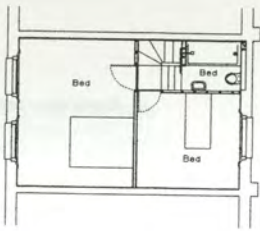
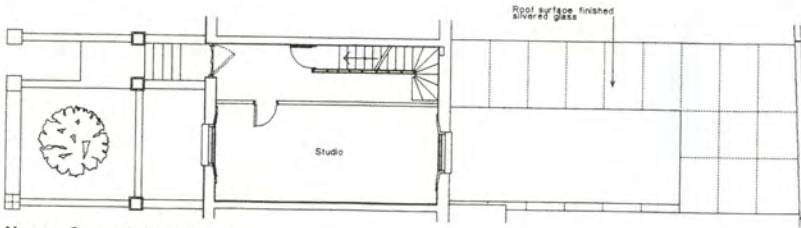


Sanei Hopkins Studio House extension, Islington

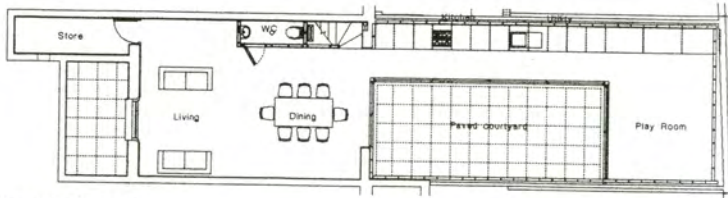
First Floor Plan



Upper Ground Floor Plan



Lower Ground Floor Plan



To help it merge with its surroundings, this single-storey house extension has been designed with a mirror roof.

This addition was built as part of the reconstruction of a late-Georgian terraced house in north London. The intention was to urbanise and inhabit the entire north-facing rear garden. The site was re-defined by new boundary walls on three sides and the resulting space divided into an indoor and an outdoor zone. The boundary of the L-shaped space was established by full-height continuous sliding-glazed windows and a flat roof.

The internal zone comprises a play-room and a galley along the length of the boundary wall. The external zone functions as a 'good weather room' providing a visual and physical link between existing and new. Materials are fairly conventional – brick/block walls, patio doors, linoleum floors, concrete pavers and mirrors – but the results rather different.

The inner leaf of the walls comprises high quality fair-faced white concrete blocks, stack bonded using a white mortar. Floor surfaces comprise polished white rubber internally and white acid-etched concrete paving slabs externally. Full-height sliding windows can be opened in both directions, creating different opening combinations.

The roof, which is visible from not only the upper floors but the adjacent properties as well, is covered with a series of mirrors. This dissolves the visual mass of the extension, and creates an ambiguity which at first seemed unsettling but rapidly became familiar and pleasing. The large sheets of 6mm mirror are bedded onto a dense foam background using a waterproof mastic. The joints between the mirrors are minimal and pointed with a mastic sealant. A layer of liquid-applied tanking membrane provides a secondary barrier against water ingress beneath the mirrors.

Project team

Architects: Sanei Hopkins Studio (Abigail Hopkins, Amir Sanei); structural engineers: Arup; party wall surveyor: Martin O'Shea & Partners; planning office: Islington Planning Department; contractor: Vandec Construction (phase I), Task Specialist Contractors (phase II); photos: Sue Barr.

Selected subcontractors and suppliers

Steelwork: Patera Engineering; patio doors: Rolltech; roof mirrors: Interior Fitout; flooring: Tyndale Carpets; kitchen joinery: Task; brick/blockwork: James & Taylor; roof waterproof membrane: RIW; concrete paving slabs: Townscape; rubber floors: Dalsouple.



