



**Shortlisted**

## **BHALERAO HOUSE**

**Reversing the layout of an early Arts and Crafts detached house to create a space for modern living for a growing family, gaining much needed extra space for family guests**

———— The original layout separated all the living spaces from the generous south-facing garden. The new layout of the ground floor has been reversed: the family living spaces all have now been moved to the back of the house, and what was originally the main front room has become a downstairs bedroom space for guests. The new layout is one very large U-shaped space, with a flexible main connecting space that can alter between a TV area and family dining space, to a large dining space capable of seating up to 30 people.

PROJECT COST: **£275,000** BOROUGH: **BRENT** COMPLETED: **JULY 2015**

ARCHITECT: **PAUL ARCHER DESIGN** CONTRACTOR: **BUILDDECOR** STRUCTURAL ENGINEER: **HARDMAN STRUCTURAL ENGINEERS** GLAZING (DOORS): **FINELINE** ROOFLIGHT: **GLAZING VISION** KITCHEN: **JAMES MAYOR** STAIRS: **VERTICAL** **TIMBER BEAMS BESPOKE JOINERY BY CONTRACTOR** STAIRS (WOODEN STEPS): **SUPPLIED BY KLYNSTONE. MANUFACTURED BY FURLONG** DOUGLAS FIR ROOF/CEILING: **W.L.WEST & SONS LTD INC PRO FENCING** **TIMBER BEAMS (GF)** PHOTOGRAPHER: **WILL PRYCE**