



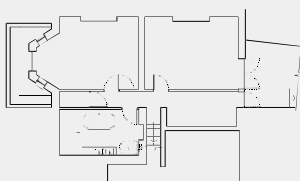
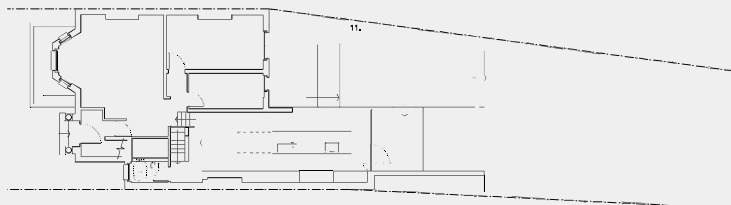
## MANOR ROAD

STOKE NEWINGTON, HACKNEY

**Mies van der Rohe inspired glazed kitchen extension with a cantilevered roof stretching out into the garden**

——— Improving the functionality of this ground floor flat, the design sought to improve the underused large basement, altering levels within the space to create split-levels, with good ceiling heights and visual connections between the living spaces. A corridor with a glazed door to the garden ensures that the basement doesn't feel too dark, whilst the bedrooms also have sizeable windows. The kitchen extension references Mies' Farnsworth House with its raised plinth and cantilevering roof, creating a sheltered external area. A feature wall, extending into the garden, becomes the tall kitchen cupboards matching the colours of the external tiles, visually making it feel longer.

**COST: £395,000 SIZE BEFORE: 90 SQM SIZE AFTER: 164 SQM**  
**COMPLETED: AUGUST 2016 DESIGN ARCHITECT: PAUL ARCHER DESIGN**  
**ARCHITECT (ON SITE): STUDIO EMP CONTRACTOR: E CORE CONSTRUCTION**  
**STRUCTURAL ENGINEER: HARDMAN STRUCTURAL ENGINEERS GLAZING:**  
**FINELINE KITCHEN: PAD BATHROOM FLOORING: SOLUS CERAMICS**  
**BATHROOM FITTINGS: JUST ADD WATER PHOTOGRAPHER: NICK GUTTRIDGE**



Ground and lower ground floor plans