



Royal Institute of British Architects



## Blithfield Street, Kensington W8



■ **Architect:**  
Curtis Wood Architects Limited

■ **Address**  
23-26 Penn Street  
London  
N1 5DL  
Tel: 0207 684 1400  
Fax: 0207 729 1411  
Email: andrew@  
curtiswoodarchitects.co.uk  
www.curtiswoodarchitects.co.uk

■ **Main Contractor:**  
Scotscape Limited

■ **Security installation:**  
MM Security  
*See our advert p46*

■ **Photography:**  
Paul Smoothly



Once our property developer client had secured the purchase of two small adjoining Kensington cottages, our brief was to amalgamate both properties into one modern high quality lateral conversion. The building was refurbished throughout to a very high standard, with every decision value based to maximise the design and minimise cost.

High quality standard components are used where possible, and bespoke elements are introduced to add flair and uniqueness in a sparing but effective way, like the furniture-like alternating stair shown here.

*The building was  
refurbished throughout  
to a very high standard*



## Rusham Road, Clapham SW11



This large Victorian residence used to be subdivided, with the lower ground floor acting as a separate garden flat, thus divorcing the upper floors from the garden. Curtis Wood Architects' brief was simple: to reconfigure the building to once again become a working family home.

The lower floors became two inter-connected family levels, with kitchen, dining and family room on the lower ground floor and study, living room and music space on the upper floor. The family spaces demanded a strong relationship with the garden, which was achieved by reconfiguring the staircase into a light modern arrangement with large glass window slot and slate filled water pool, further reinforced with large glass patio and folding doors and limestone floors that run inside to out.



A new modern kitchen was created on the family level, glass window slots were cut into the floor where appropriate to connect the lower floors, and bespoke furniture throughout creates a touch of extravagance. The first floor master bedroom suite is one space, subdivided by large liquid crystal glass panels - which at the touch of a button becomes an opaque subdividing wall acting also as a screen for projected television images.

**Architect:**  
Curtis Wood Architects Limited

**Address:**  
23-29 Penn Street  
London  
N1 5DL  
Tel: 0207 684 1400  
Fax: 0207 729 1411  
Email: andrew@  
curtiswoodarchitects.co.uk  
www.curtiswoodarchitects.co.uk

**Main Contractor:**  
CK Bespoke Refurbishment

**Structural Engineers:**  
Price & Myers LLP  
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**Shower enclosures:**  
Glass Trends Ltd  
See our advert p52

**Lighting systems:**  
Rako Controls Ltd  
See our advert p88

**Audio/visual/  
communications:**  
SmartComm Ltd  
See our advert p52

**Fishtank:**  
Tropicals & Marines  
See our advert p52

**Photography:**  
Curtis Wood Architects

*The family spaces  
demanded a strong  
relationship with the  
garden*



## Queens Gate, Kensington SW7



■ **Architect:**  
Curtis Wood Architects Limited

■ **Address:**  
23-28 Penn Street  
London  
N1 5DL  
Tel: 0207 684 1400  
Fax: 0207 729 1411  
Email: andrew@  
curtiswoodarchitects.co.uk  
www.curtiswoodarchitects.co.uk

■ **Main Contractor:**  
Southern Installation Ltd T/A  
SIL Ltd  
*See our advert p66*

■ **Stone/Tile supplier:**  
Core and Ore  
*See our advert p66*

■ **Audio-Visual Systems  
Solutions and Integration:**  
Elite Visions Ltd  
*See our advert p66*

■ **Photography:**  
Curtis Wood Architects (top)  
Paul Smoothly (bottom)

The existing 3500ft<sup>2</sup> Grade II Listed apartment over two floors had not been touched since the 1970s. The property was in need of major refurbishment and the client needed the space to be significantly remodelled to suit the life of a modern family.

Working closely with the planning and conservation department of the Royal Borough of Kensington and Chelsea, the architects created a series of rich, dramatic spaces, making the most of the existing period detail when they could and employing traditional methods of conservation when required.

Both apartment floors within this grand mansion building are inter-connected through a top lit two storey staircase space. The bespoke poetic staircase is constructed with oak and stainless steel and lit with a modern chandelier and a recessed light slot.



From the top floor the staircase serves the master bedroom suite, two bedrooms and the family bathroom, from the lower level the hallway serves a large living and dining space, cinema room, family kitchen, two guest bedrooms, wet room and utility space.

*The architects created a series of rich, dramatic spaces, making the most of the existing period detail*



## Grove Place, Hampstead NW3

**Architect:**  
Curtis Wood Architects Limited

**Address:**  
23-28 Penn Street  
London  
N1 5DL  
Tel: 0207 684 1400  
Fax: 0207 729 1411  
Email: andrew@  
curtiswoodarchitects.co.uk  
www.curtiswoodarchitects.co.uk

**Main Contractor:**  
Creative Construction  
(London) Ltd  
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**Photography:**  
Paul Smoothly



The budget was a challenge, being just one-third of what could be required for a high quality hi-tech refurbishment, but by working closely with the contractor and client, the architects were able to maximise value and efficiency and significantly increase the value of the existing building.

The ground floor space sought to create a free-flowing arrangement, yet delineate the kitchen and courtyard spaces with the living areas through changes on floor finishes and furnishings. The kitchen - created from a crumbling garage - runs through the glass to the courtyard to reinforce the relationship and create outside BBQ space.

The first and second floors provide two double bedrooms - both with *en-suite* shower rooms and private terraces, and two further single bedrooms and a dramatic family bathroom.

Through the full refurbishment of this old three storey school house, the design sought to create a series of modern, light and free-flowing spaces yet retain a sense of the original school building's character.

*The design sought to create a series of modern, light and free-flowing spaces*