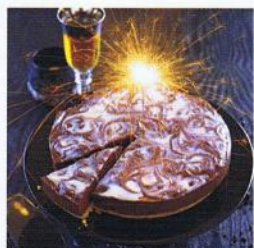
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EXTREME Transformations



The 1920s terrace looked impressive from the front, but the back of the house was neglected, with two fatty lean-tos that left the house dark inside

BEFORE

From scruffy lean-to...

Kent Hoskins and Imogen Tizzard tore down their ugly lean-to and added a futuristic zinc and glass extension that fills their home with natural light

Take the 60-SECOND TOUR

THE PROPERTY

A two-storey, two-bedroom terrace in west London, built in the late 1920s.

WHO LIVES THERE

Kent Hoskins and his fiancée Imogen Tizzard. Kent is a finance director for a music company, and Imogen works in publishing.

WHAT THEY DID

They took down two scruffy lean-tos at the back of the house, extended and knocked through to transform a

galley kitchen and dark dining room into an open-plan kitchen-diner that leads out to the garden. This was part of a larger renovation, which included adding a new loo near the entrance, fitting a new bathroom upstairs, and refurbishing the two bedrooms.

WHAT IT COST

Kent and Imogen bought the house in 2005 for £477,000 and spent £140,000 on the extension and refurbishment. The property is now worth around £760,000.



FIRST FLOOR ▶ Upstairs, there are two bedrooms, a bathroom, and a study



◀ **GROUND FLOOR** The extension has created a large kitchen, living and dining space. There's also a TV room at the front of the house

FEATURE LUKE TEBBUTT PHOTOGRAPHS PAUL MCANEA ARCHITECTS PLANS PERSONA/ID



The floating deck is paved to match the kitchen floor tiles

One side of the extension is longer than the other, angling the glazed wall south so it catches maximum sunlight

to light-filled extension

Even on a gloomy January day, the ground floor of Kent Hoskins and Imogen Tizzard's London home is filled with light. They built a modern extension several years ago, and everything about it was designed to maximise light inside, from the glazed wall, angled south to catch the sun, to the white walls and floor, which reflect light around the room.

The daylight flows all the way through the house, with the new open-plan layout creating a direct view from the back to the front door. 'You'd be amazed how bright it is in winter,' says Kent.

It's a far cry from the way the house looked when they bought it in 2005. Back then, it had a galley kitchen, a rarely used dining room, and two unattractive lean-tos that made the house feel cut off from the garden.

To create an indoor-outdoor space more in keeping with Kent's New Zealand roots, he hired Paul McAnear

Architects (020 7240 0500; paulmcanear.com) to create the most adventurous design possible within planning rules. 'They suggested things and found ways around problems that we'd never have thought of,' says Kent. It took a year, and two applications to get permission, then Kent and Imogen moved out for six months while the project was completed.

The new extension has a bevelled zinc frame with a wall of glass and a bespoke skylight, which brings light deeper into the narrow house. Luckily, an upstairs window opens on to the roof, so it's easy for the couple to clean it. They also invested in sliding doors with an ultra-thin frame, which had a delivery time of nearly three months.

The extension was part of a larger renovation project, which cost £140,000. Glazing alone cost £19,000, but it was well worth it, says Kent. 'We spend all our time in the extension now. It's fantastic for dinner parties and barbecues - even in winter.'

Part of the glazed wall was extended to create a skylight



'We spend all our time in the extension now. It's fantastic for dinner parties and barbecues - even in winter'