

Amos Goldreich **Architecture**

Introduction: Room to Grow

Almington Street, N4, London

Founded in 2010 by Amos Goldreich, Amos Goldreich Architecture is an award-winning architecture practice delivering full-scale architectural services in close collaboration with their clients.

This short case study documents the process from initial sketch designs through to achieving practical completion at our Almington Street Project.

PROJECT DETAILS:

SIZE BEFORE: 137 SOM SIZE AFTER: 147 SOM COMPLETED: MAY 2018
ARCHITECT AND INTERIOR DESIGNER: AMOS GOLDREICH ARCHITECTURE
STRUCTURAL ENGINEER: MOMENTUM MAIN CONTRACTOR: SYGNET STYLE
PARTY WALL SURVEYOR: MARTIN SURVEYING BUILDING CONTROL: PWC
PHOTOGRAPHER: RORY GARDINER



Our Process

Our architectural service is spread across ten project phases that commence with listening to the clients needs and conclude with aftercare:

1. *Listening to the Client*
2. *Establishing the Brief*
3. *Concept Design*
4. *Design through 3D Models*
5. *Planning & Permissions*
6. *Interior and Detail Design*
7. *Drawings for Tender and Construction*
8. *On-site Project Management*
9. *The Outcome*
10. *Aftercare*



The team at Amos Goldreich Architecture, from left to right: Joseph, Amos, Matthew and Alessandra

1. Listening to Clients

At the outset of a project we listen carefully to our clients by learning their lifestyle habits, understanding their priorities, sometimes challenging them and never imposing a one size fits all approach.

At Almington Street, the clients - Michael and Sarah, were a young, professional family with a newborn baby.

More floorspace, light and storage was required to allow the family to live comfortably within their existing property. Their budget was around £200,000 including VAT.

They lacked a proper dining space, and the kitchen was very small and made daily life difficult. They loved the period features of the existing property and wanted the new proposal to compliment these.



Amos at a recent open-invitation client consultation at Alexandra Park Farmers Market

2. Creating the Brief

Duration: 1-2 weeks

Following our initial conversations with Michael and Sarah, as a team we decided the most appropriate solution was to enlarge the home by 15 sqm via a side-return extension.

We also agreed to use affordable materials throughout to furnish the interior and create the storage required by a growing family.

As well as giving the family space to grow into, the new extension would re-established the connection between the house and garden, new glazed rear doors and projecting bay window would create a visual link from the front living room, through to the garden.

This would also enable the kitchen to open directly onto the garden improving the usability of the space.

The family also required a new WC to the ground floor, as well as a new utility room, and new access to their basement.

The new storage space would be achieved by added a concealed wardrobes, built into the wall of the living room, to provide much-needed storage for coats and shoes.

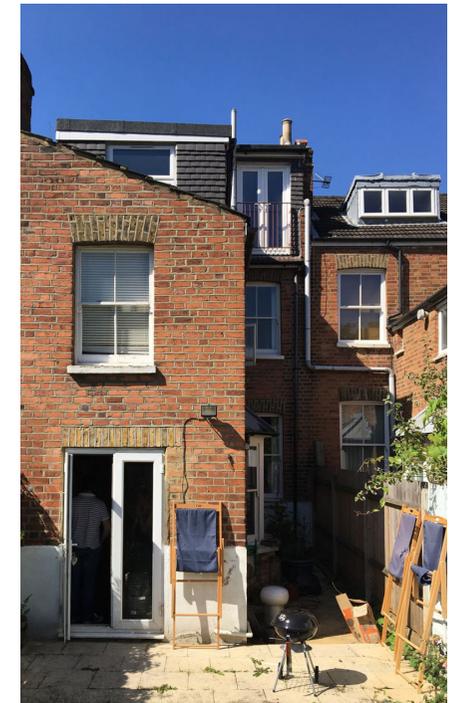
At this stage, a detailed measured survey was also commissioned, enabling us to make detailed architectural plans and models later in the project.



Our initial sketch presentations to the clients



The existing kitchen and dining space



The existing rear elevation

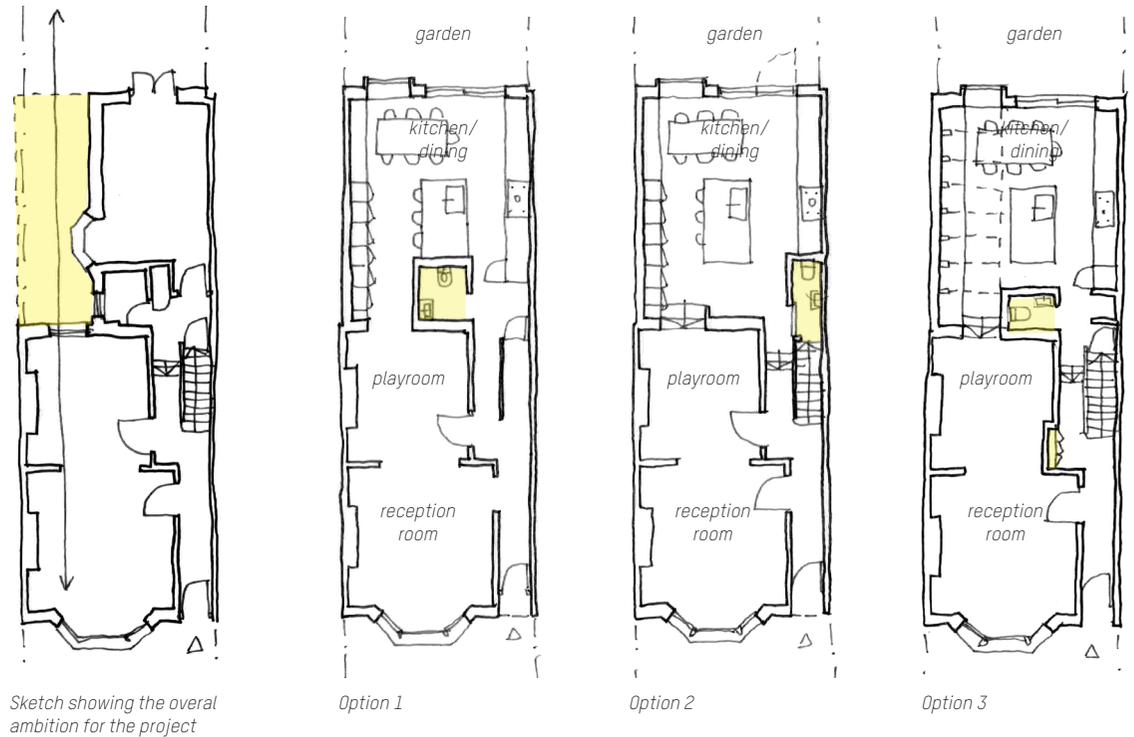
3. Concept Design

Duration: 1-2 weeks

Once the brief had been agreed, we put together three layout options and cost guides against each to present to Michael and Sarah.

This was an important exercise that empowered them to have control over the directions of both the design and their budget.

At Almington Street, our starting point was hand-drawn sketched plans and 3D drawings showing key elements of the proposal and its relationship to the brief.

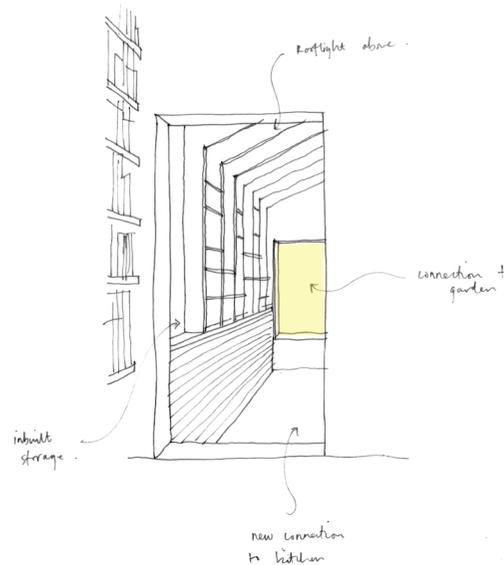


Sketch showing the overall ambition for the project

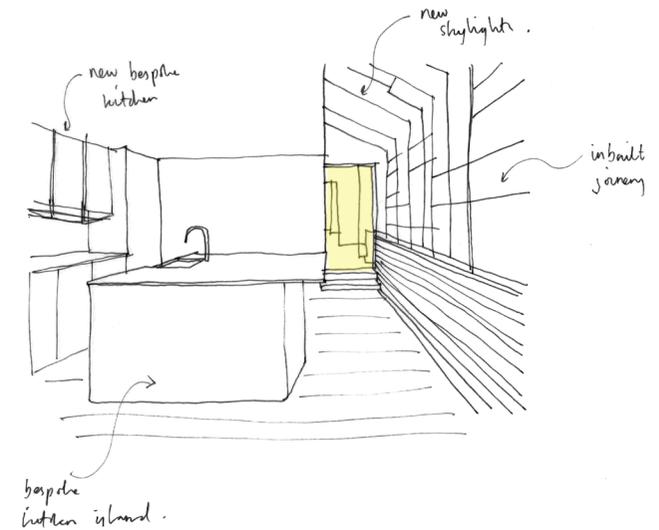
Option 1

Option 2

Option 3



Sketch view to the garden



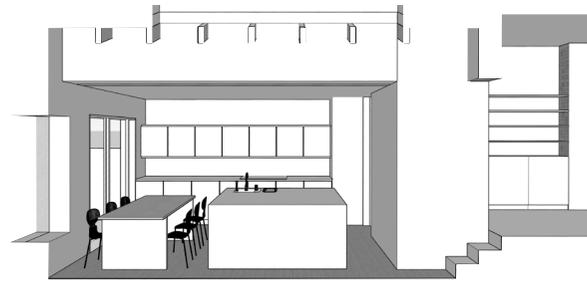
Sketch view to the playroom, with reception room beyond

4. Design through 3D Models

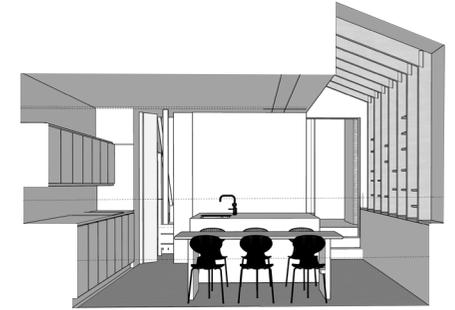
Duration: 3-4 weeks

Following feedback on the sketch proposals, we produced 3D drawings and models. This was particularly useful when designing the side return glazed roof, projecting bay window and internal joinery.

These 3D models were then presenting to Michael and Sarah which furthered their spatial understanding of the project, enabling them to envisage how they would use the kitchen and living space.



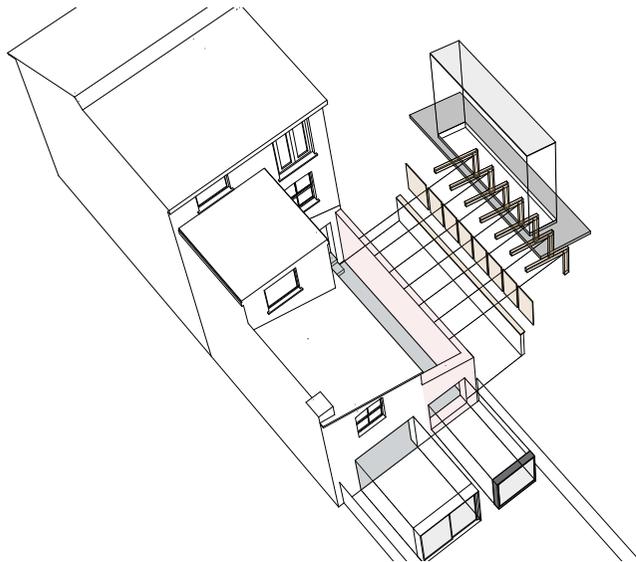
3D section view of proposed extension



3D section view of proposed extension



3D view of the kitchen and view to the garden



Axonometric diagram

5. Planning & Permissions

Duration: 8-10 weeks

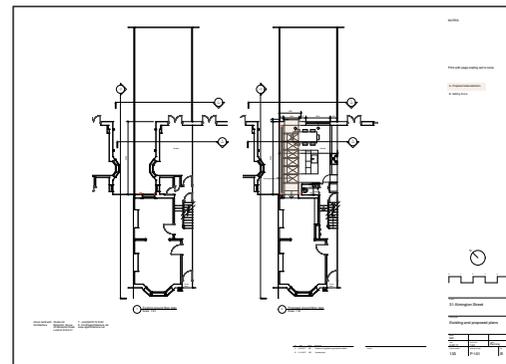
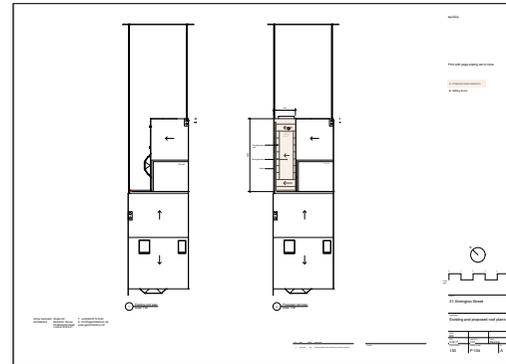
Following the confirmation of the final design by Michael and Sarah, a householder planning application was submitted to Islington Council. Following the 8 week statutory consultation period, the project was granted full planning permission.

The application consisted of:

- 1:1250 Site Location Plan
- 1:500 Block Plan
- 1:50 Floor plans, Elevations and Section
- Design and Access Statement
- Householder Application Forms

Following the successful planning application the following list of third party were also appointed to act as consultants to enable building works to start;

- Approved Building Control Inspector
- Party Wall Surveyor
- Structural Engineer



Application documents submitted to Islington Council

7. Drawings for Tender and Construction

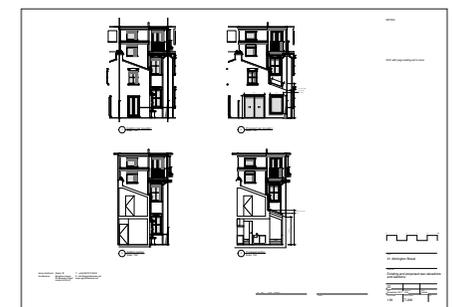
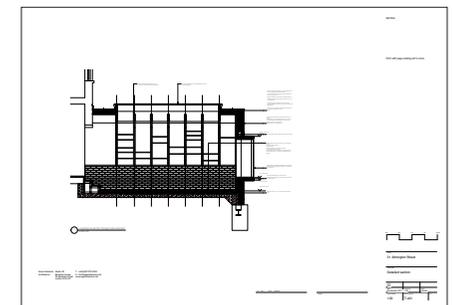
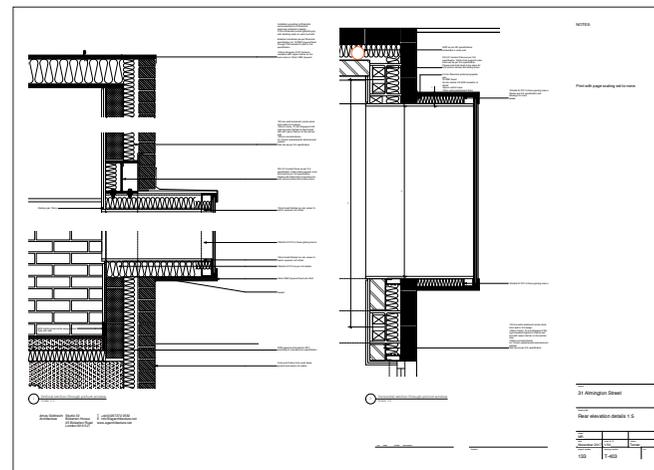
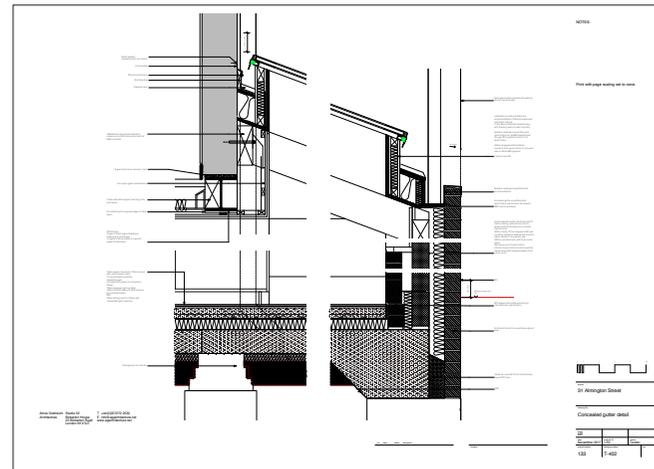
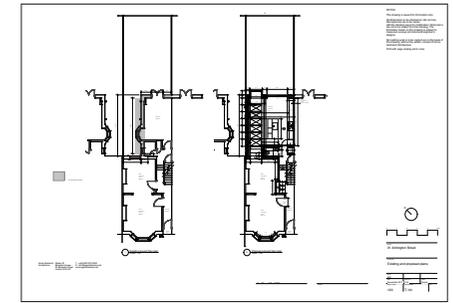
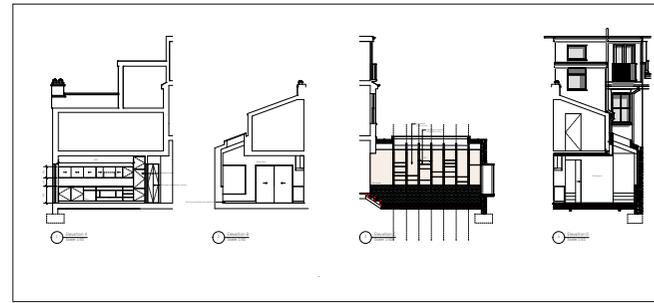
Duration: 6-8 weeks

By now, Michael and Sarah had a good understanding of how their house was going to look and feel, which materials were going to be used inside and out, and where all the light switches would be. They also had confidence that the budget was still aligned with the project scope.

In the drawing phase, it was now up to us to translate this information into a set of technical construction documents that would enable chosen contractors to tender for the project.

Following the submittal of three tender returns (prices) we prepared an analysis document comparing all prices recieved.

Upon review of our analysis Michael and Sarah opted to proceed with Sygnet Style, once the final price was agreed, the contract was prepared and signed, and a start date agreed.



8. On Site Project Management

Duration: 20-22 weeks

The project started on site in January in 2018 and was complete in May 2018. Michael and Sarah lived out of the house for the duration of the works.

As with all projects, and in particular when working with period properties, unforeseen issues arise on site once the opening works started.

This included extensive damp uncovered behind the existing kitchen cabinets, non-standard structural solution carried out by the previous occupier and below standard existing drainage network which needed to be replaced.

As the works noted above were additional to the original contract, these were covered by a variation to the works. Any additions are also agreed first between the contractor and the client and administered by AGA.

We used a standard JCT contract to define the scope of works for the contractor and outline the roles and responsibilities of the client.

The JCT contract covers both parties, and includes mechanisms to resolve disputes, extensions of time or variations to the contracted works.



9. Aftercare

Duration: 6 months

We visited Michael and Sarah six months after the keys were handed back. They commented that the new space, new kitchen, connection to the living room and the connection to the garden had completely changed they used their house.

During this meeting, we also assessed the condition of the property. It's common for minor moment to occur over the first few months after construction has taken place. Michael and Sarah had also experienced problems with their kitchen extractor since construction had finished. A snagging list was drawn up and submitted to the main contractor.

Over a one week period, the contractor returned to make good these minor issues.



10. The Outcome

"We had a great time working with Amos and are really delighted with the result. A great experience throughout, from collaboratively working on design concepts, to helping us find contractors, to project management.

Our new extension has completely transformed our home and we're enjoying living in it."

- Michael, Client.

The project was longlisted for:

- NLA Dont Move Improve 2019

The project has been featured in the following publications:

- Architects Journal
- The Sunday Times
- Grand Designs Magazine
- Dwell Magazine
- Living Etc.
- Design Crucial



Before



After



Before



After

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