

Another Great Vision

Part of Another Great Ltd

Architectural & Design
Portfolio



London

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A) Introduction

Another Great Vision Ltd is a client focused architectural practice based in London.

We specialise in adding value to properties and retrofit and ecological projects and have a wealth of experience working with planning applications for both residential and commercial properties.

AGV is passionate about generating sensitive architectural design which is not only tailored to the client and site, but also merges contemporary and tradition British architecture, whilst maintaining its vernacular character.

Collaboration:

- Interior Designers
- Structural Engineers
- Construction Contractors
- Green/Passivhaus Construction Specialist
- Planning Consultants
- Building Control
- Planning Application

Company Profile

Oliver Ray- BSc Hons
Director

The company director Oliver Ray have started the business 10 years ago and has achieved an impressive track record in the field.

Oliver Ray has been geared towards the building industry from a young age, he became quite passionate about this industry and initially started at age18 in between college and University by doing project management jobs in various sites, as well as general office administration for a few construction companies .

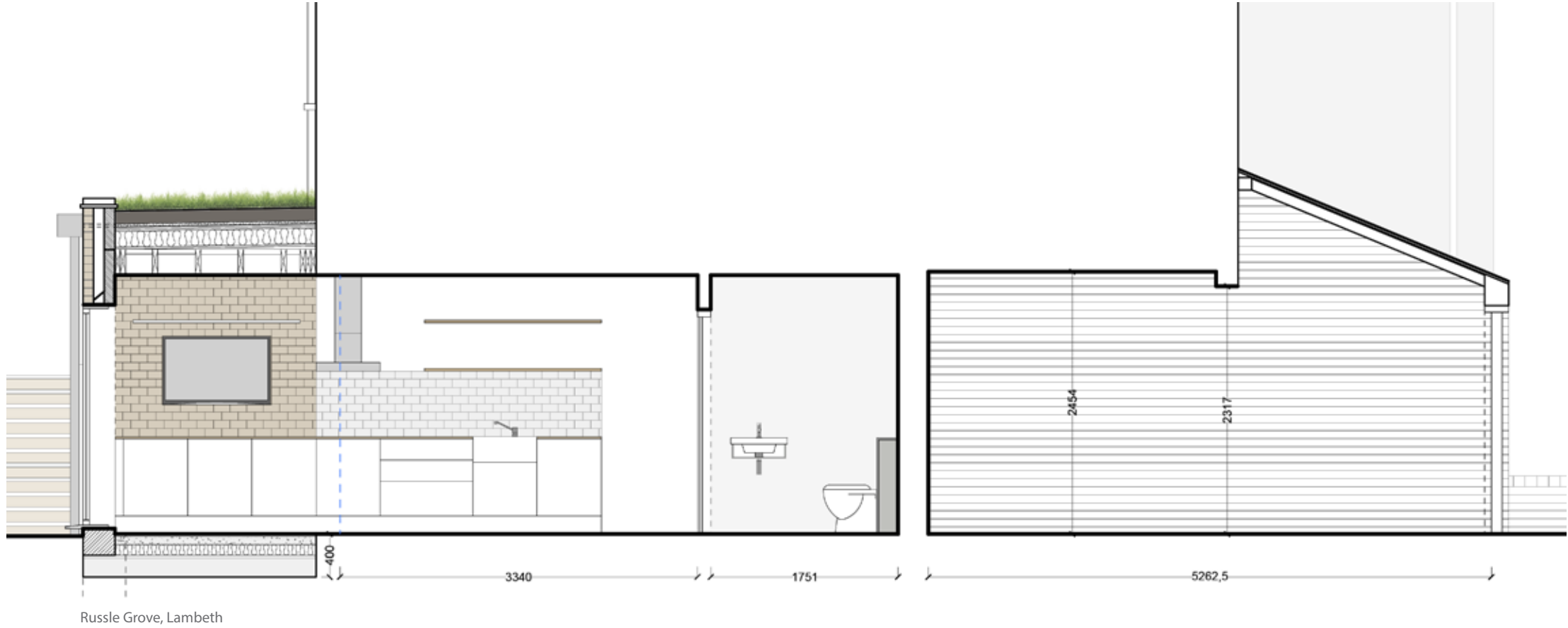
After university he had 1 year experience with another contractor and then relocated.

Since being in London he has re-setup the company firstly as a sole trader in 2004 and then in August 2011 became incorporated. AGB has recently had residential projects featured in the Guardian Magazine (4 page spread) and also the Times Bricks and Mortar section. He has congregated a strong team of experienced professionals skilled in specialist fields.

Oliver has now launched the Architecture arm of Another Great Ltd - AnotherGreatVision. Specialising in development architecture and Architecture from a construction point of view - designing buildings that can be built and to a specific budget.



... «It is very rewarding to be part of a team that shares my enthusiasm and dedication. One of the most gratifying parts of working in this profession is to stand with a happy client at the end of the process and share in their satisfaction of what we have achieved whether a new build, transformation of a space or the reinstatement of an element lost to history. I love that I can be part of a process that provides people with something which is so personal to them.» ...



B) Planning Applications

Holderness Road, Wandsworth	November 2015
Cleaver Square, Lambeth Grade II Listed building	August 2014
Gladstone Street, Southwark Grade II Listed building	July 2014
Cypress Road, Croyden	June 2014
Kennington Road, Lambeth Grade II Listed building	November 2013

Holderness Road,
London

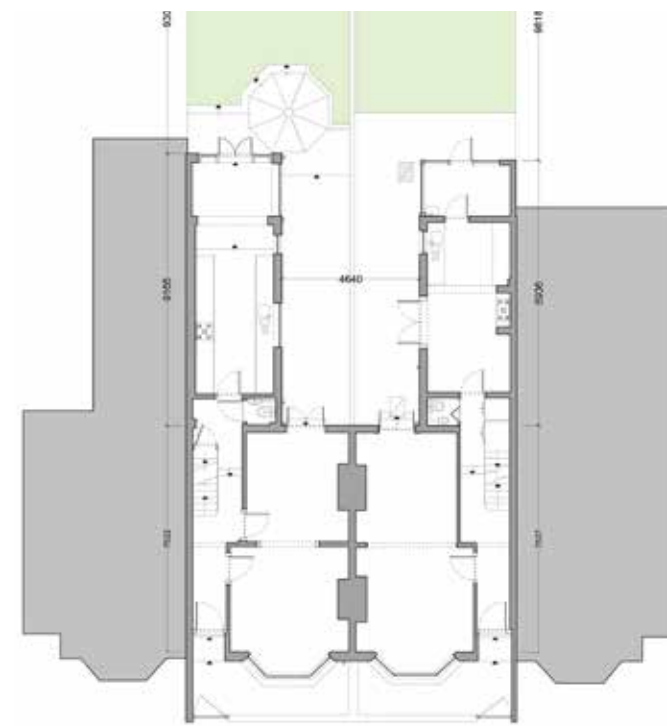
Two Neighbouring Properties Side Infill Extension

November 2015

The brief focused on designing two neighbouring side infill extensions which are coherent and complimentary together, as well as respecting the design, materials and scale of the existing local area, especially as the site is adjacent to the Wandsworth Common - Holy Trinity Conservation Area, positioned to the north of its rear garden.

Holderness Road itself, situated in the London Borough of Wandsworth, is characterised by late Victorian-Edwardian terraces, on its northern side and a sixties style, five storey high linear block to the south.

This proposal is for the demolition of the existing single storey rear extension and two new single storey side infill extensions, which will be aligned with the rear wall of the two storey and habitable roof elements of two neighbouring houses.



Existing Site Plan



The internal layout is such that the kitchen area at the rear is enlarged and a dining area is added next to the folding doors opening into the rear garden.

This arrangement significantly improves the quality of internal layout, fosters use of the outdoor amenity space and positions the dining area in a much better ventilated and enjoyable part of the house when compared to the existing (rear living room).

Two generously sized roof-lights have been integrated within the roof to provide the existing living room with an adequate amount of natural light.

The proposal is in conformity with the London Housing SPG.



Proposed Plans



Proposed Cross Section



The materials chosen throughout are proposed to be matched to the existing properties - brick, clay and slate tiles - along with the form and proportions of the new extension in order to remain sympathetic to the style and character of the house and complementary to the surrounding buildings.

Soldier bricks will be used on top of the new folding doors, sympathetically with the existing architecture and windows.

The proposed roof will be partially pitched to maximise the daylight coming through the roof lights.

A biodiverse green roof, designed to encourage local birds, insects and wild flowers will be built on the flat part of the roof.

The two proposed triple glazed roof lights will be flush with the roof and won't impact negatively on the overall appearance of the building.

Proposed Long Section

Cleaver Square
Built in 1789 Cleaver Square is one of the London's finer examples of a typical Georgian square and remains largely untouched in regards to its front facades.

4 Bedroom house, Cleaver Square
The property, is one of the houses re-built c.1850, to the designs of William Rogers. It forms part of a grade II listed Georgian mid-terrace houses located within the Kennington Conservation area 8 which has been modestly renovated in its life time.



Cleaver Square,
London

Grade II Listed building
August 2014

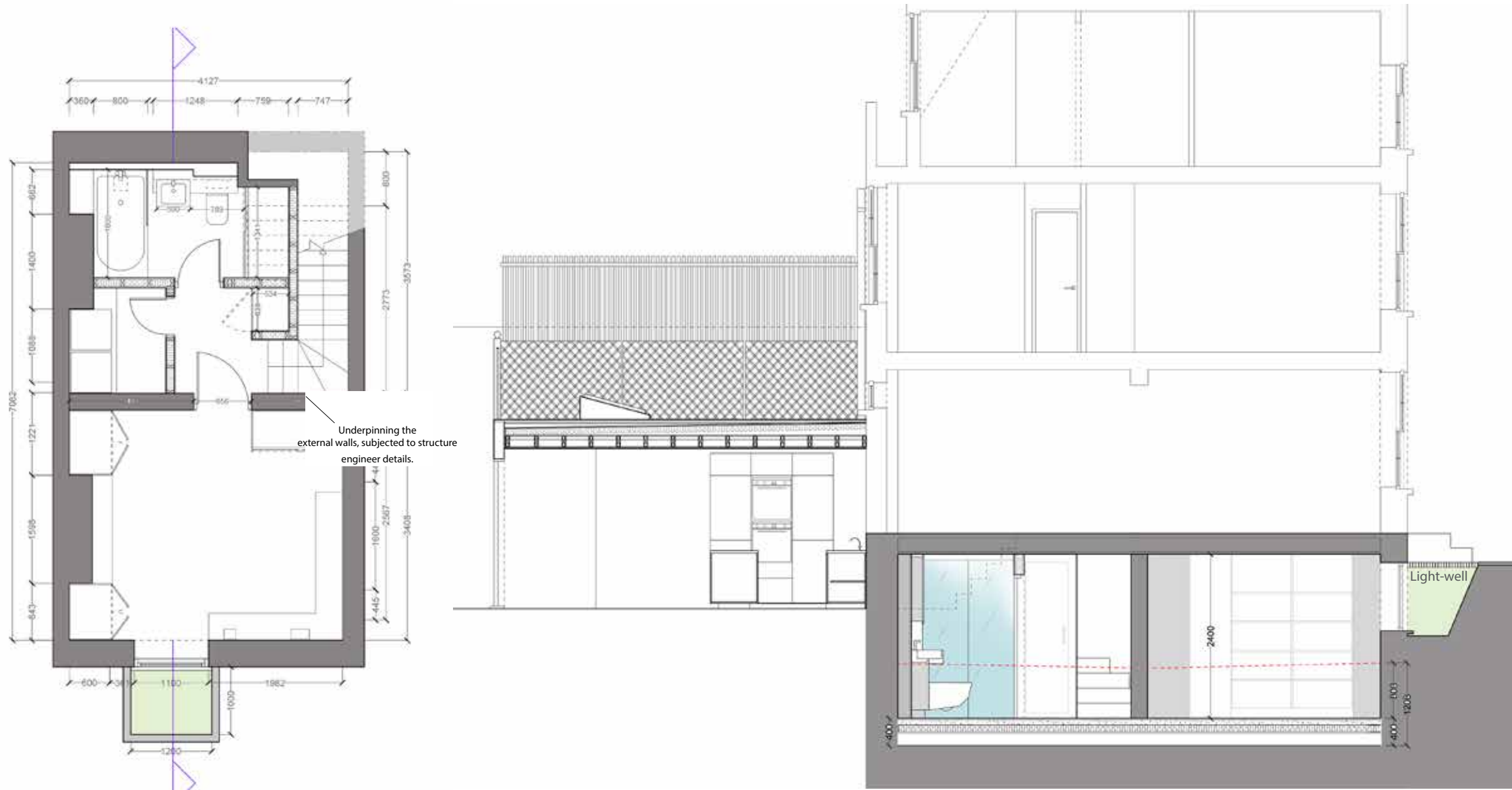
To respect the traditional vertical hierarchy of the early 19th Century, the intention is to excavate at basement level while, preserving the storage area and the historic walls of the basement level.
Meanwhile, the opportunity to increase natural daylight and ventilation by enlargement of existing light-well including replacement of the small casement window with a larger version to the front lower ground elevation which would dramatically change the environmental aspects of basement floor.

By using the same footprint, material, scale and historical features of the existing basement we expect to enhance the existing aspects of the listed house.

From our point of view it will be a vast improvement to what is currently there and will enhance and preserve the character and charm of the house.



Proposed Front Elevation



Left:
Proposed Basement Floor Plan

Right:
Proposed Section A-A

Gladstone Street,
London

Grade II Listed building
July 2014

To respect the existing roof terrace which is part of the original house, we propose to enhance it by replacing the roof hatch with a free-standing box roof-light and also a new staircase to the second floor to suit the access level of the existing roof terrace. This allows the day-light vertically through the main access core (the staircase), from the top level down to the ground floor entrance hall.

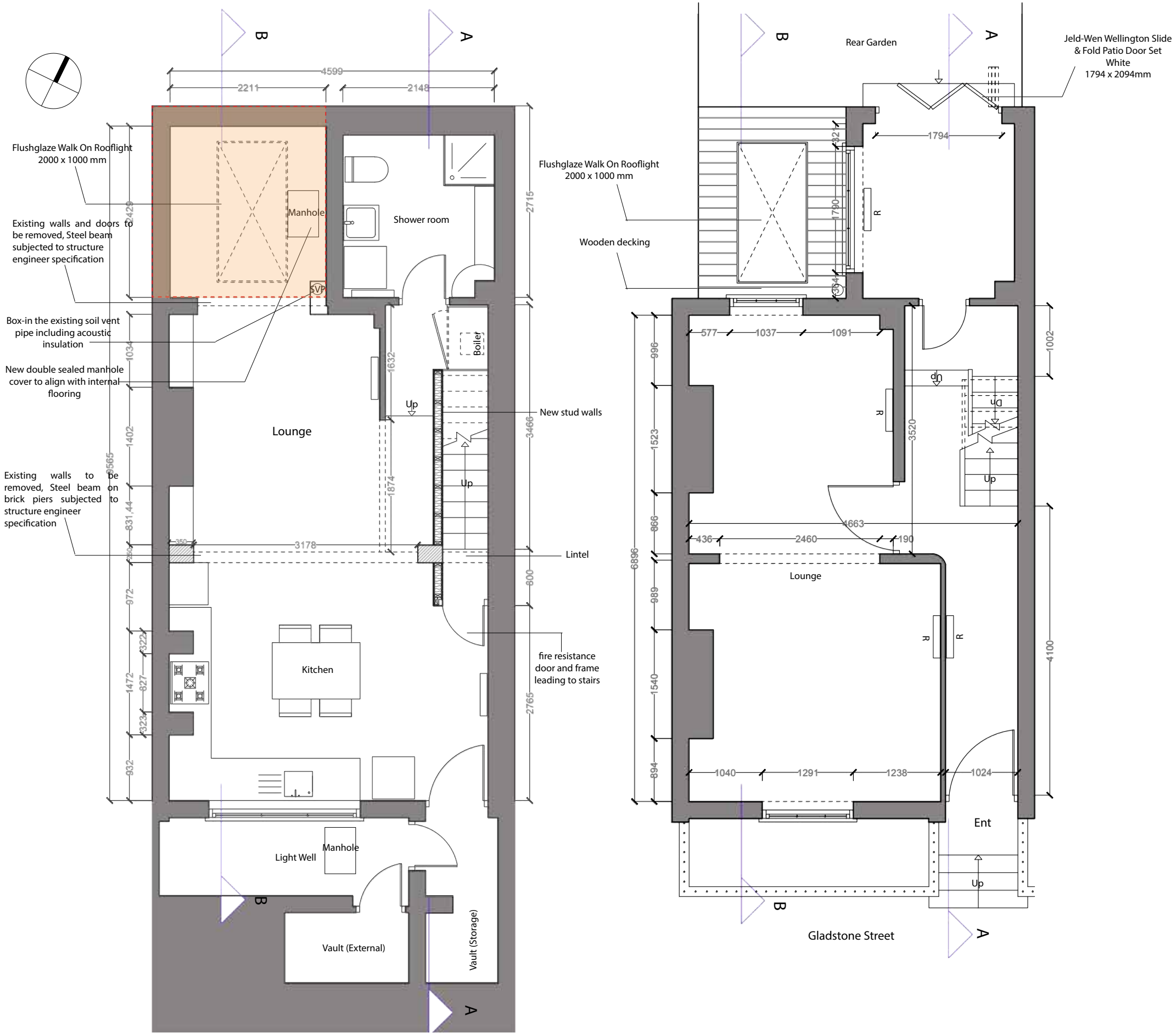
Moreover, to respect the main features of the original house, the intention is to erect a rear single storey first floor extension with roof terrace above; insertion of bi-folding doors to rear ground floor elevation.

Also, excavation of light-well to accommodate basement extension to enclose the rear courtyard and other internal alterations to the basement including; lining out of wall to stair side closing off door to kitchen.



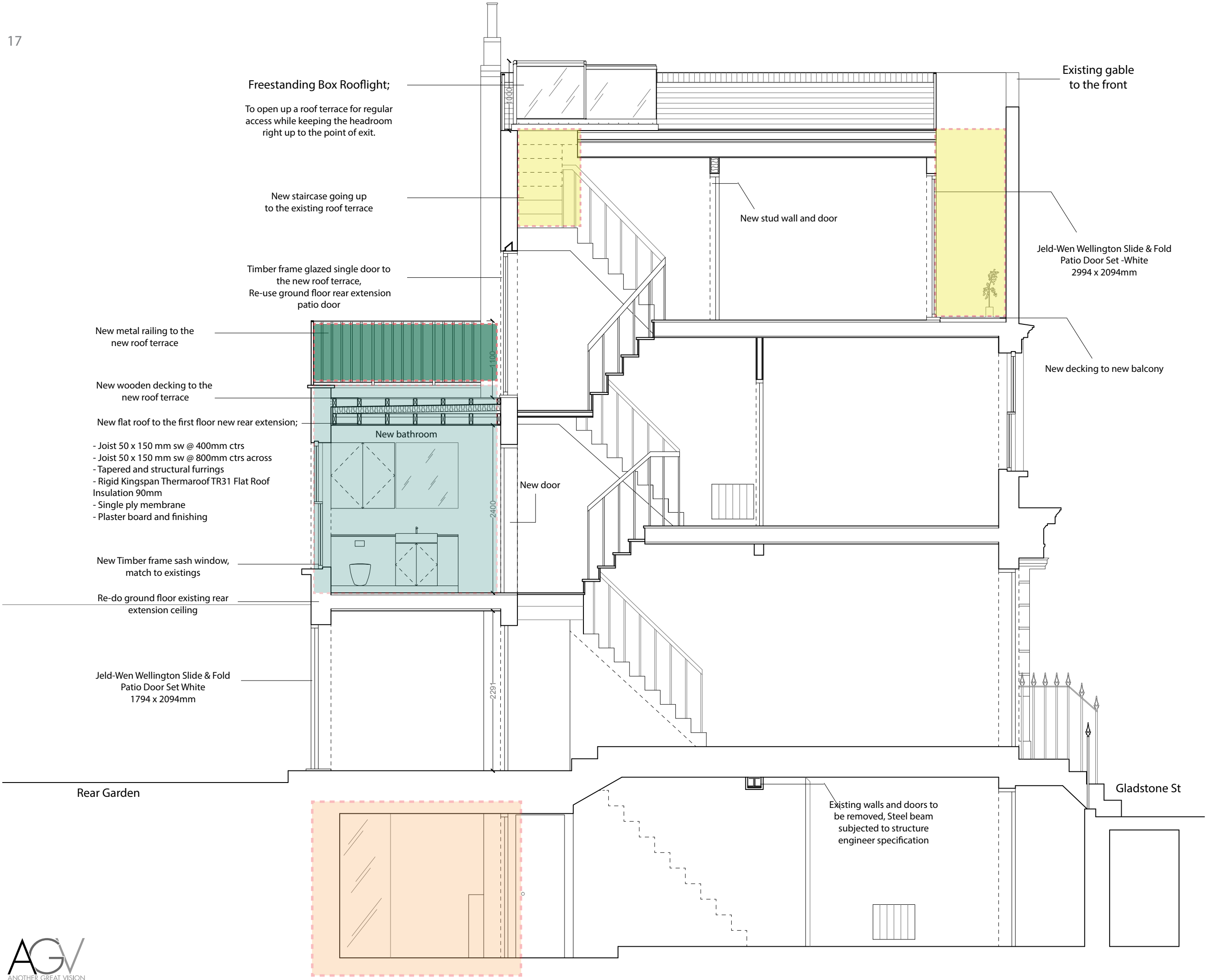
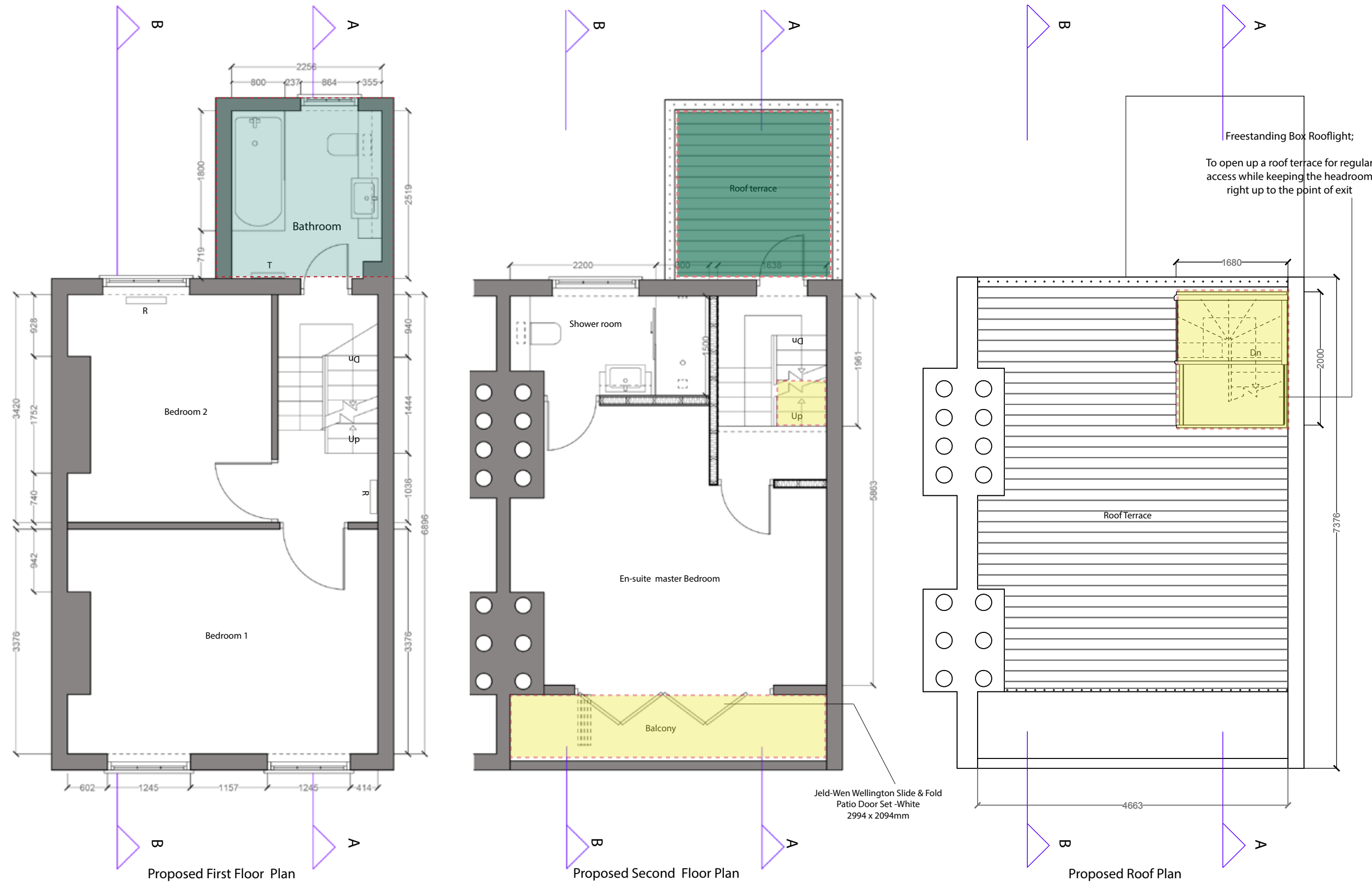
Borough and Bankside are the core of the town of Southwark; an area settled since the Romans and directly opposite the City of London on the south side of the Thames. Though undeniably a suburb, in the period up to the early 18th century when it formed the fringe of the metropolis Southwark's character was totally at variance with the definition of the post-18th century suburb.

4 Bedroom house, Gladstone Street
The property, is one of the surviving Victorian houses in St. George's Fields and has been modestly renovated in its life time but had the roof terrace and extension as part of the original house.



Basement Extension

Left:
Proposed Basement Floor Plan
Right:
Proposed Ground Floor Plan



Located in the peaceful residential area of Auckland road, close to South Norwood lakes, is this 3 bedroom semi-detached family home complete with 55ft garden and garage.



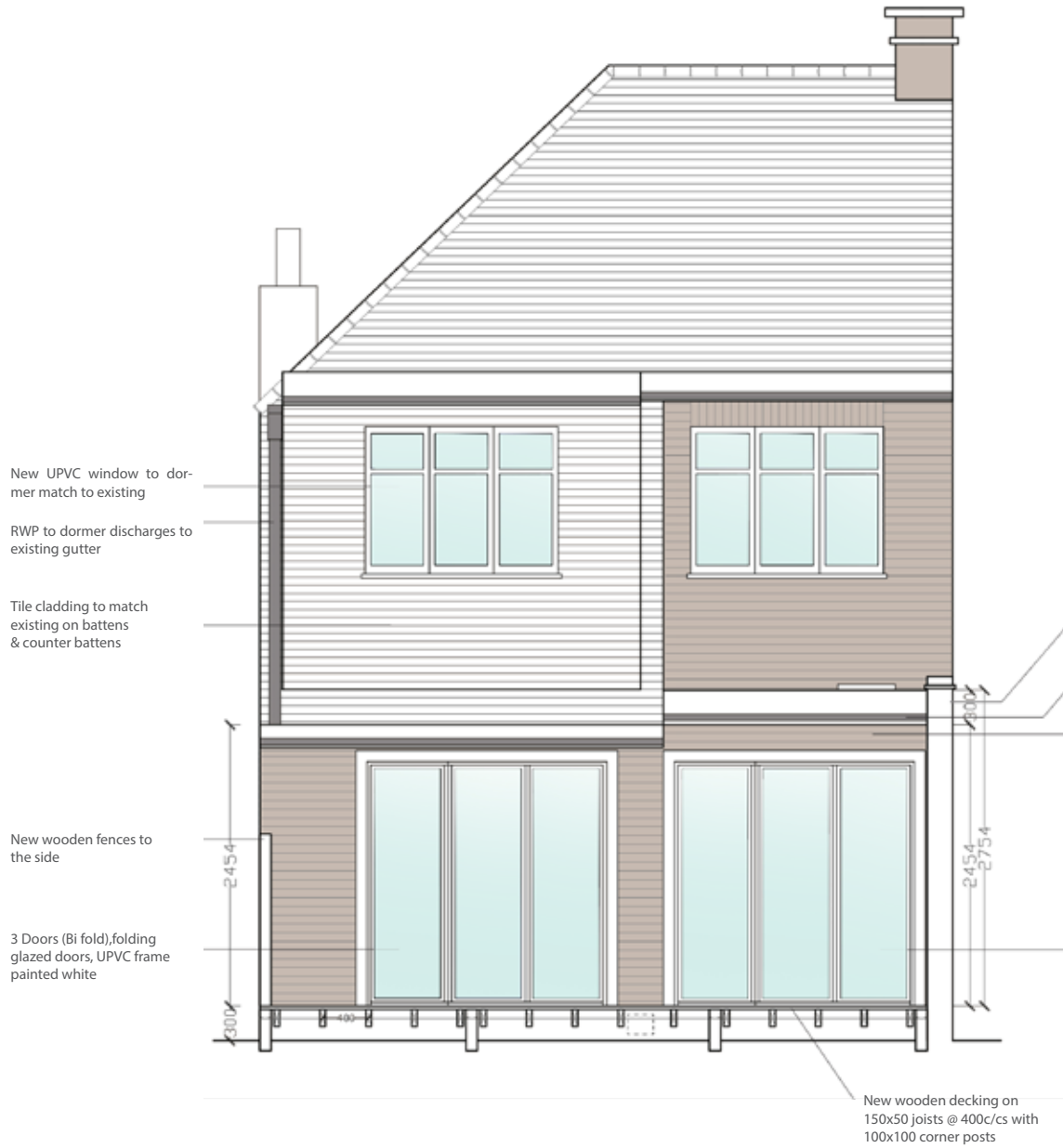
By using the same material, scale and features of the original house, we propose to have a side extension and insert bi-folding doors to rear ground floor elevation.

This would dramatically change the sense of internal space at the ground floor level; allowing an open plan kitchen/ dining area opening up to the rear outdoor space allowing the internal atmosphere to pour into the garden onto new lavish wooden decking.

Moreover, we proposed to enlarge the upper floor's bedroom by building new dormer.

Cypress Road,
London

Grade II Listed building
June 2014



Proposed Rear Elevation

- Brick-up existing party wall including sound block insulation to the wall.
- New guttering connect to the existing
- New brick walls to the extension - match to existing: Antique rustic multi bricks

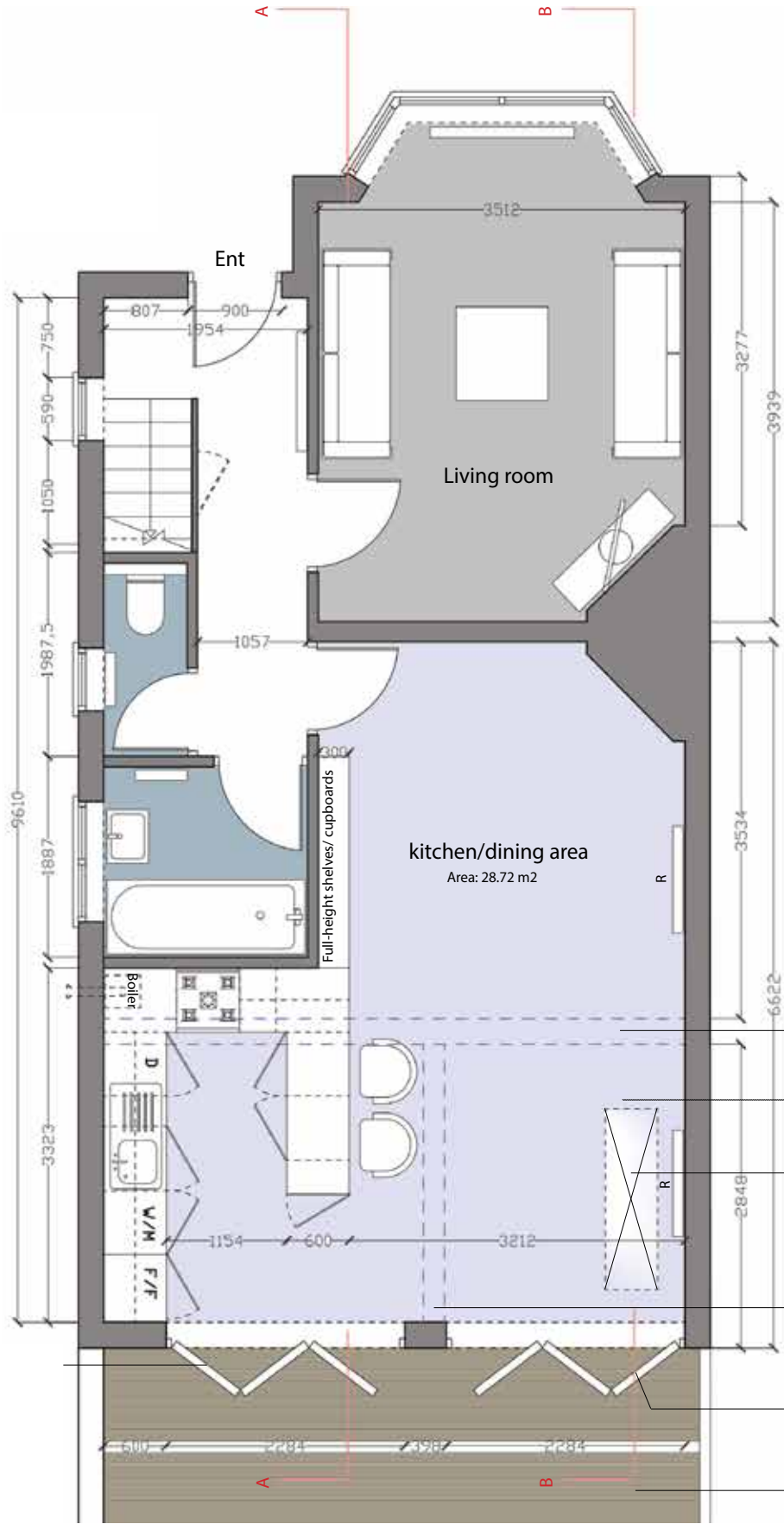
- 3 Doors (Bi fold),folding glazed doors, UPVC frame painted white

- New wooden decking on 150x50 joists @ 400c/cs with 100x100 corner posts

- New UPVC window to dormer match to existing
- RWP to dormer discharges to existing gutter
- Tile cladding to match existing on battens & counter battens

- New wooden fences to the side

- 3 Doors (Bi fold),folding glazed doors, UPVC frame painted white



- Steel beam subjected to structure engineer specification

- New side extension

- New fixed roof-light 1700 x 500 mm

- Steel beam subjected to structure engineer specification

- 3 Doors (Bi fold),folding glazed doors, UPVC frame painted white

- New wooden decking

- New flat roof to the new dormer:
 - Jolst 50 x 150 mm sw @ 400mm ctrs
 - Jolst 50 x 150 mm sw @ 800mm ctrs across
 - Tapered and structural furrings
 - Rigid Kingspan Thermaroof TR31 Flat Roof Insulation 90mm
 - Single ply membrane
 - Plaster board and finishing

- Steel beam subjected to structure engineer specification

- 3 Doors (Bi fold),folding glazed doors, UPVC frame

- Rear garden

- New wooden decking on 150x50 joists @ 400c/cs with 100x100 corner posts

- Steel beam subjected to structure engineer specification
- New floor slab to side extension:
 - 100mm MOT and compacting to foundation bed
 - Damp proof membrane
 - 100mm concrete slab on 1200g mesh
 - 100 mm insulation board
 - 75mm level screed

Kennington Road
Kennington area , just south of the Thames, provides locals to have easy access to the rest of London, while the leafy residential streets of Victorian and Georgian houses offer quiet slices of suburban life a short walk from the grandeur of Westminster and the bright lights of the West End.

5 Bedroom family house, Kennington Road
The property, forms part of a Georgian grade II listed stock brick terrace located within the Kennington Conservation area. The regularity of its appearance and the rear changes will have no adverse affect on the items mentioned in the listing since the character of the terrace is derived from the uniformity of the conservation area.

Kennington Road,
London

Grade II Listed building
November 2013

The proposed design will be modern while maintaining the Georgian character by using appropriate materials and form to achieve this.

We proposed to re-do the rear single story extention with new bi-folding doors and new skylight.

New skylights would dramatically changed the environmental aspects of each space, while are lying flush to the roof and finished in black paint.

Removing the pillar from the middle of the space would allow the dining area to be more functional and dynamic , while, the new steel beam and pillar would be increased the structural aspects of the current building.

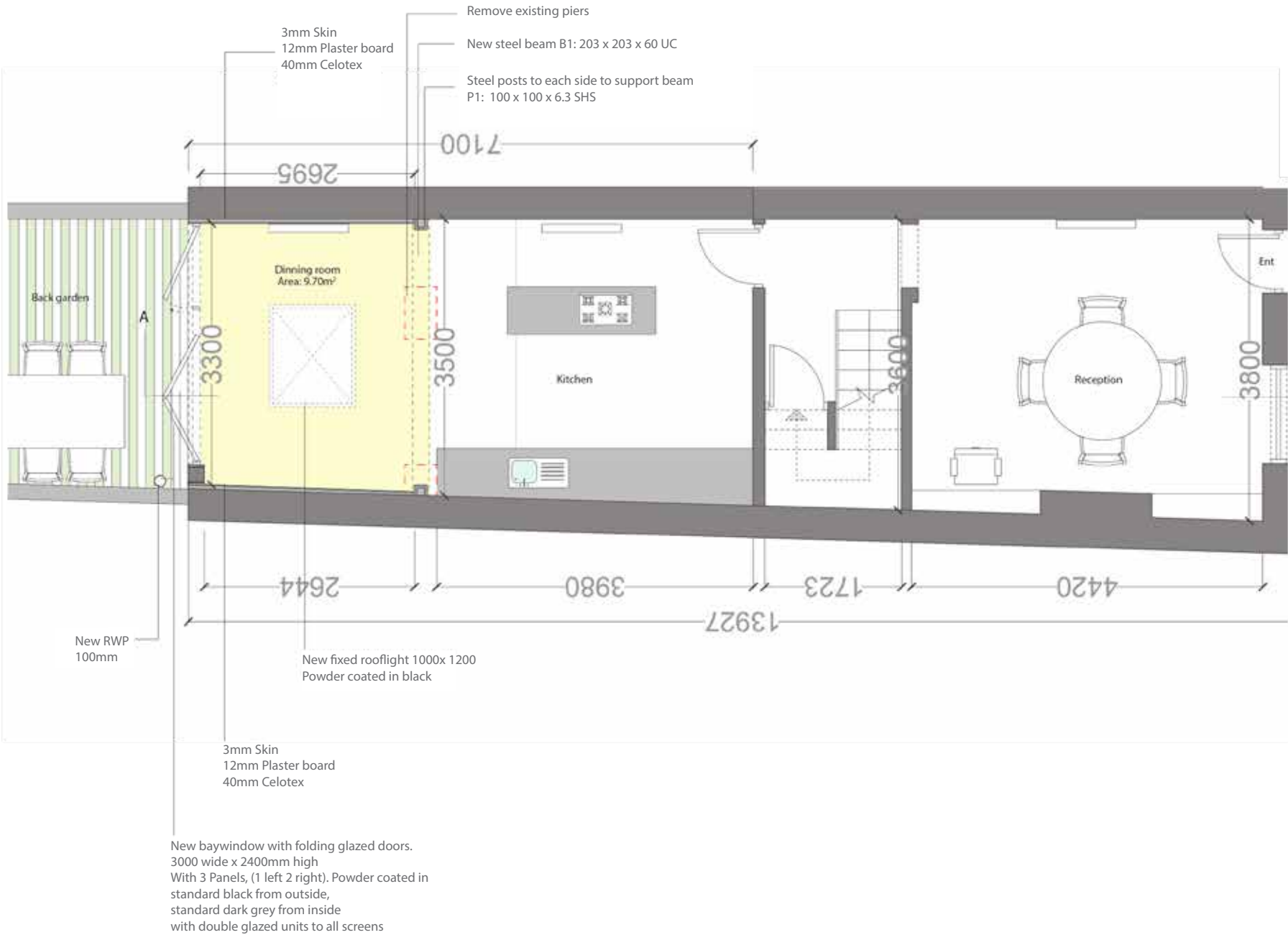
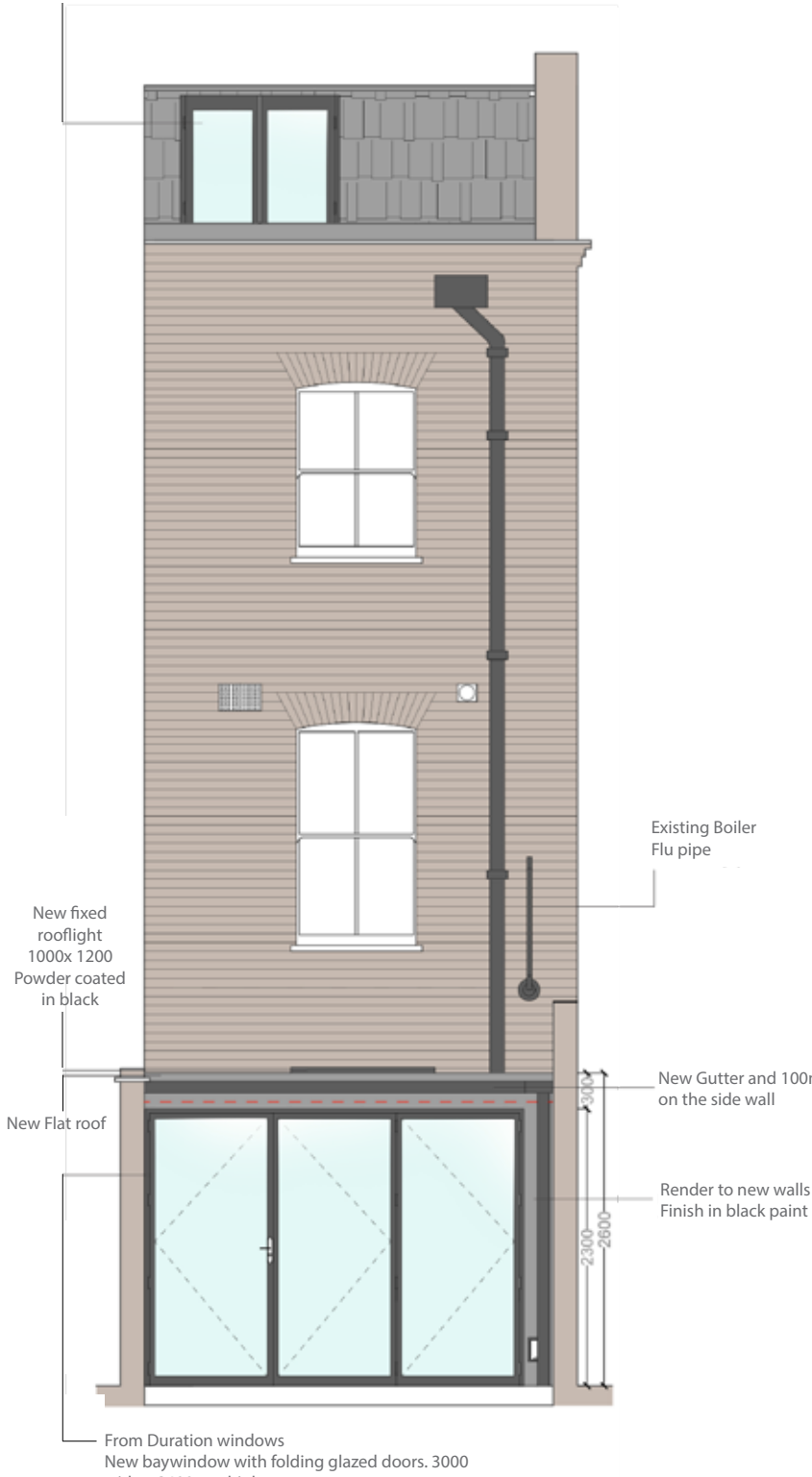
Furthermore, to support the character of the building and respect to historical background of the house we proposed to replace the front wooden fences with the metal Georgian style railings.



Proposed Front Elevation



New single glazed timber frame double door to roof terrace, Finish in black paint



Left:
Proposed Rear Elevation

Right:
Proposed Ground Floor Plan





C) Planning Application for Commercial Properties

Streatham Youth and Community Trust (SYCT), London

March 2015

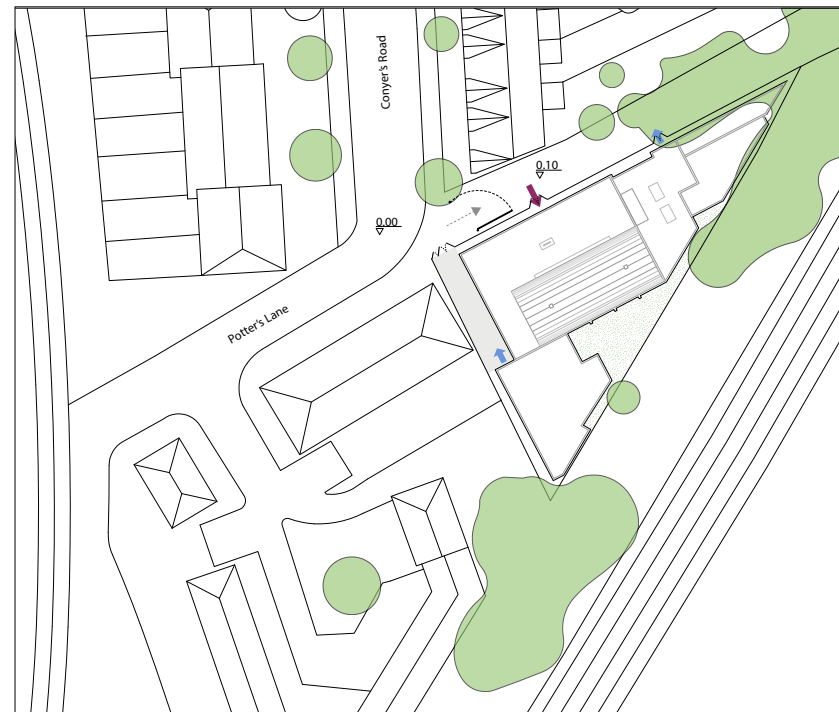
The internal layout is improved by removing a number of unnecessary partitions and creating more spacious and functional rooms which assist in the centre's activities.

The proposal is to remove the existing partition between the entrance hall and the main hall and to rebuild it as a glazed wall. This will improve vastly the whole centre, which will look more spacious and safe.

It is also proposed to partially remove the partition between the lobby and the snooker room, which will improve the usability and safety of this space and the accessibility to the kitchenette area, which becomes part of the entrance hall area. This will create a wide lounge area for making activities, stationing and watching the sport activities in the hall.

This configuration improves security by providing overlooking of the sports hall from the staff area.

The suspended ceiling on top of the entrance hall is in bad state and is proposed to be removed. This will increase the floor to ceiling height and benefit the entrance hall environment, which will be more welcoming when compared to the existing.



The youth centre access is positioned to the north and faces a 6 metre wide pedestrian passage which passes under the railway toward Estreham Road . This pedestrian route is at the sidewalk level and is separated from the street by a rotating barrier.

The site adjoins the railway green buffer area to the south and east.

The buildings covers almost the whole site, except for a triangular yard to the south, a three metre wide gated yard to the west, currently used for the facility bins and as a fire escape route, and a much narrow patio, which provides the facility kitchen with natural light and ventilation.

The entrance to the facilities and the fire exits are positioned to the north and open into the gated pedestrian passageway and on the public sidewalk.



1 storey



2 storey and shallow pitched roof



2 storey and steep roof



3 storey and pitched roof



Proposed Floor Plan

Proposed Section



Proposed Section



The eastern wing will be improved by transforming the two narrow activities rooms in a wider and welcoming arts room with store.
The existing lounge is improved by removing an underutilised kitchenette and store and creating a media room opening into the internal patio. Two roof lights are also proposed in this area, which will increase the amount of natural light available to this room.

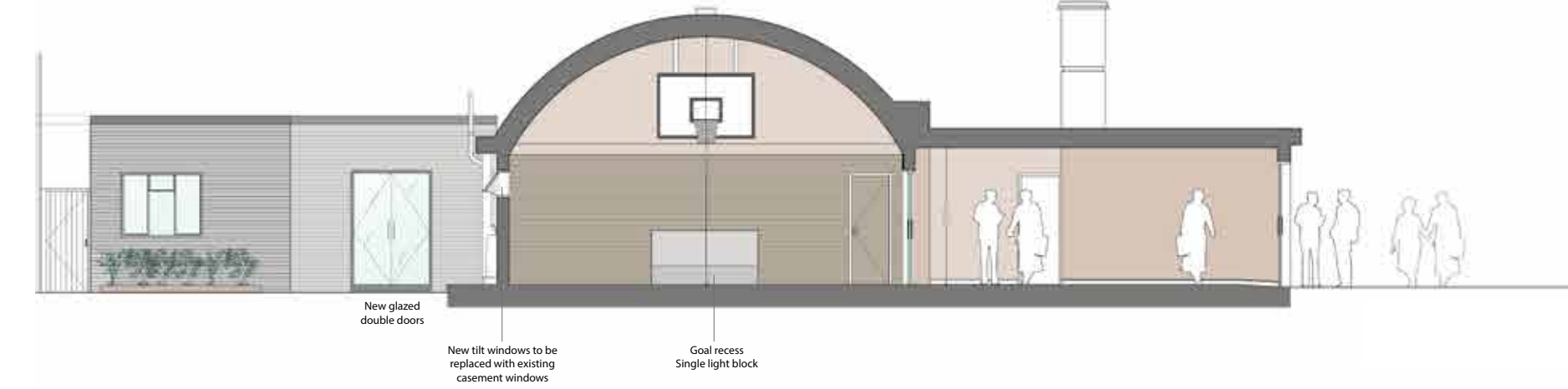
A new double door is built between the main building and the eastern wing. This will improve security, create additional flexibility and foster simultaneous uses of the centre multi-activities areas.

The southern wing is improved by replacing the existing single door from the sport hall with two double doors and a lobby. This will improve further the facilities flexibility, as the two halls will be more effectively separated, allowing for different uses at the same time.
This lobby will provide the sports hall and multi-functional hall with an access to the rear courtyard. This will allow the removal of the unsafe direct access door from the sports hall into the courtyard.

Underused stores are removed and a wider multi/activity hall is designed.
A second changing room is designed to the south, which will provide the activity halls with separate changing rooms for male and female.

The gym room will also open onto the side courtyard, which will foster outdoor gym activities in this space.

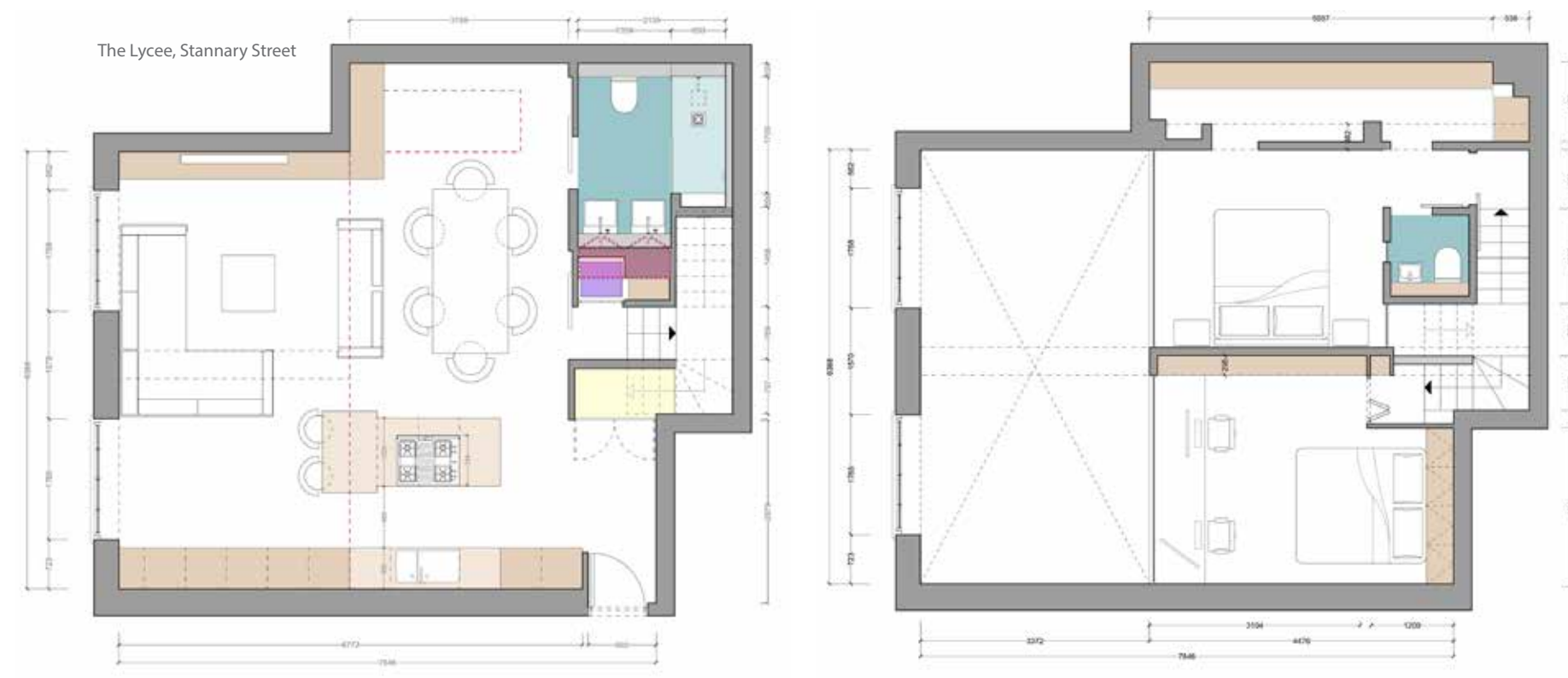
Proposed Section



Proposed Front Elevation



Proposed Rear Elevation



D) Residential, Refurbishments

Camberwell Grove, London	September 2015
Cranhurst Road, London	October 2014
Methley Street, London (A)	September 2014
Methley Street, London (B)	March 2014
North Street, London	August 2013
The Lycee, Stannary Street, London	April 2013
Adam & Eve Mews, London	February 2013

Camberwell Grove,
London

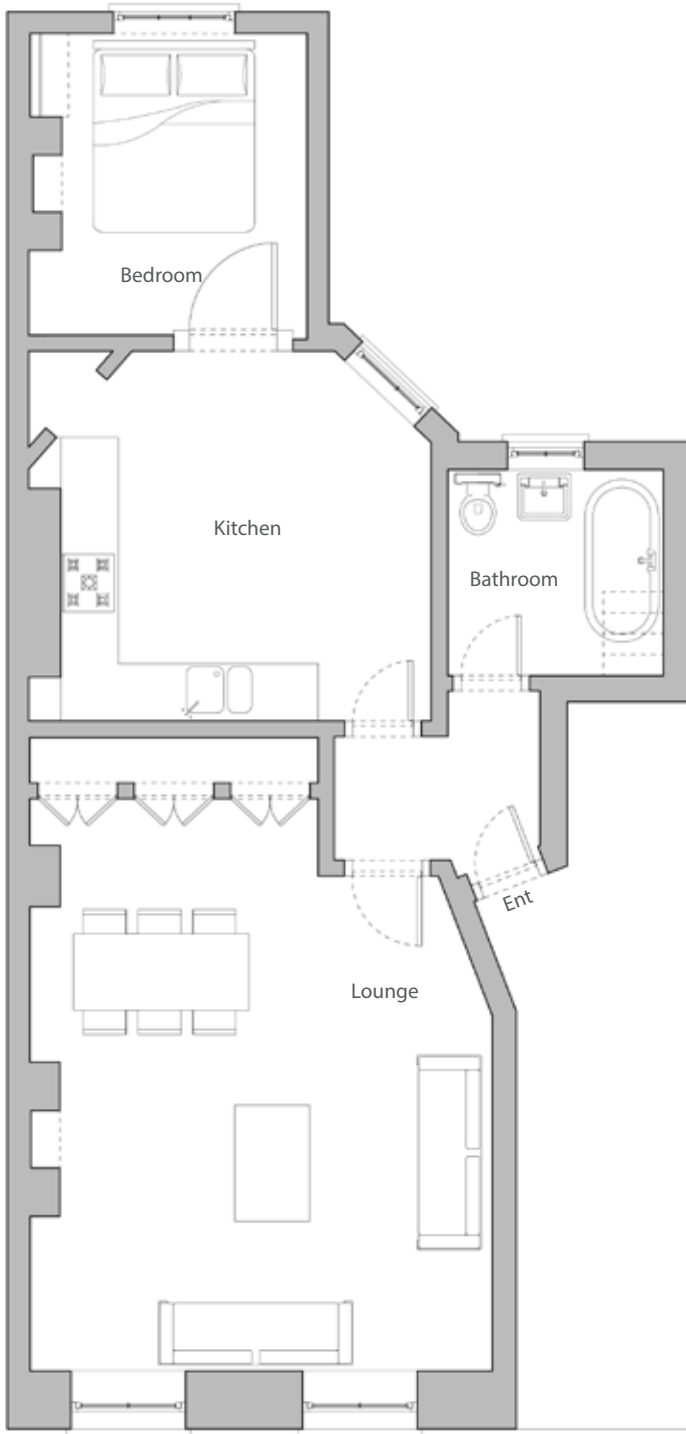
September 2015



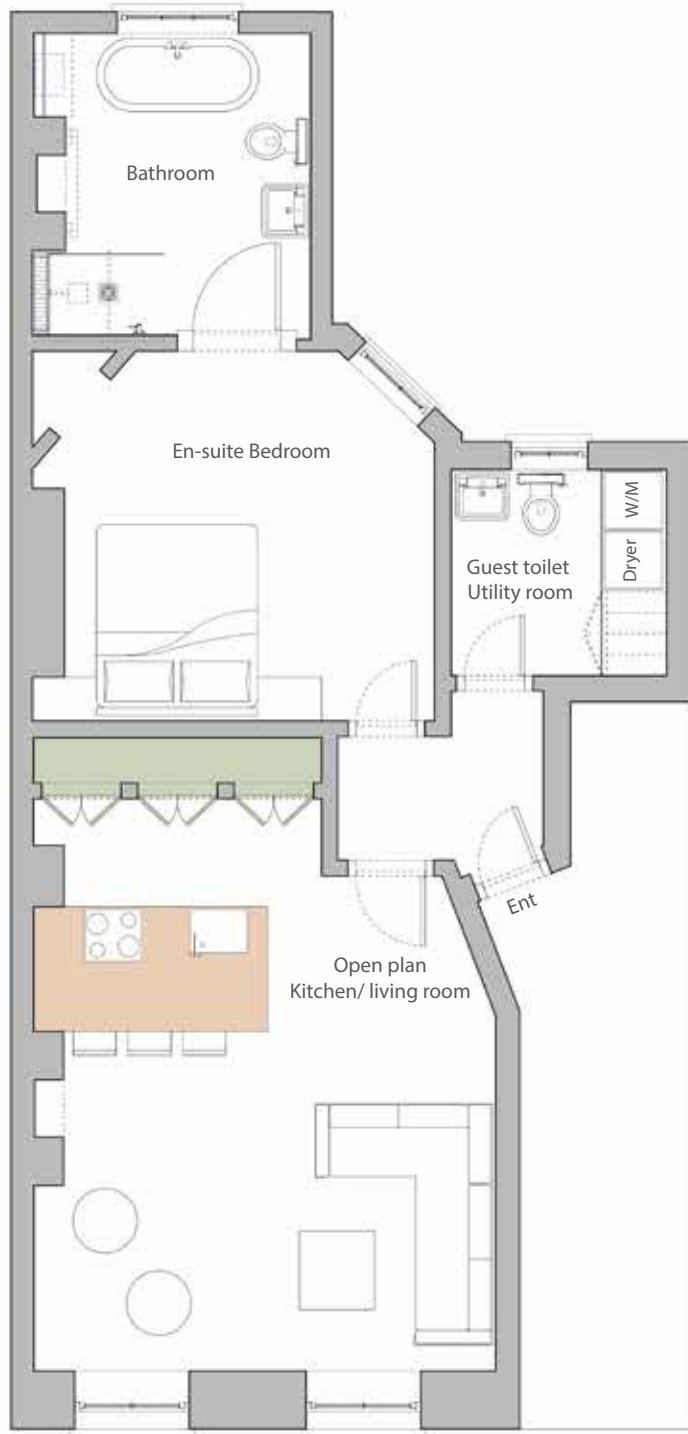
The main focus of this project was to reconfigure the internal layout of the property to create a spacious one bedroom flat with a modern, light atmosphere whilst accentuating the period features and character of the building.

Here the colour scheme is deliberately kept neutral so that the fireplaces, ornate furniture and original wallpaper really stand out and a mixture of contemporary and traditional fitting and finishes are used throughout.

Overleaf: final photos of kitchen renovation



Existing Plan



Proposed Plan



Wall tiles:

Brilliant White Half field tile by
Original Style
152 x 75

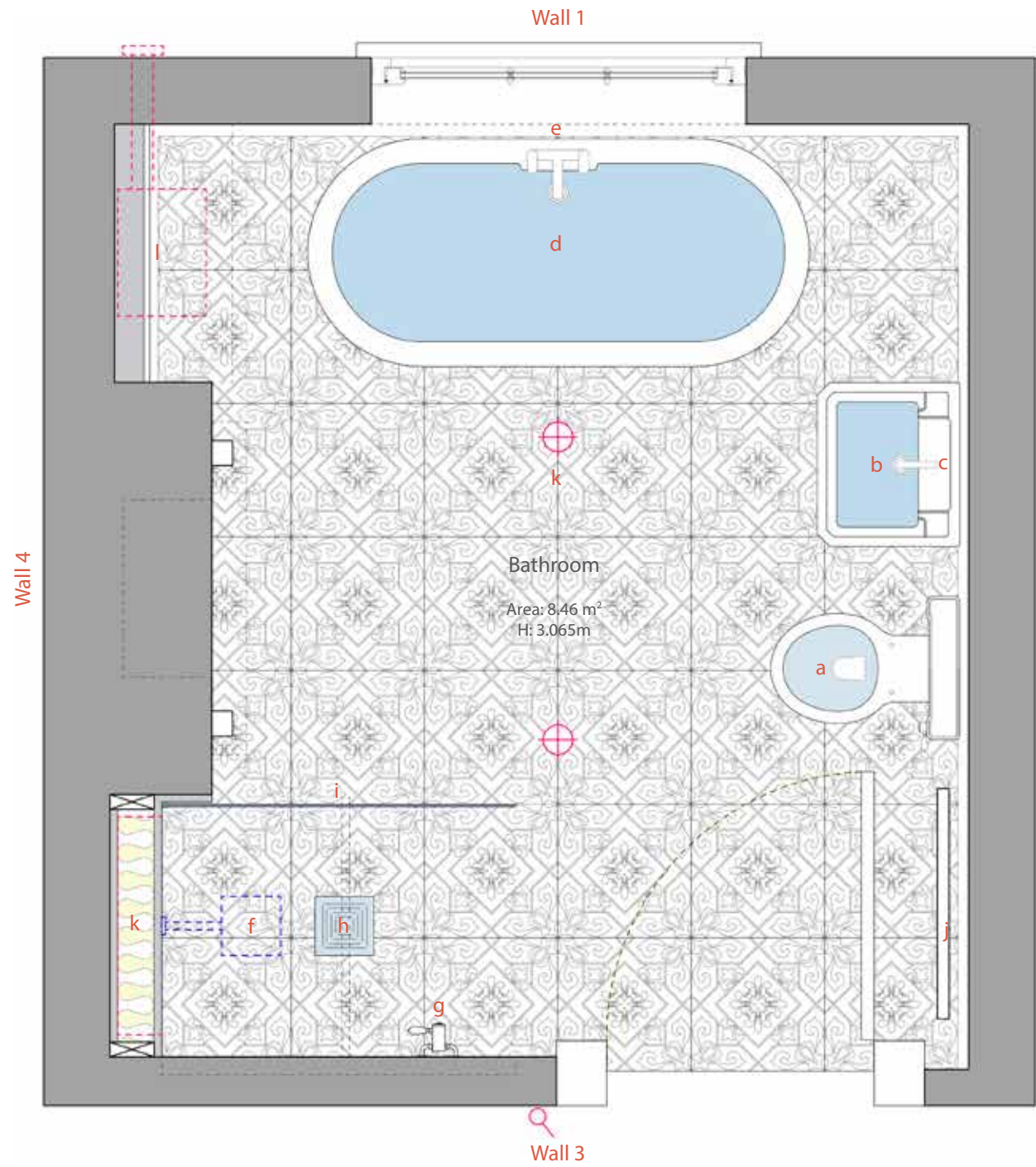
Denford Pencil Strip Tiles by
Edge
150 x 15

Floor tiles:

Antique Vintage Blue Floor Tiles
by Walls and Floors
450 x 450

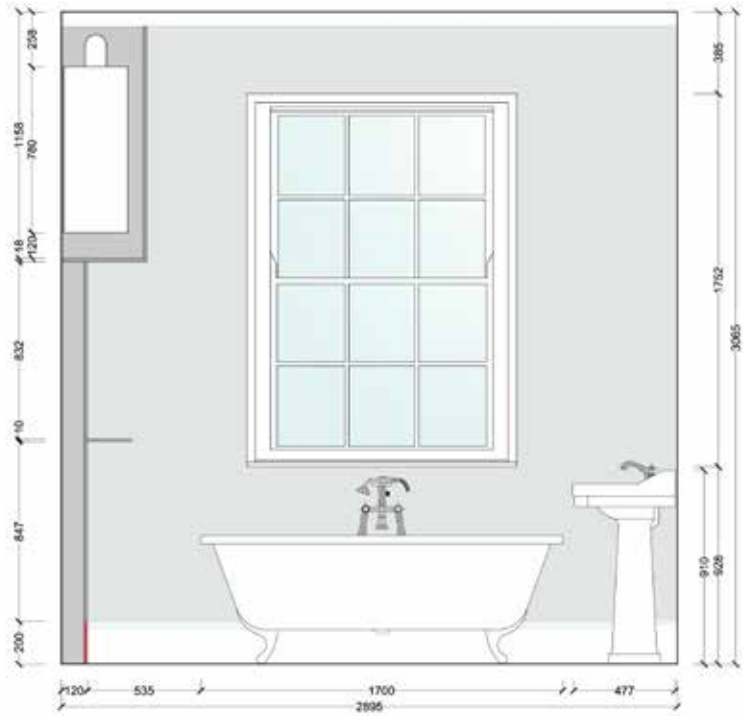
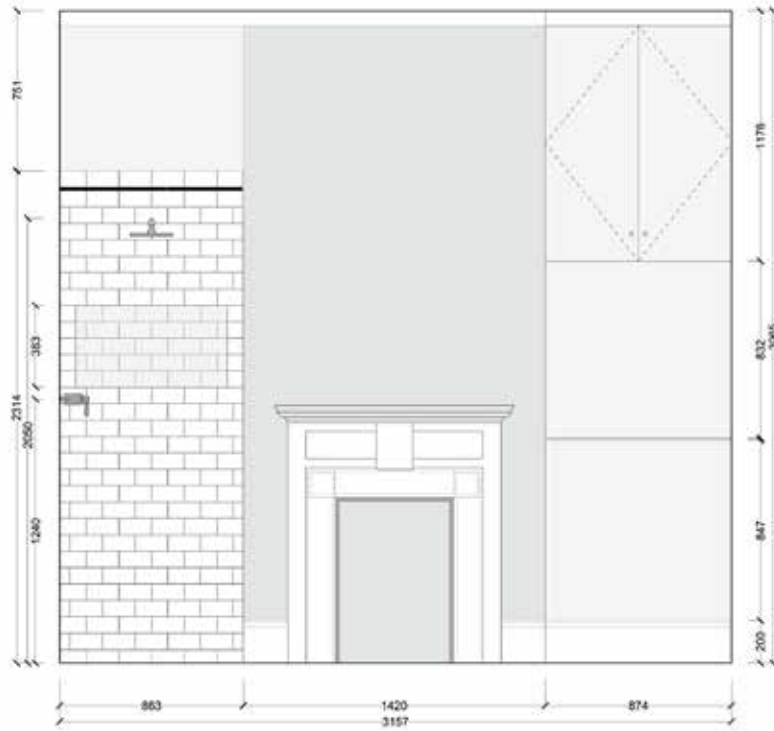


Traditional style fittings



Proposed Bathroom Plan

- a) W.C: Camberley close coupled toilet inc. soft seat
- b) Basin unit and pedestal: Camberley 1TH Basin & Pedestal with slotted click clack waste
- c) Basin taps: Hampshire Basin Mixer
- d) Bath: Existing bath to be relocated from original bathroom
- e) Bath mixer: Existing bath tap and hand shower to be relocated from original bathroom
- f) Shower: Fresh Square ABS single function fixed shower head
- g) Shower valve: Saxon Manual Exposed Shower Valve
- h) Wetroom tray: Impey Aqua-Dec EasyFit Wet Room Former 1400 x 900
- i) Shower screen: Wet Room Shower Screen Easyclean Glass 1200x2050
- j) Radiator: Existing radiator to be retained and moved to suit new layout
- k) Recessed Shelving: Bespoke shelf to be constructed of 18mm WPB Ply Finish: Tiled
- l) Skirting panel: New skirting board installed to conceal gap below boiler whilst providing access to the pipeworks



Wall Elevation 4

Wall Elevation 1

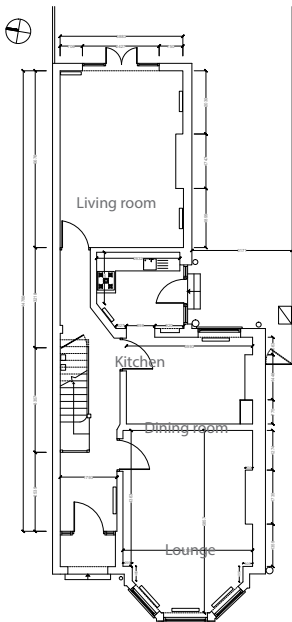
Cranhurst Road,
London

October 2014

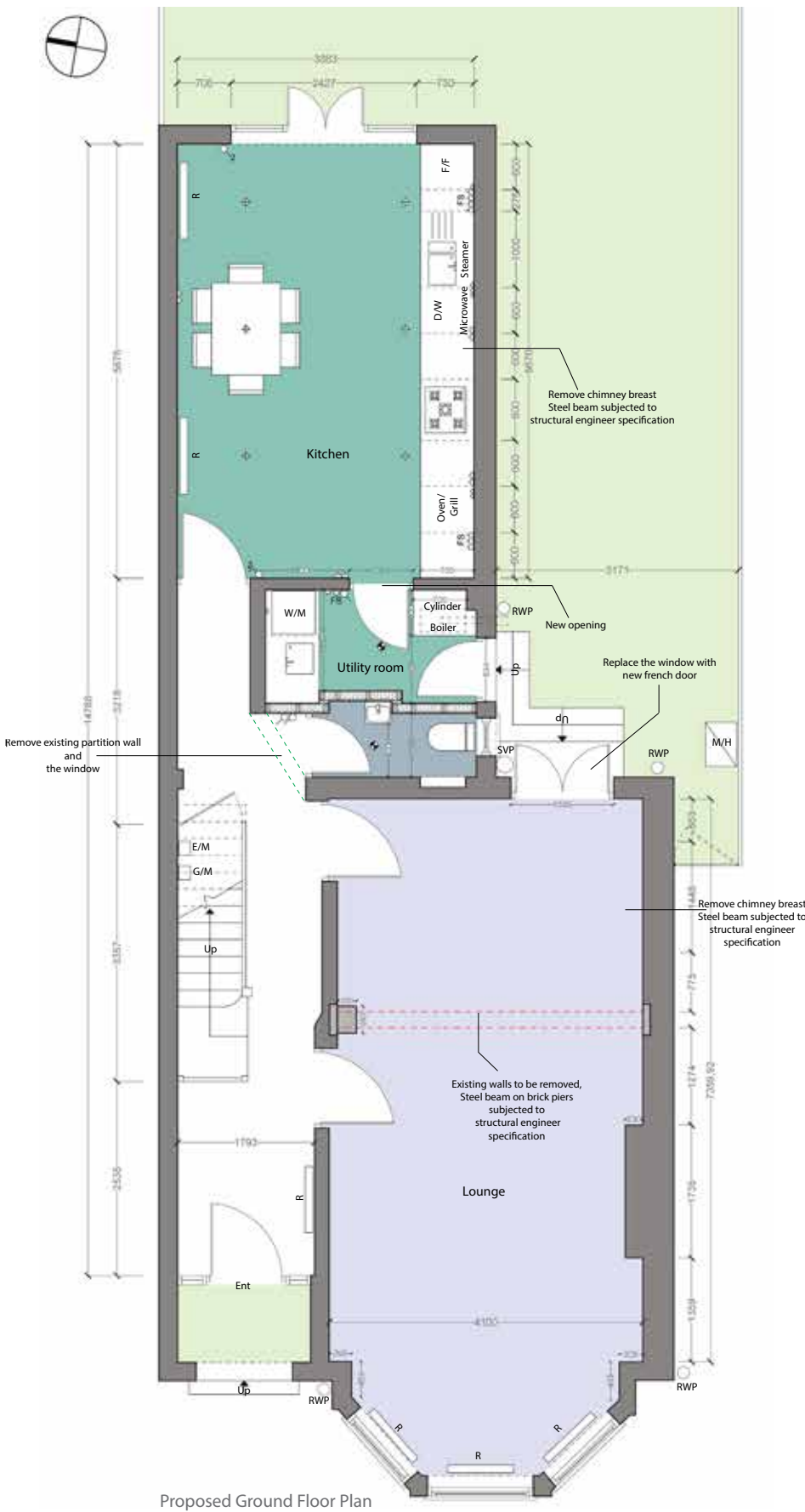
In accordance to the client's budget and considering their priorities, we proposed new floor layout.

This let us to have larger kitchen space with utility room and also a toilet in ground floor, also enlarge the lounge by removing partition walls.

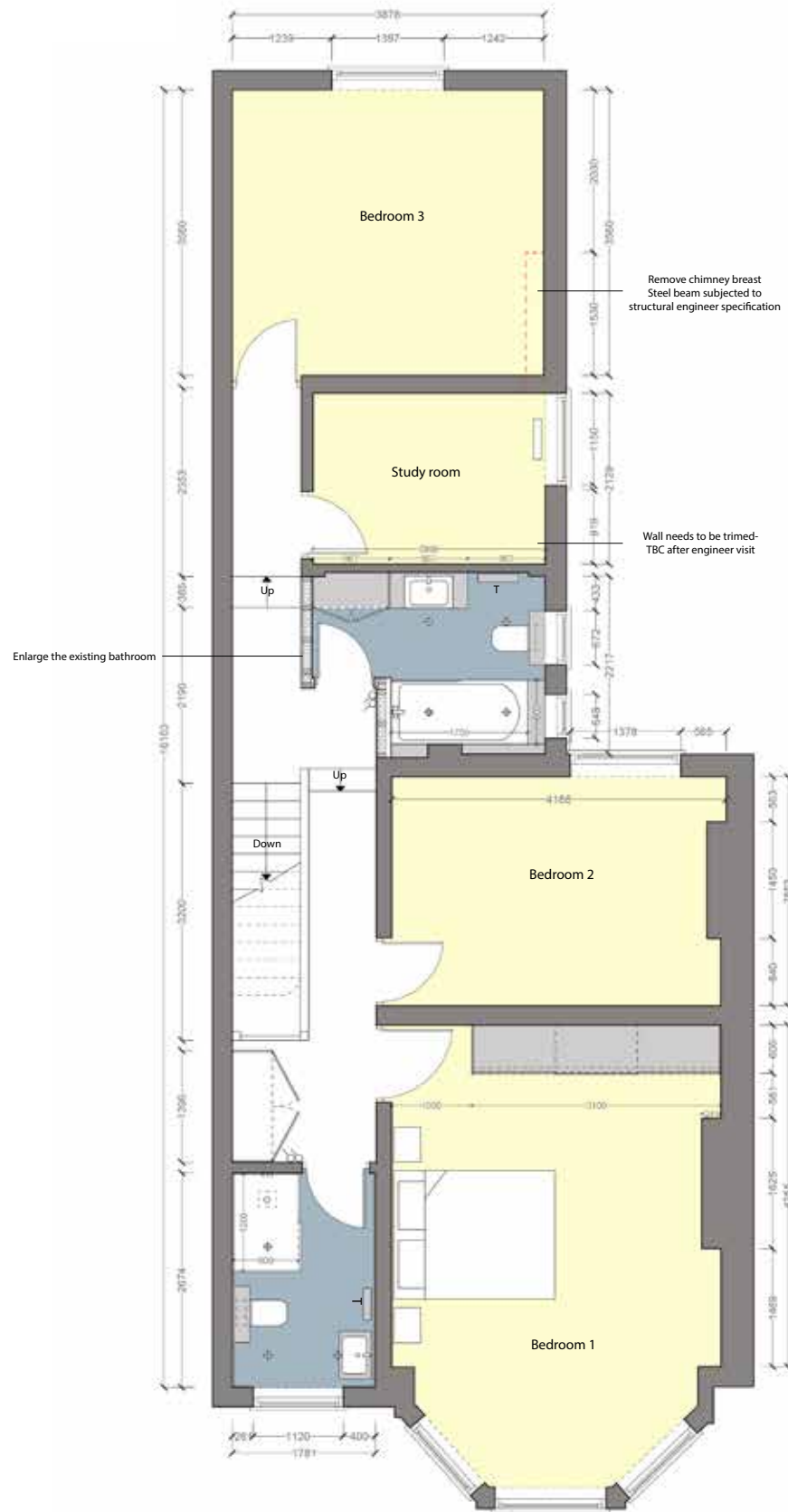
Moreover, conversion of one bedroom to a shower room on first floor would provide a better ratio of accommodation to bathroom facilities.



Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

NW2



Proposed Section

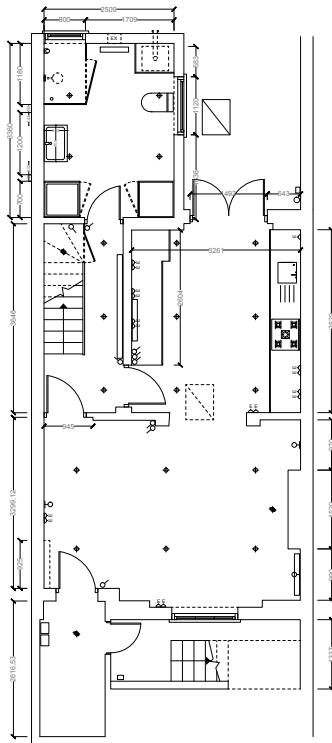
Methley Street (A),
London

September 2014

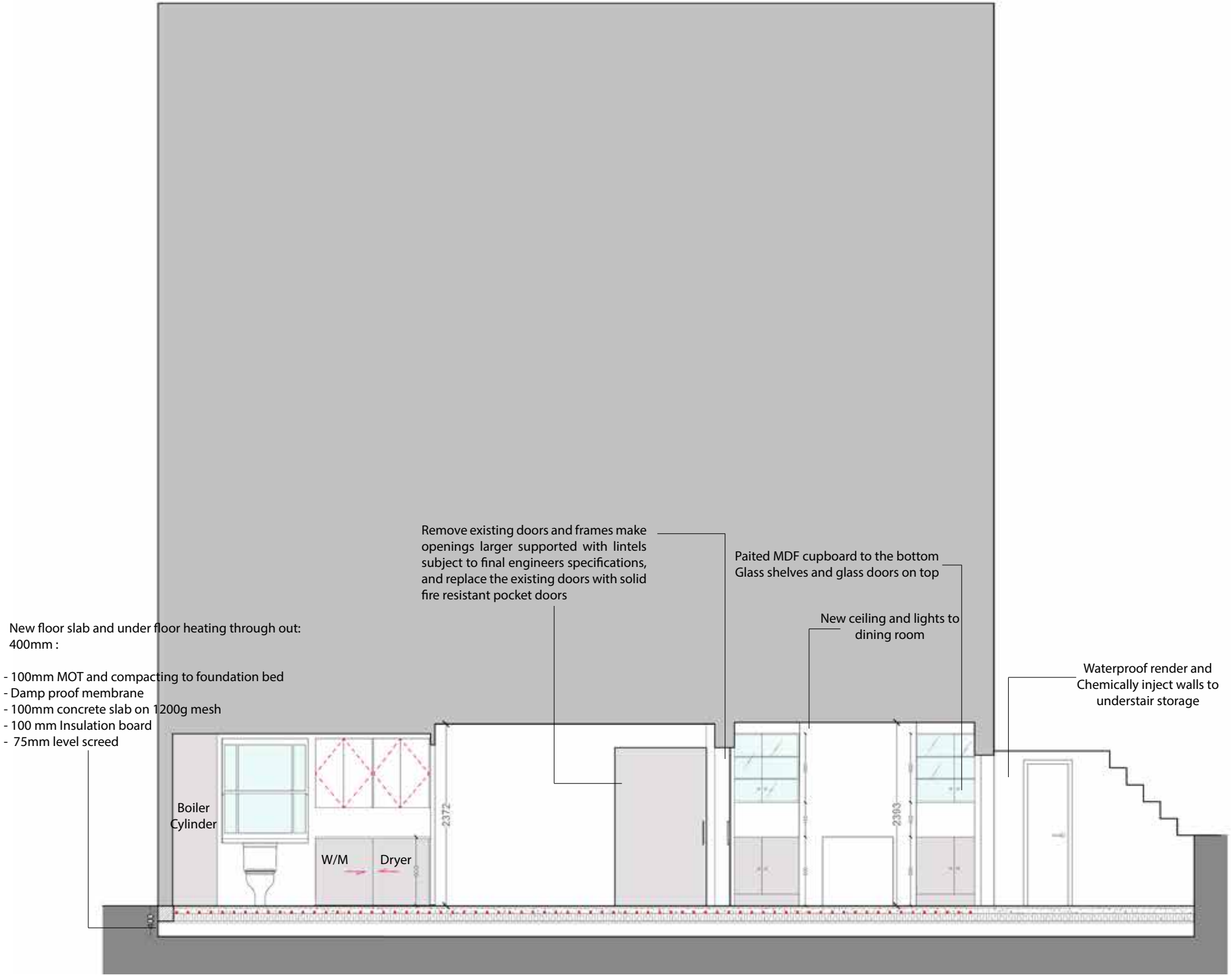
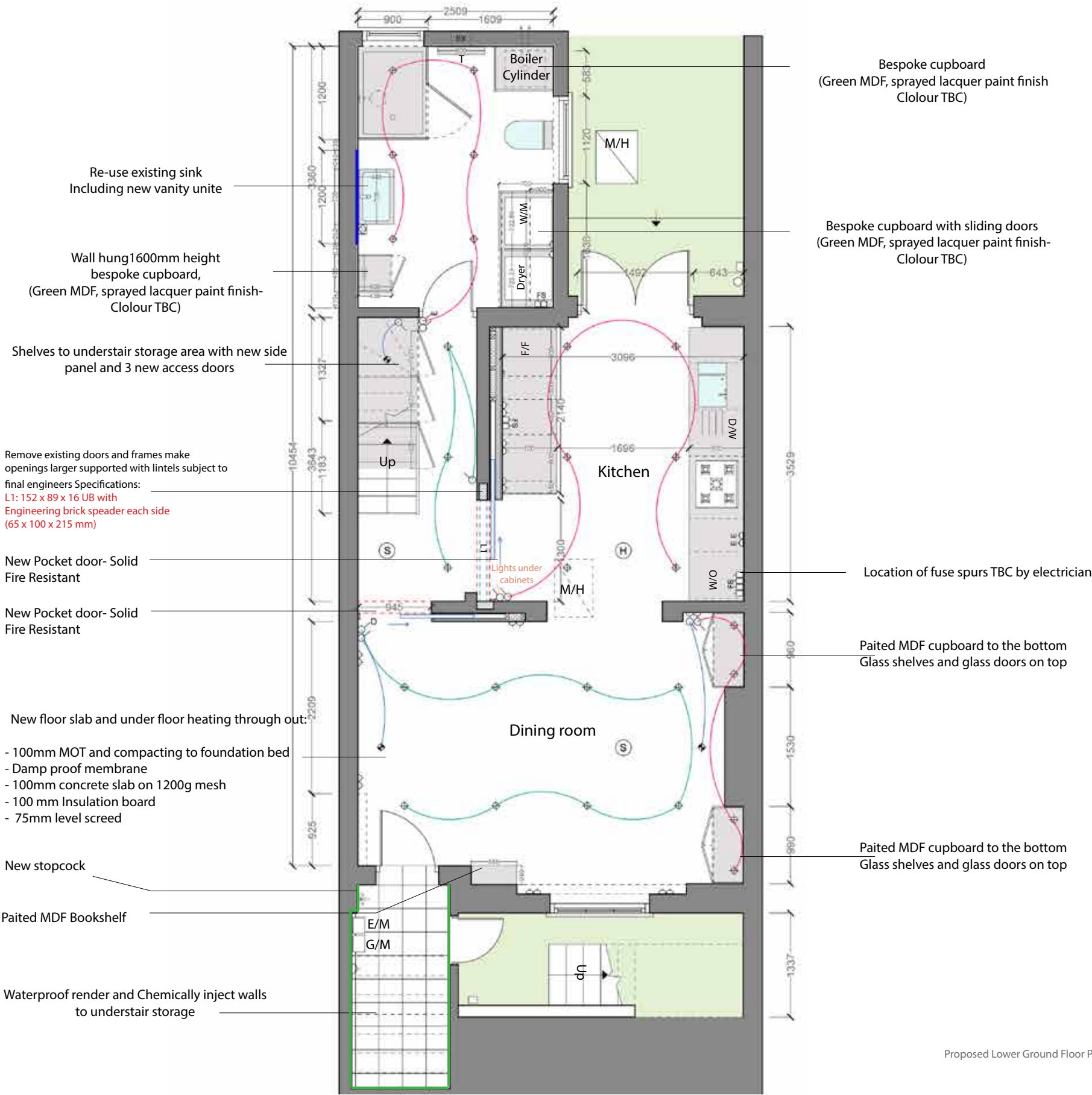
It proposed to excavate the basement to build new insulated floor slab with underfloor heating system while preserving the structural walls and floor layout .

Moreover, in order to make the space more open and dynamic we proposed to make the openings wider and having pocket doors to slide into the new false wall.

From our point of view it will be a vast improvement to what is currently there.



Existing Lower Ground Floor Plan



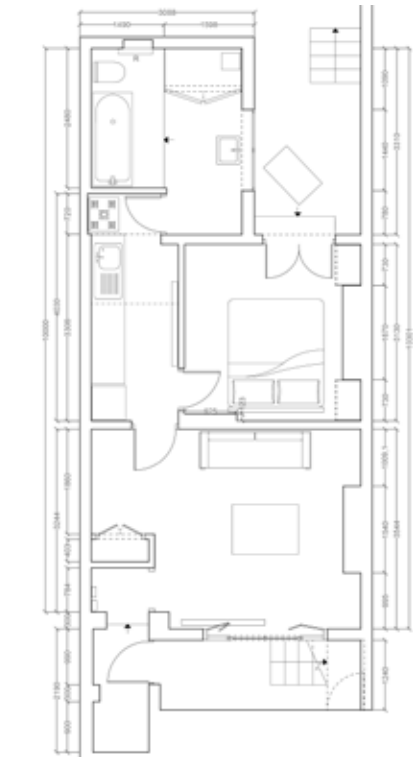
Methley Street (B),
London

March 2014

Internal alterations to the Lower ground floor layout to create open plan kitchen/ living room area dramatically change the environmental aspects of the flat.

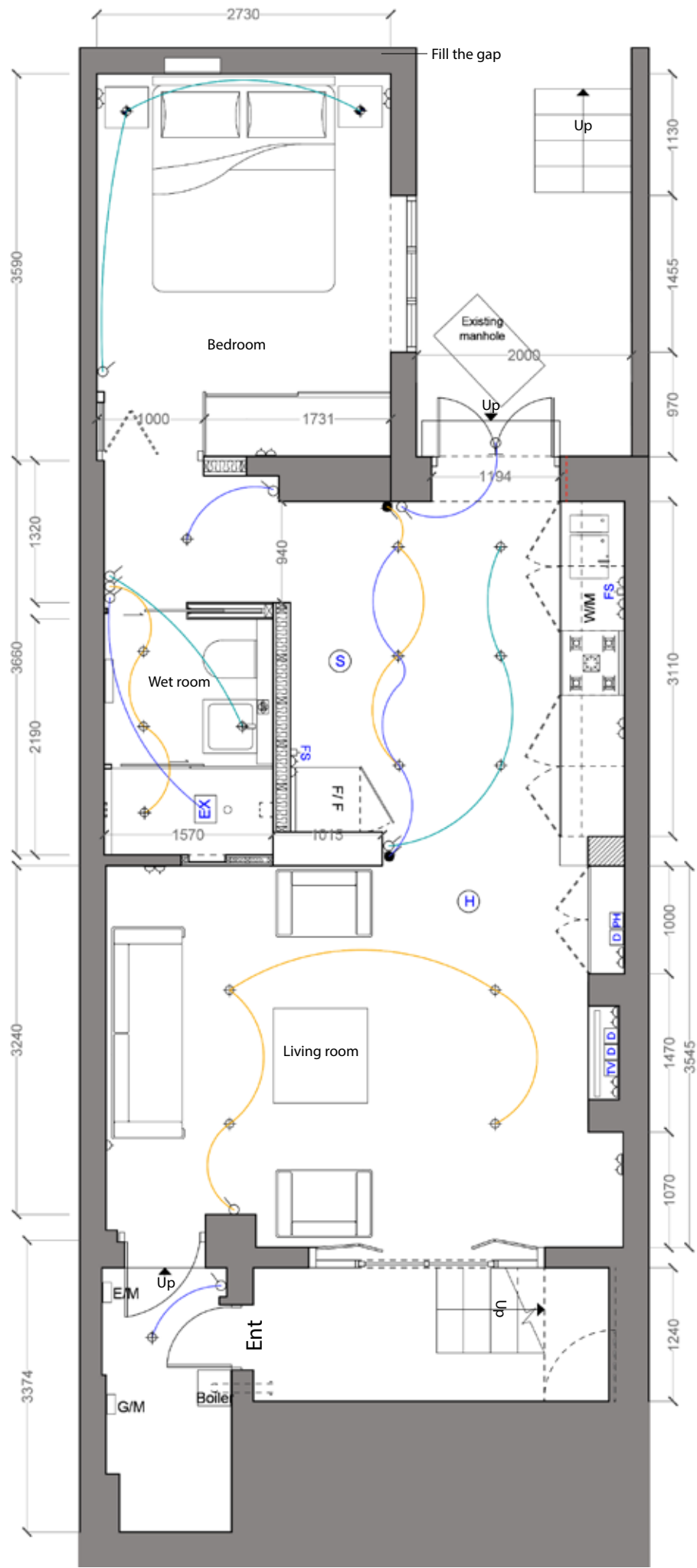
This allows the day-light and natural ventilation through the hole flat by rear French doors as well as the bedroom.

Furthermore, we proposed to excavate the floor slab in order to achieve more floor to ceiling heigh and new insulated floor slab.



Existing Lower Ground Floor Plan

Proposed Lower Ground Floor Plan



Proposed Section

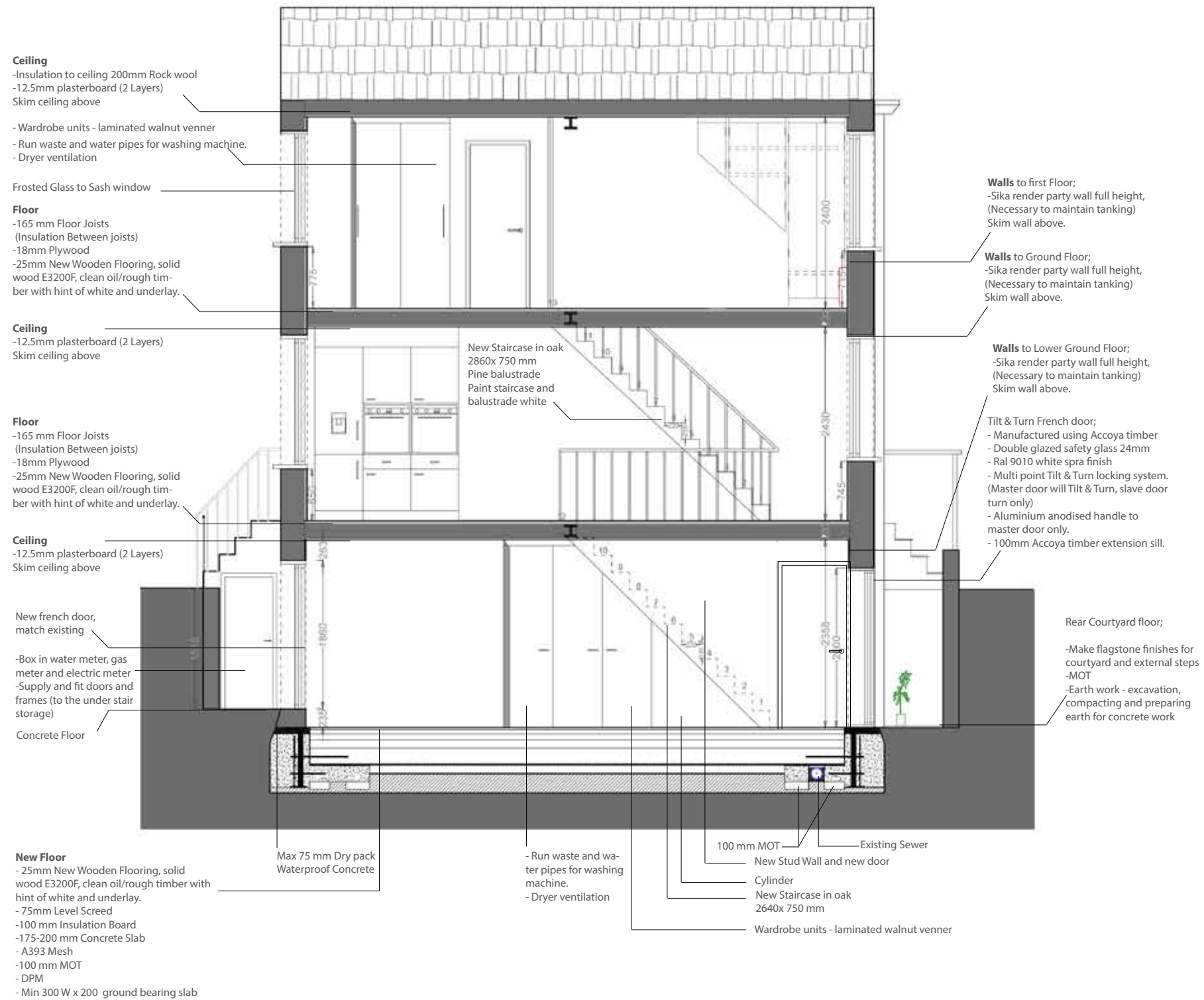
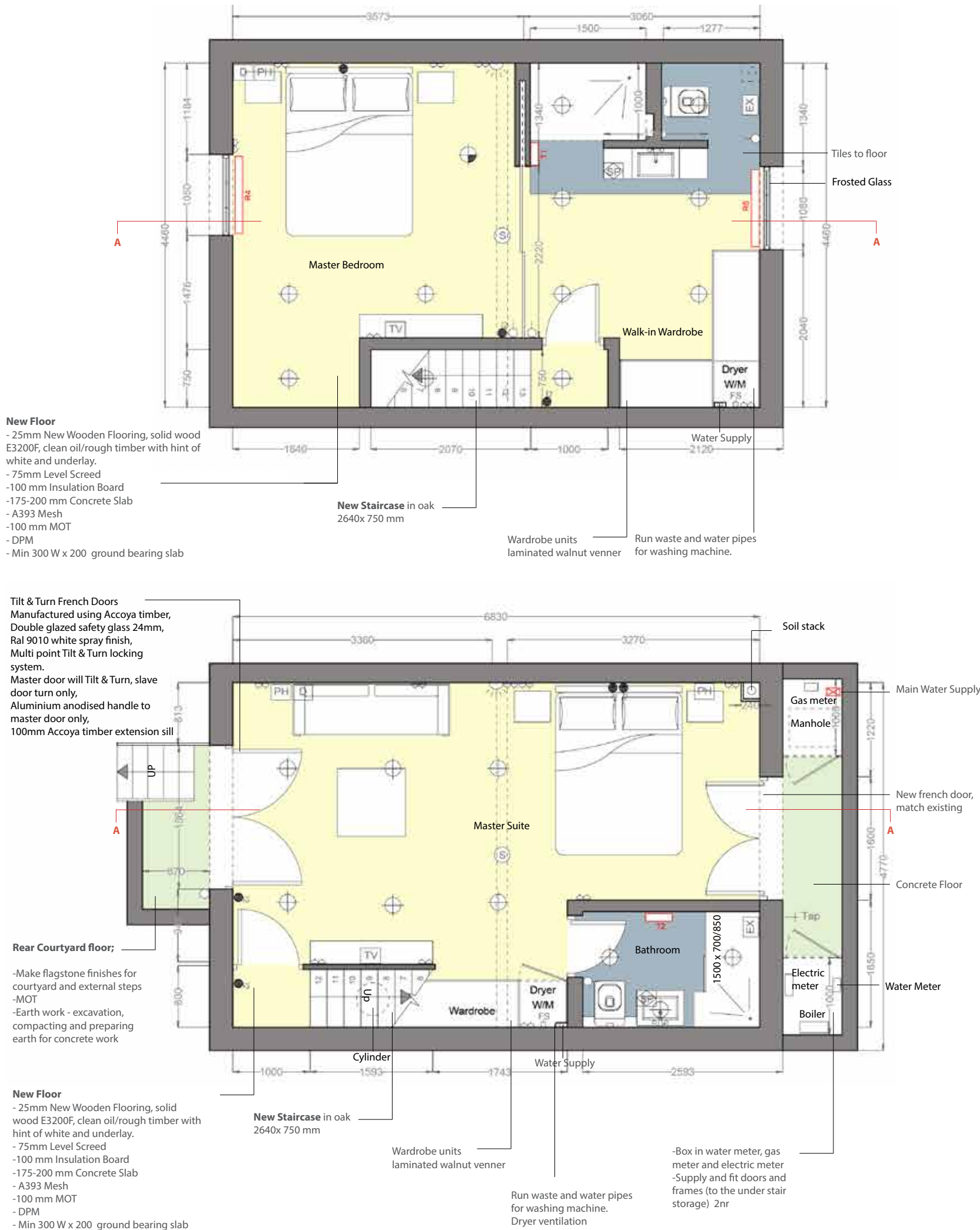
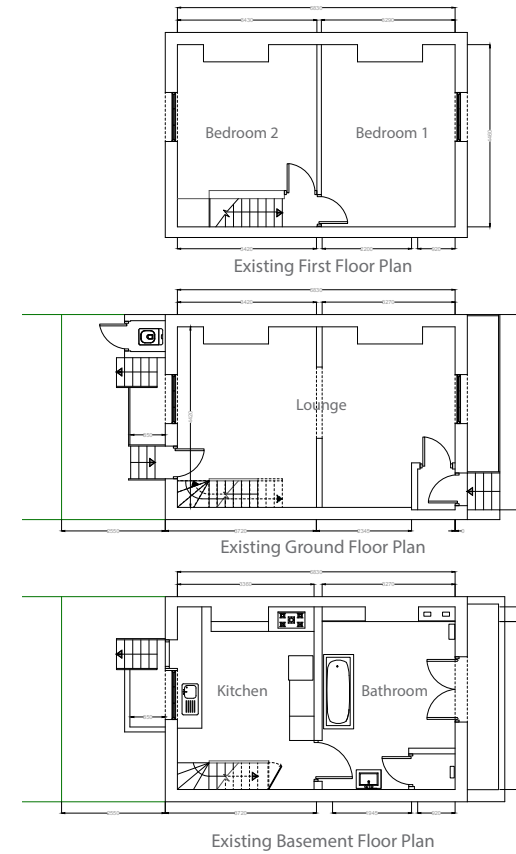
North Street,
London

August 2013

The intention was to convert 2 bedroom family house to contemporary urban living space with open plan floor layouts .

The idea was to have open plan kitchen and living room area in ground floor level accessible from both, front main entrance and rear garden.

Meanwhile, internal alterations to the Lower ground floor and first floor layout to create 2 modern en-suite bedrooms.



SW4



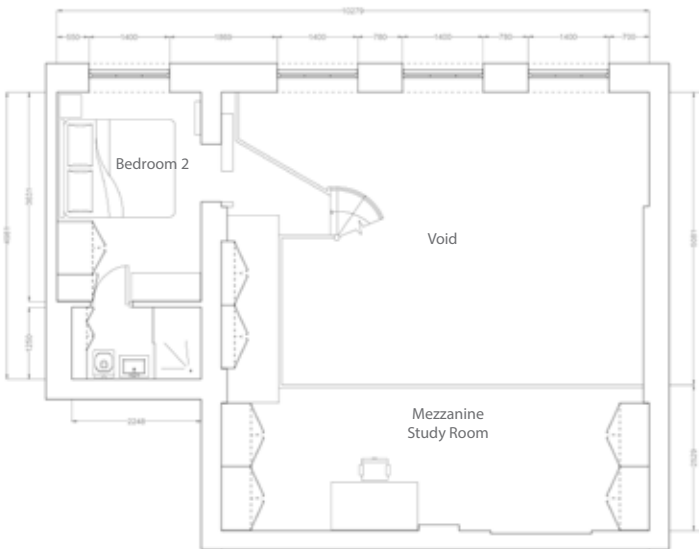
Proposed Rear Elevation

The Lycee,
London

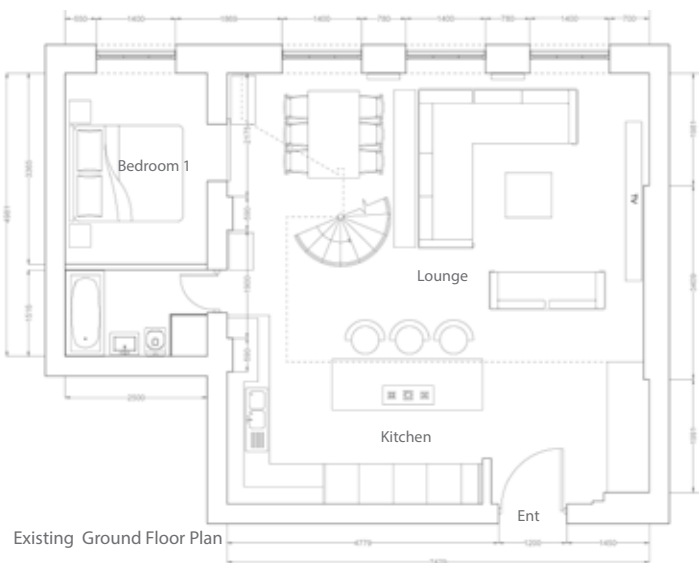
April 2013

The aim of the project was enlargement of the existing mezzanine floor and bedrooms whilst respecting the modern style of the flat.

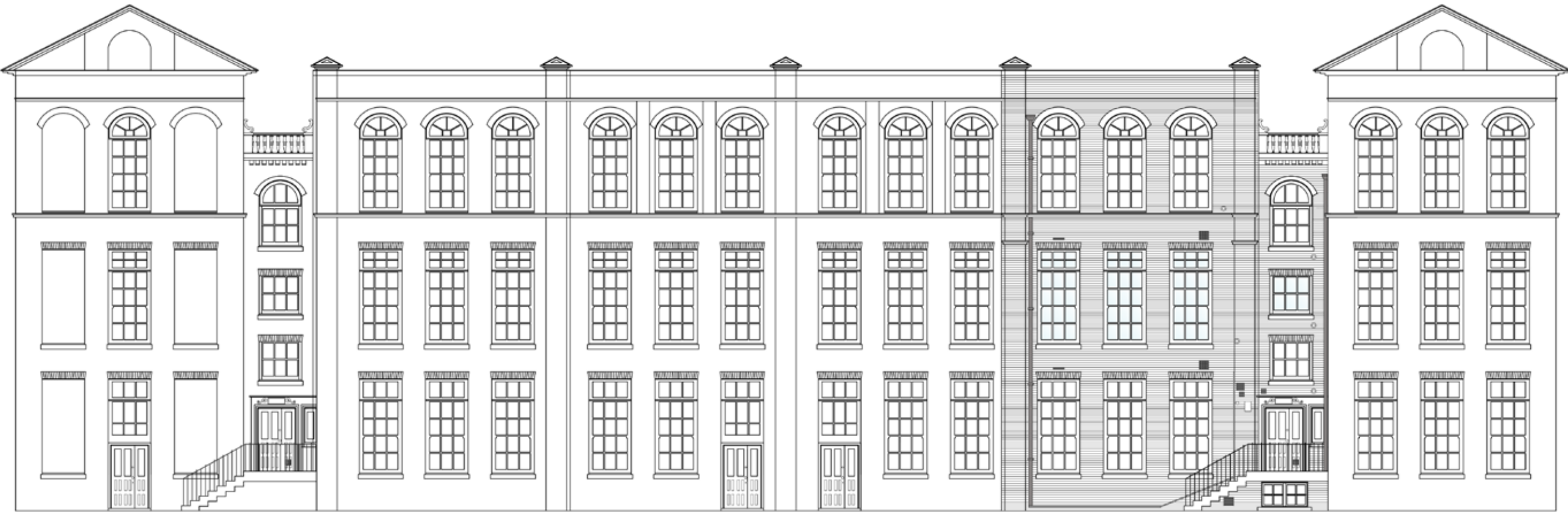
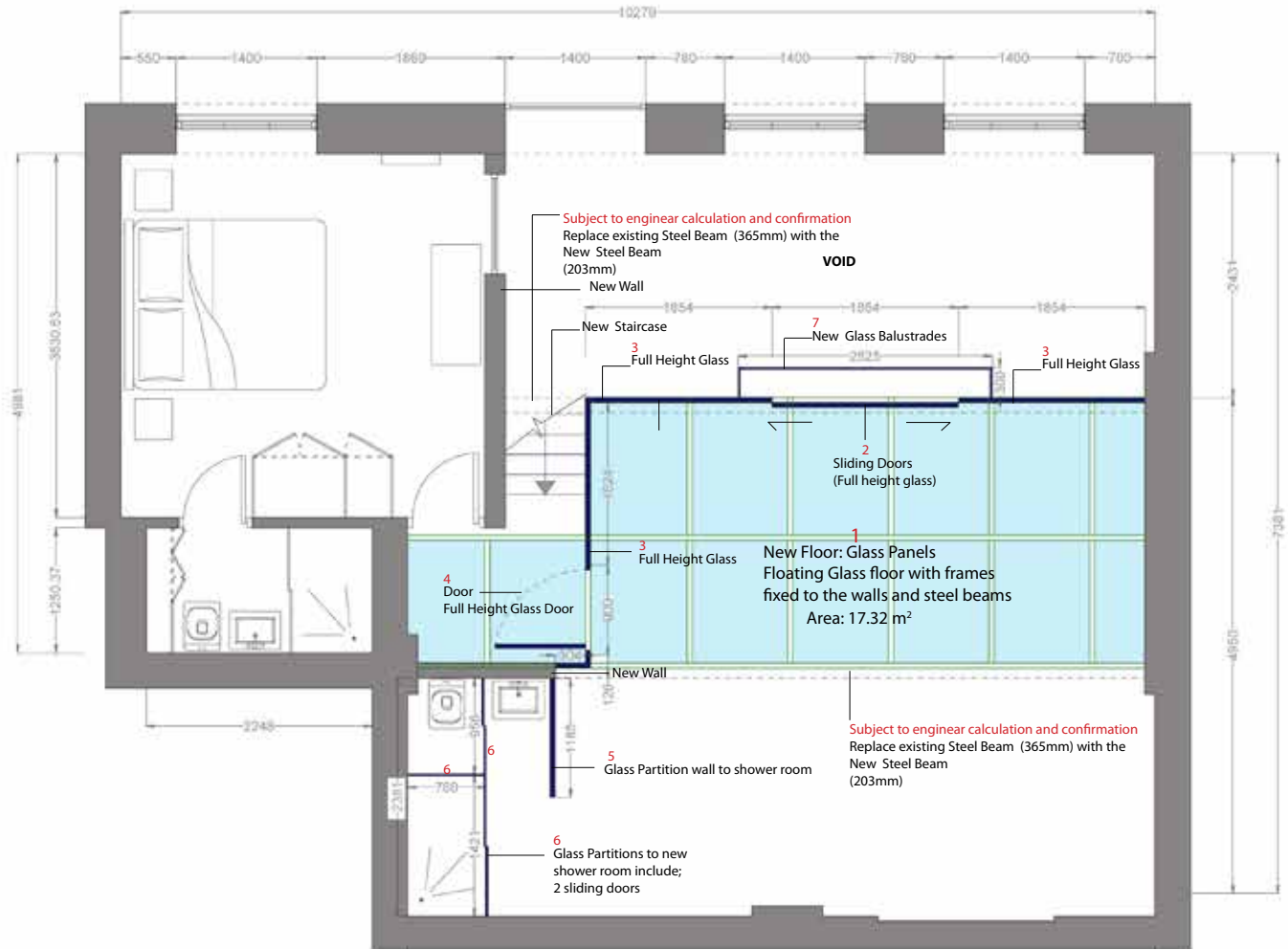
Using the glass floors and glass partition walls allowed us to bring natural light through the proposed mezzanine floor. Preserving the flexibility of the ground floor space while the floor to ceiling height was reduced.



Existing First Floor Plan



Existing Ground Floor Plan



Existing Rear Elevation

Upper:
Proposed First Floor Plan

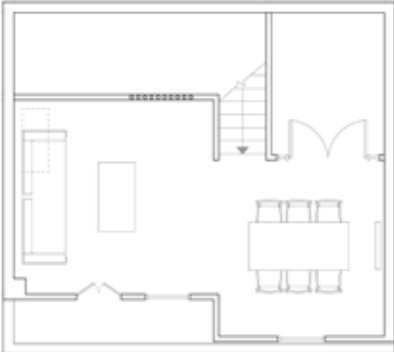
Lower:
Proposed Ground Floor Plan

Adam Eve Mews,
London

February 2013

The project was about re-layout floor plans and digg out new basement.

This provides a better ratio of accommodation to bathroom facilities and fabulous open plan kitchen and living room area at the uppre floor with skylights.



Existing Second Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan



1



2



3



4

Left:
Proposed Basement Floor Plan

Right:
Proposed Ground Floor Plan

New Sash Windows
match to existing



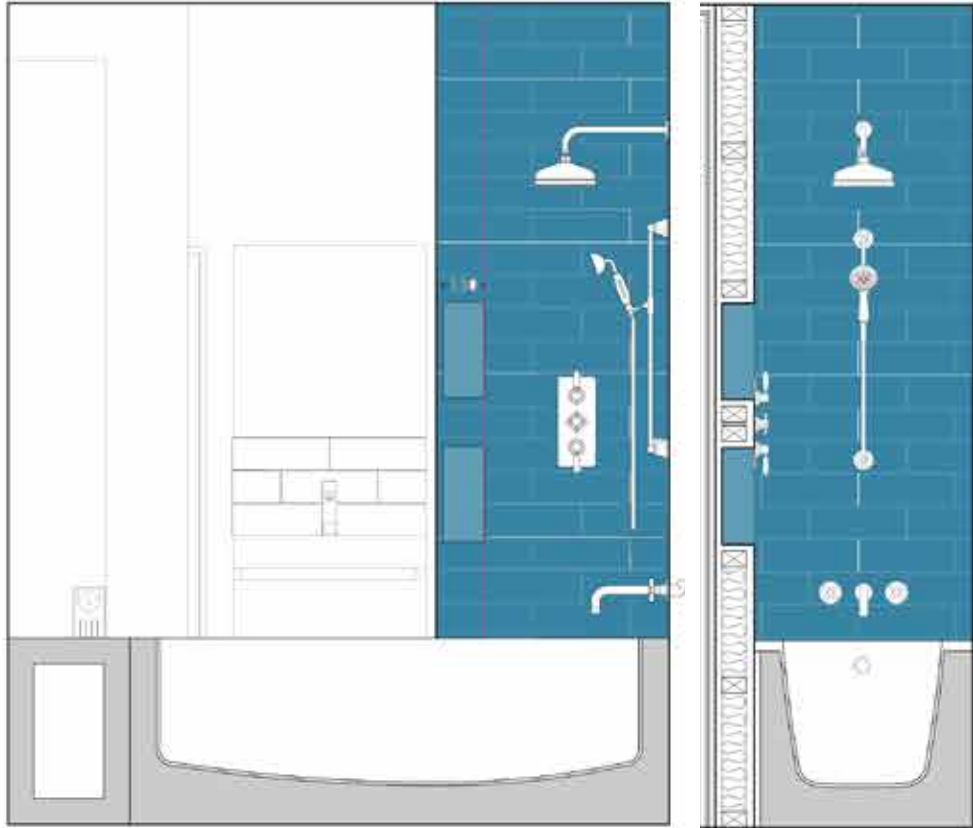
Left:
Proposed First Floor Plan

Right:
Second Floor Plan



Left:
Proposed Front Elevation

Right:
Proposed Section

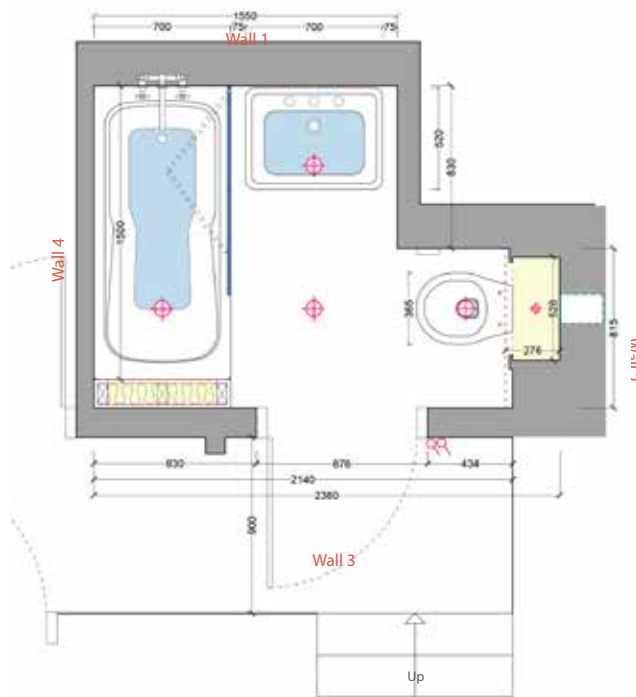


E) Bathroom Design	
Hillfield Park	August 2015
Orsett Street, London	January 2015
Cleaver Square, London	September 2014
Hollybush Street, London	September 2014
Flodden Road, London	August 2014
Keeling House, London	November 2013

Hillfield Park,
London

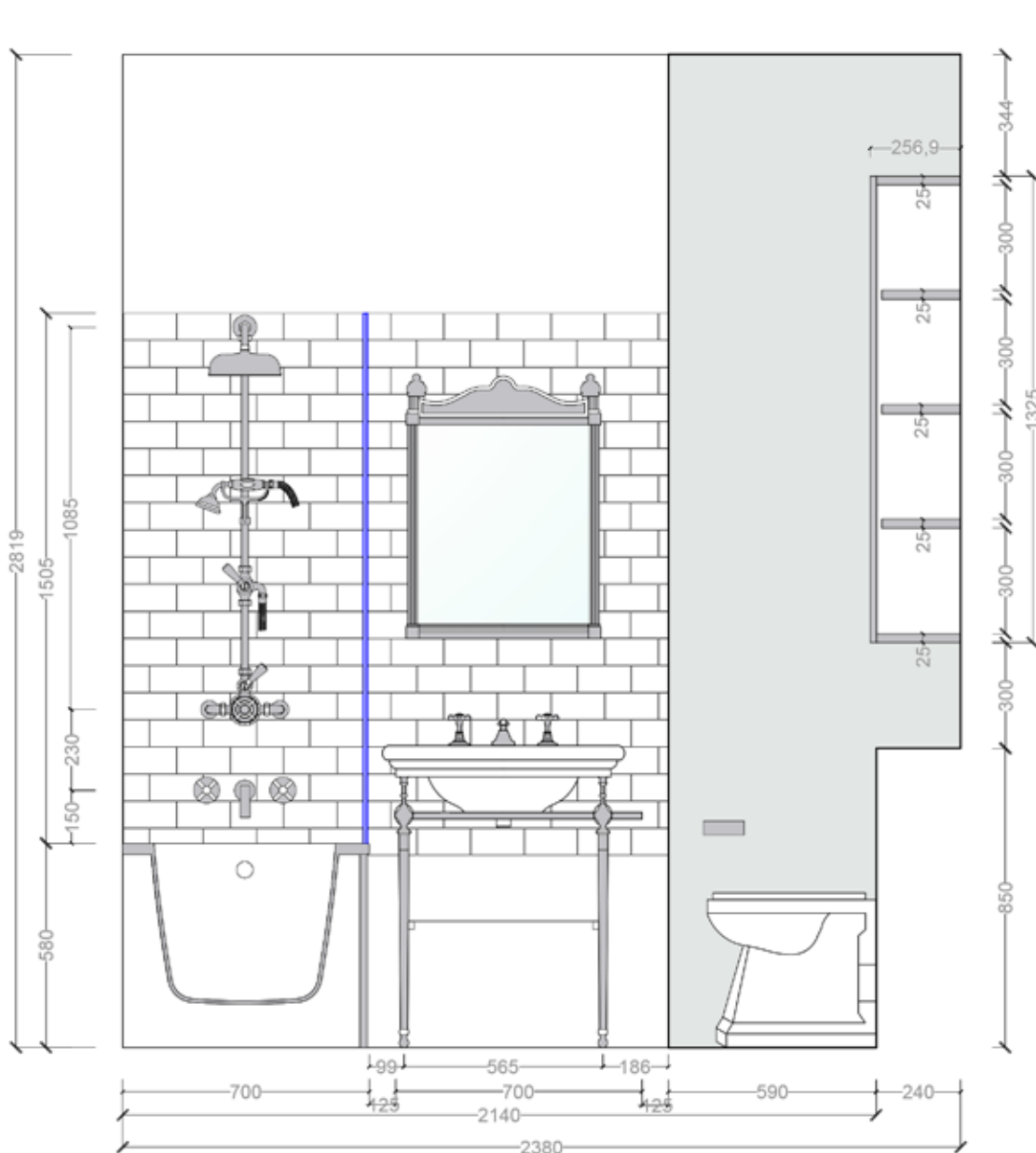
August 2015

Formely without character, this bathroom renovation centred around designing a funtional space which echoes the Victorian style and atmosphere of the building, whilst incorporating a generous amount of storage into a small area without compromising on the aspects such as the exposed frame of the basin.

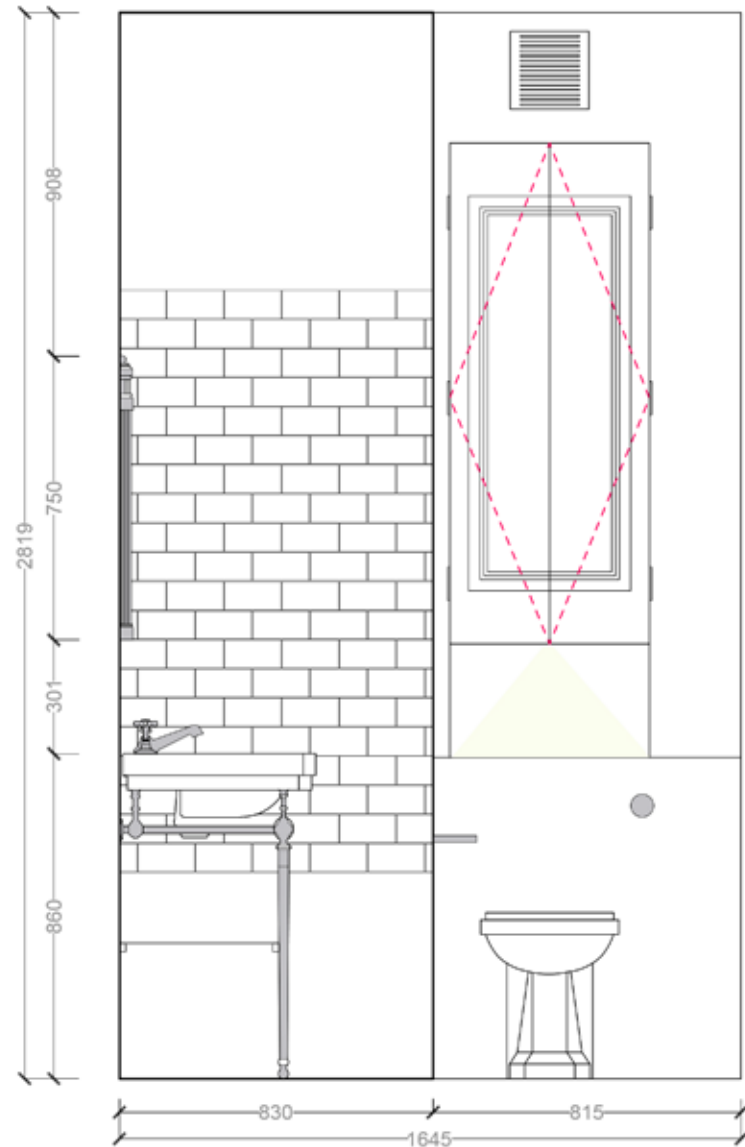


Proposed Bathroom Plan

N10



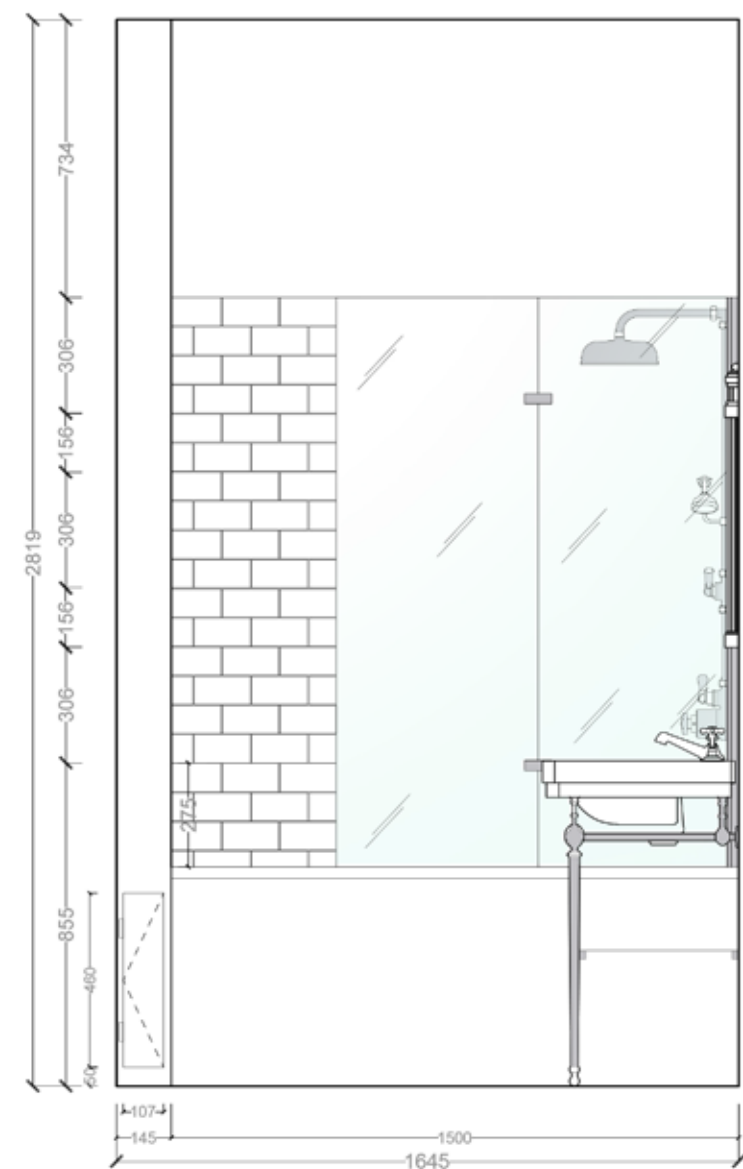
Wall Elevation 1



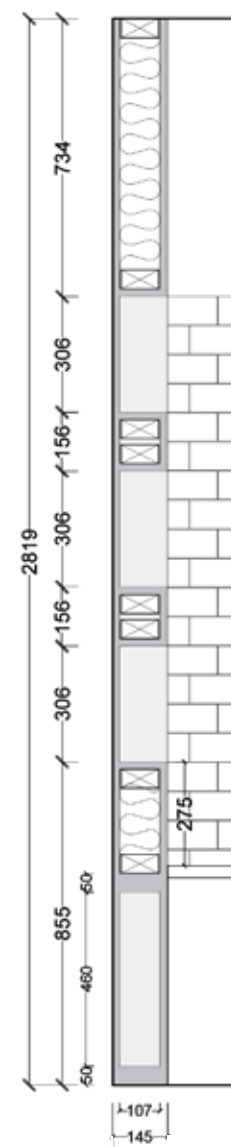
Wall Elevation 2



Wall Elevation 3



Wall Elevation 4

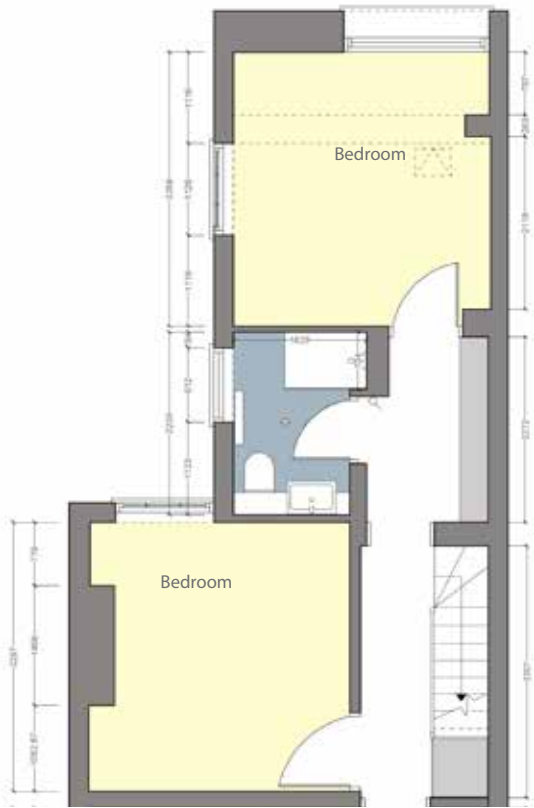


Recessed shelving detail

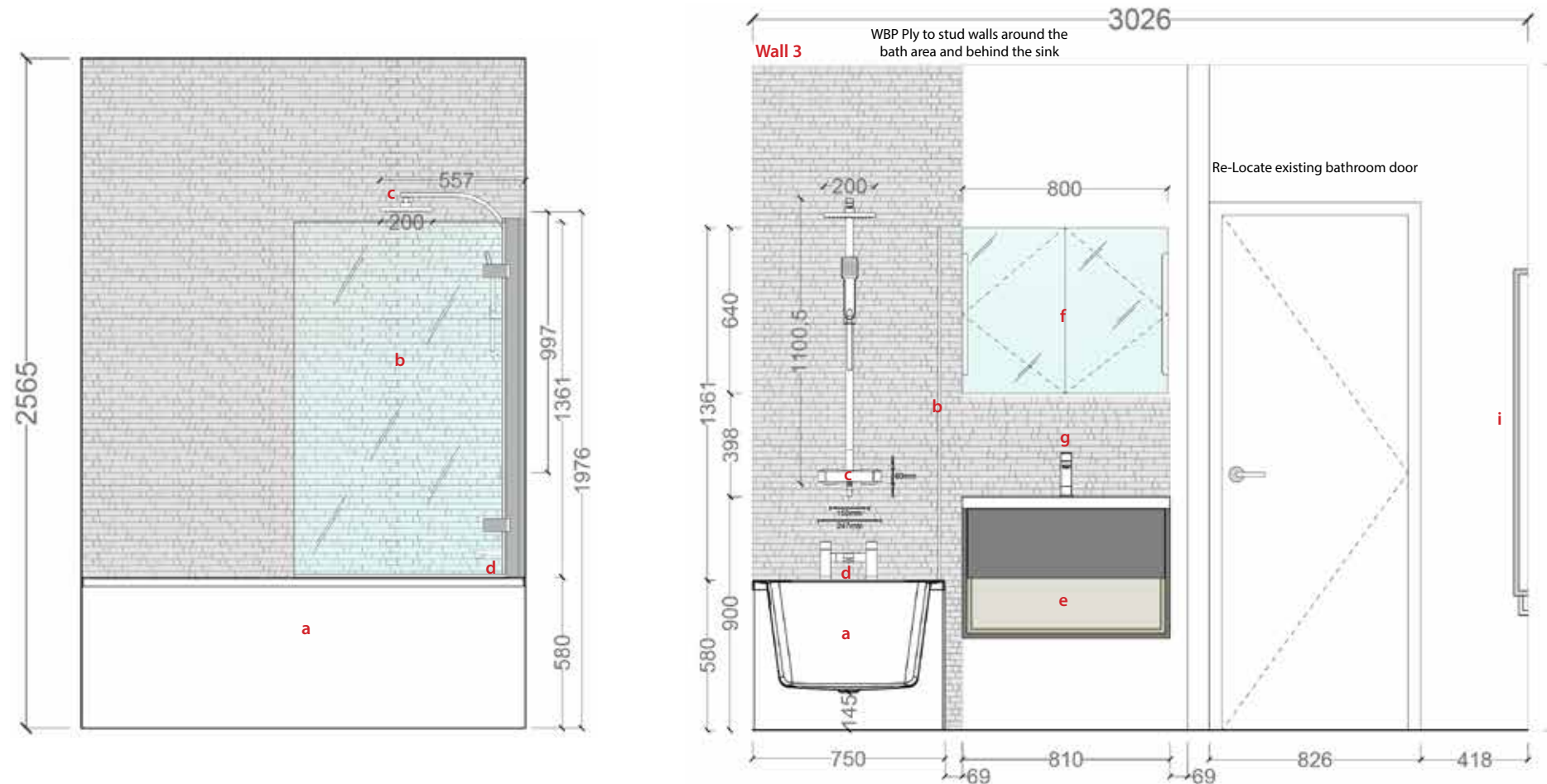
Orsett Street,
London

January 2015

- a. Bath: Showertime Thermoform Bath 1700 x 750 mm
- b. Bath screen: Atlas Bath Screen CHR Frame, Clear glass (BP10)
- c. Bath shower mixer: Blade exposed multifunction thermostatic shower system CHR MB510SQ
- d. Bath taps: Track deck mounted bath filler
- e. Sink and vanity: Lincoln 800 Basin (Grey)- Driftwood wall mounted unit with
- f. Mirrored cabinet: Slant ceramic basin 810 x 465 mm STORJORM Mirror cab 2 door/built-in lighting, white- (800 x 210 x 640)
- g. Taps: Track Mono basin mixer
- h. Toilet: Euro Mono 420 back to wall pan with Lincoln 600 wc unit, Grey
- i. Heated towel rail: Duel Fuel- Subway Chrome Towel Warmer 1261 x 450mm



Existing Bathroom Plan



SE11

Proposed Bathroom Plan

Tiles to Floor:
Black Slate Calibrated 300 x 300 mm
From Topps Tiles

Tiles to Walls:
Botella Glass Mosaics- Shimmering
Glacier
From Topps Tiles

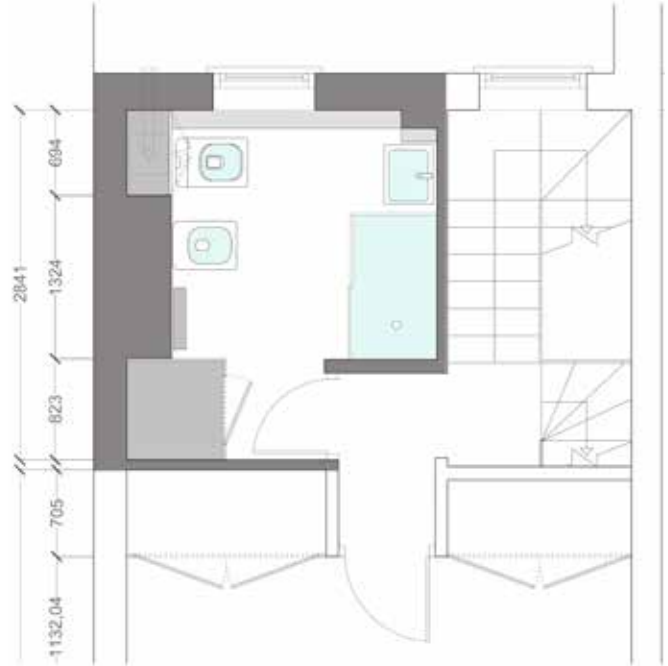
Left:
Proposed Wall 2

Right:
Proposed Wall3

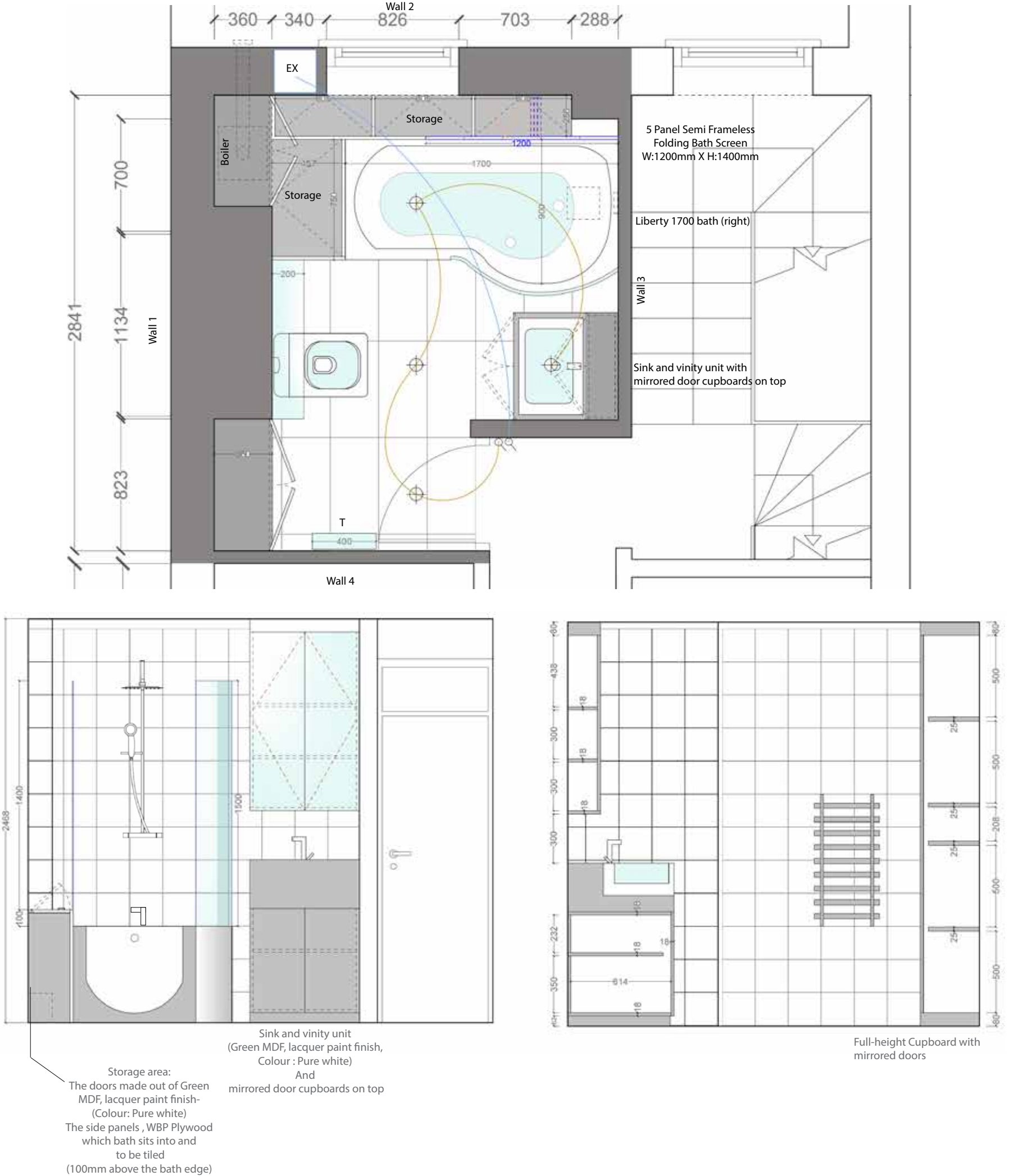


Cleaver Square,
London

September 2014



Existing Bathroom Plan



SE11

Proposed Bathroom Plan

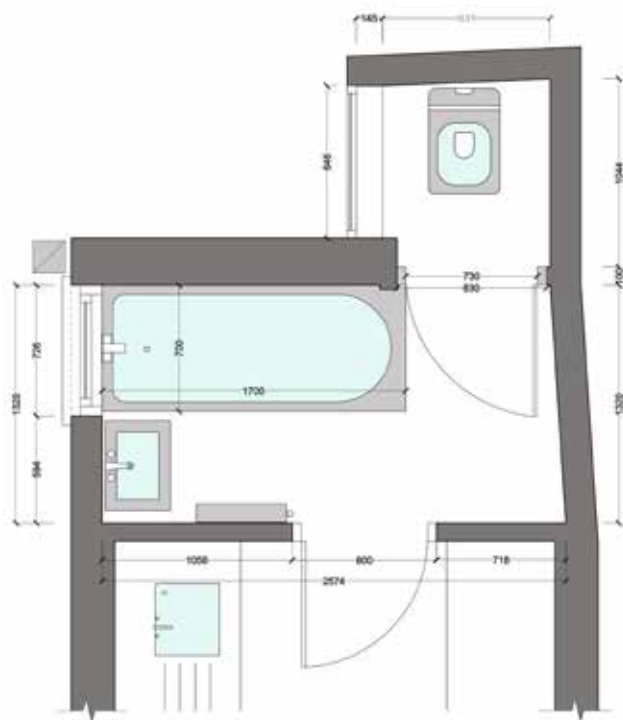
Left:
Proposed Wall 3

Right:
Proposed Wall 4

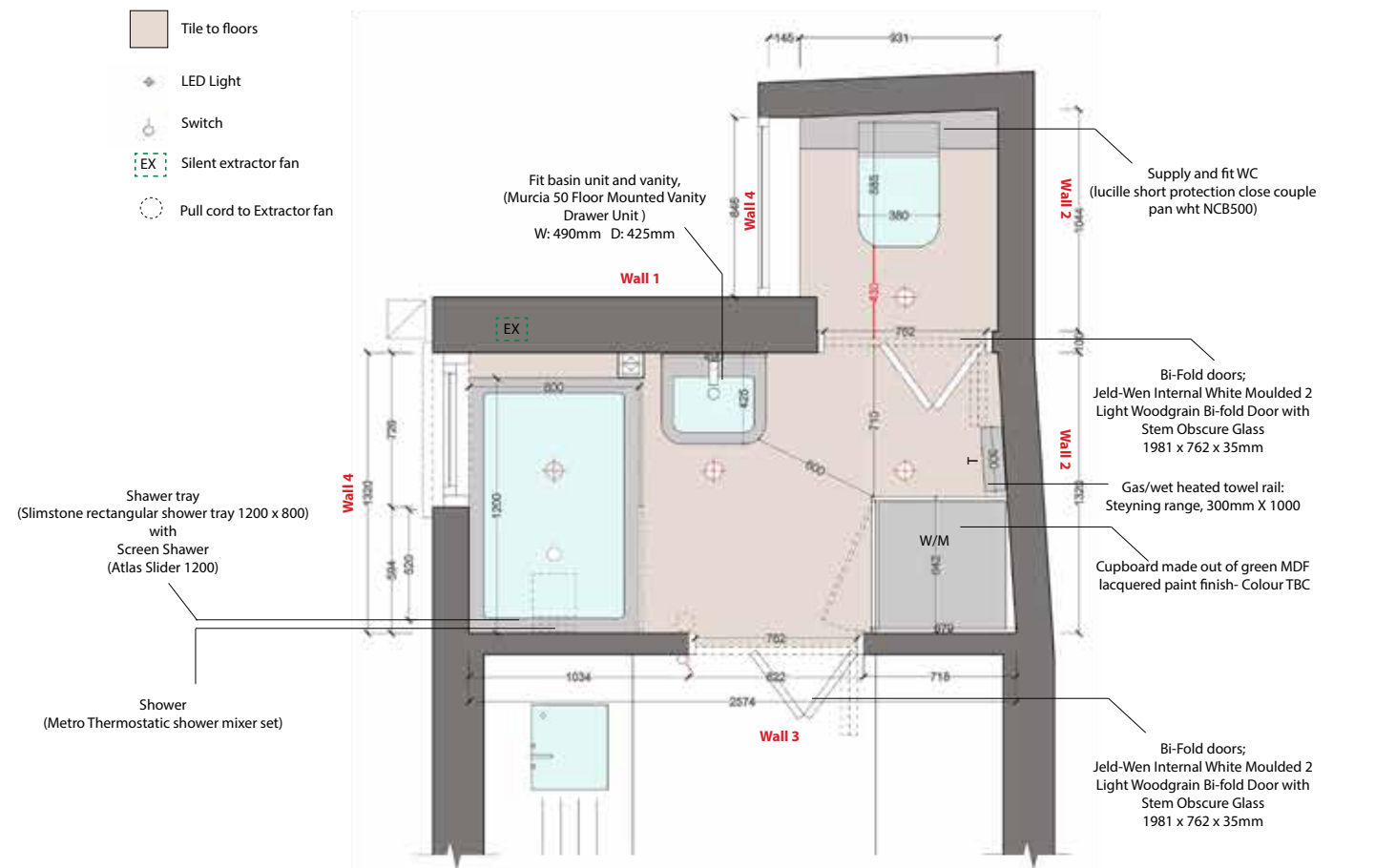


Hollybush Street,
London

September 2014



Existing Bathroom Plan



Harmsworth Street,
London

E13

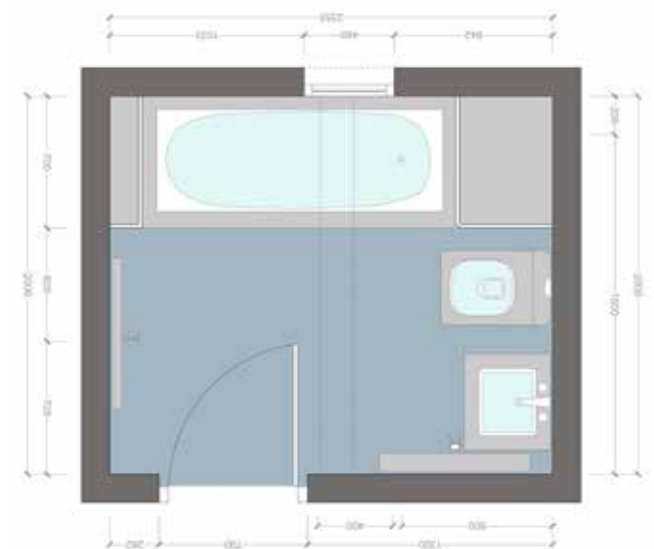
Proposed Bathroom Plan

Left:
Proposed Wall 1
Right:
Proposed Wall 3

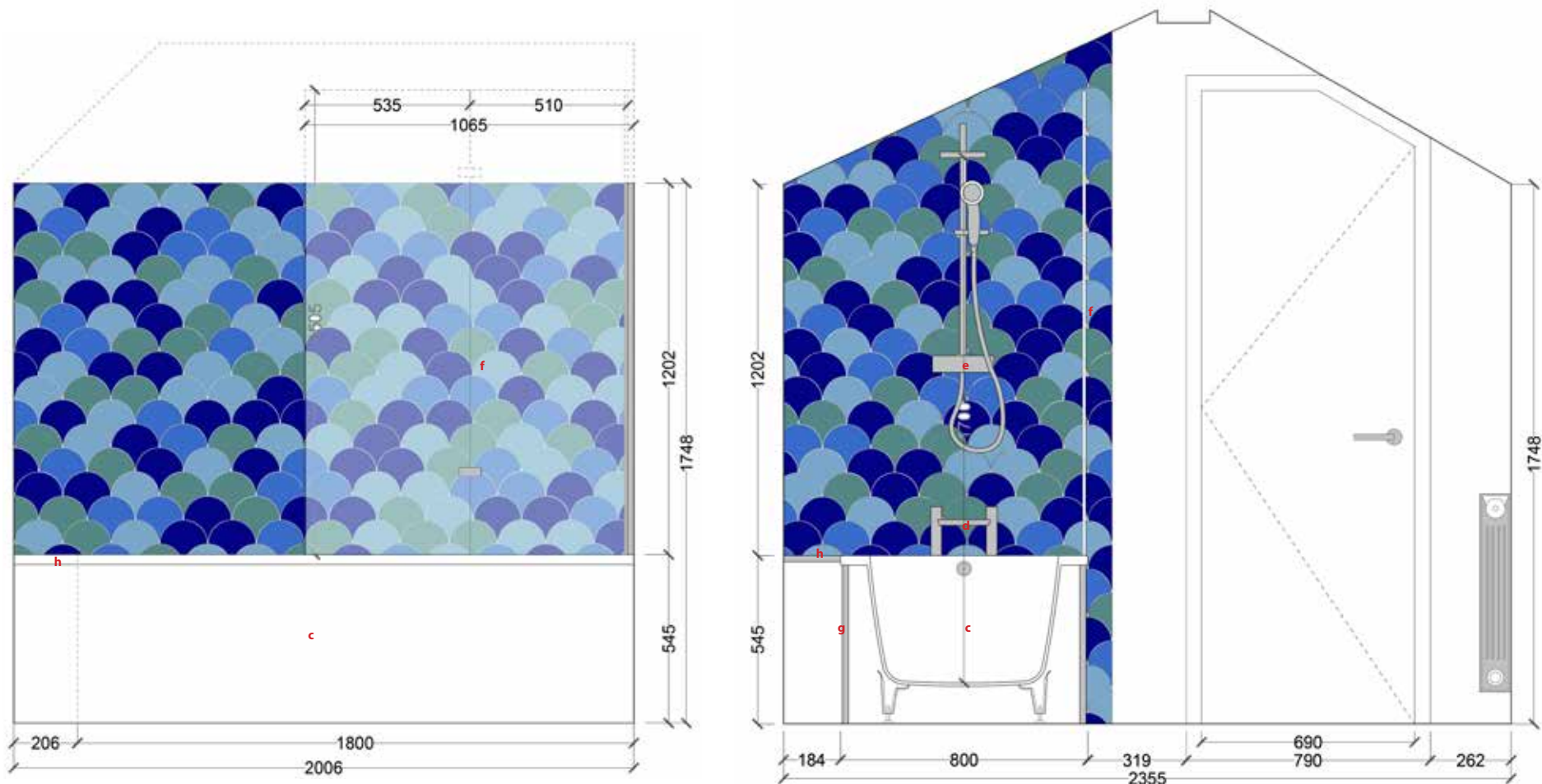
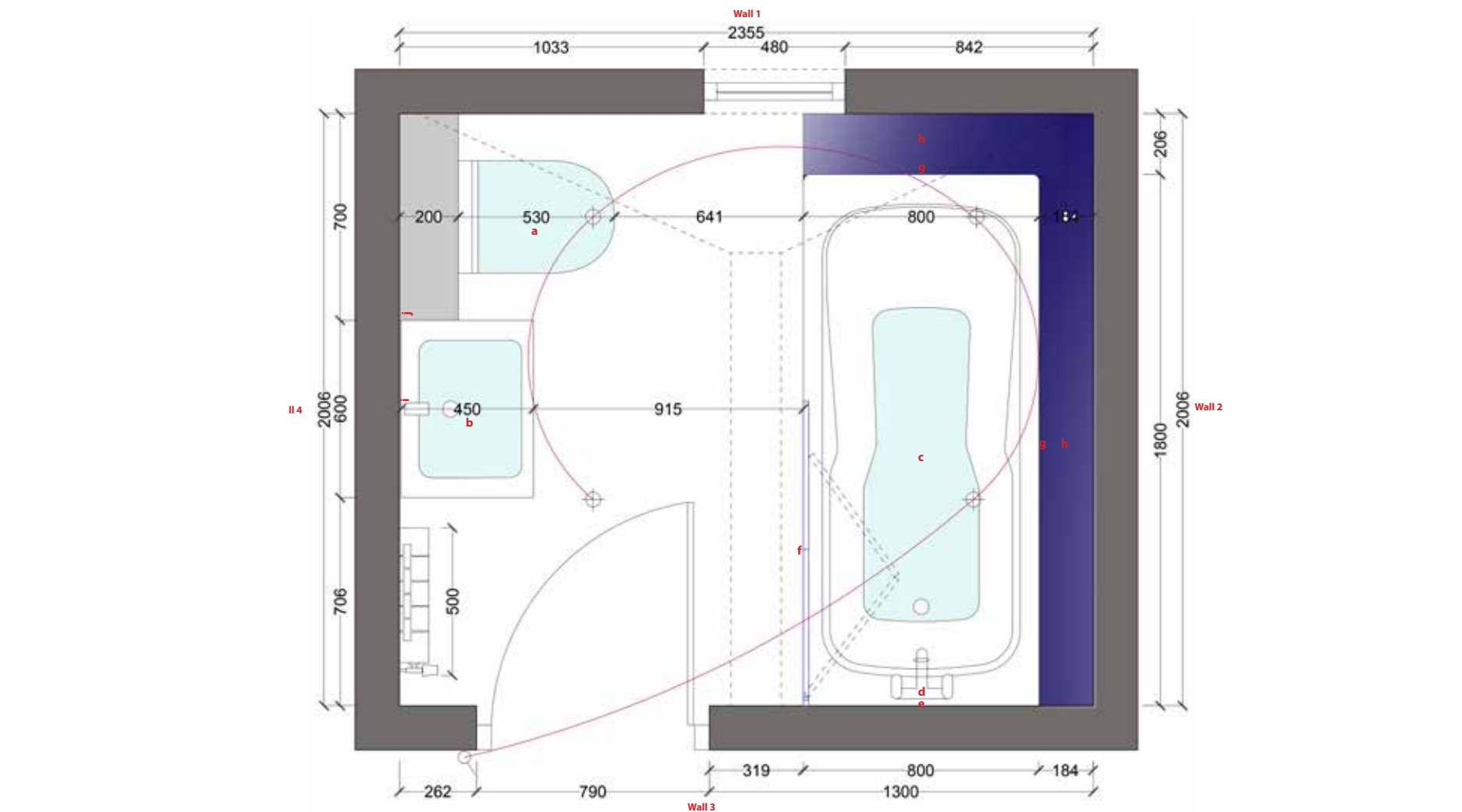
Flodden Road,
London

August 2014

- a) WC: Wall hung WC from bathstore
- b) Sink and vanity unit:
Polymarble basin - From Vermont Vanity unit Bathstore
with Planet mini mono basin mixer
Bespoke vanity unit: Made of Green MDF
finish in matt white lacquered paint.
- c) Bath 1800 x 800: Kaldewei Dyna set
- d) Bath taps: Edge bath filler from bathstore
- e) Shower Set: Absolute2 Classic Exposed Thermostatic Shower Valve,
Shower Rose and Hand Shower
- f) Bath Screen: Matki Folding shower screen, Finish - Celtic Silver/Chrome
Glass: 6mm Clear Safety Glass
Height: 1505mm
Width:1065mm
- g) WPB to sides of bath to support Niche around bath
- h) Niche cover with back painted glass
- i) Shaving light
- j) Shaver socket



Existing Bathroom Plan



Flodden Road,
London

SE5

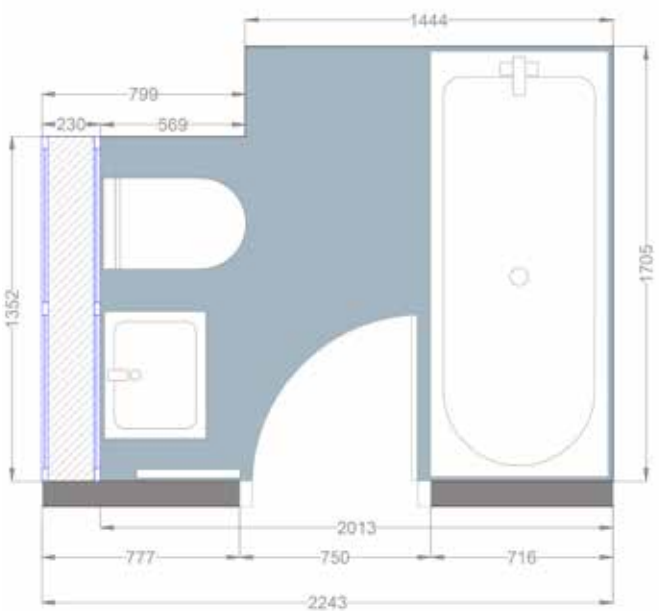
Proposed Bathroom Plan

Left:
Proposed Wall 2
Right:
Proposed Wall 3

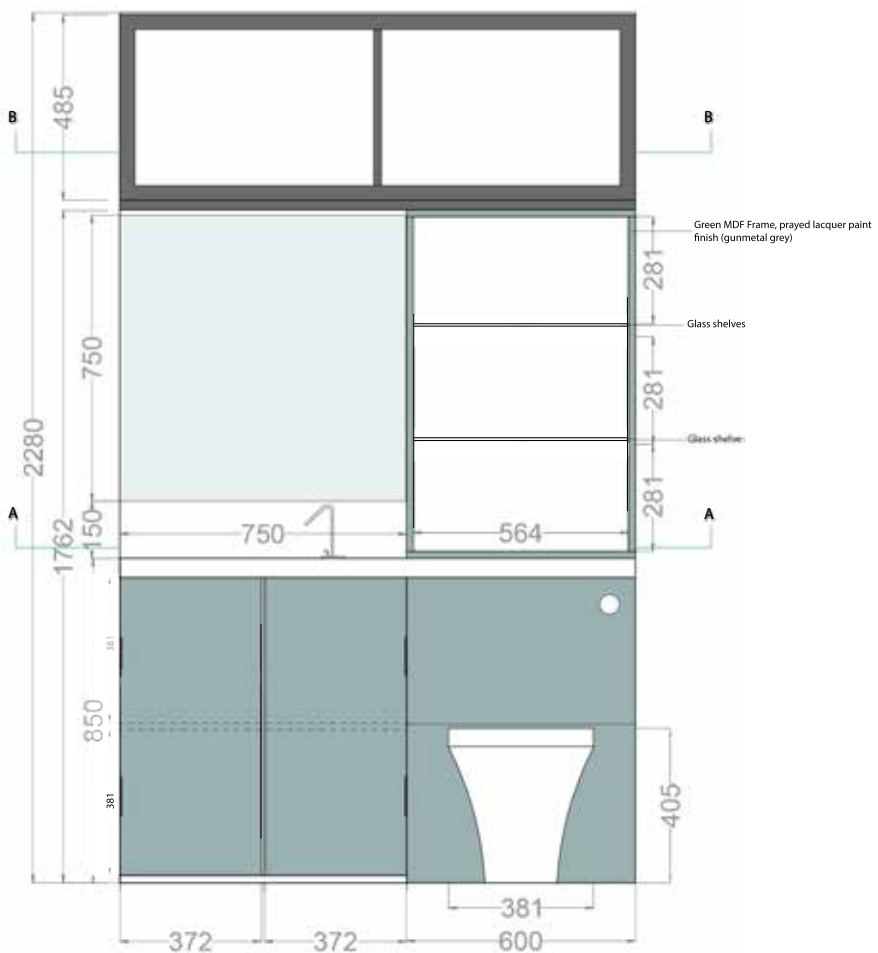
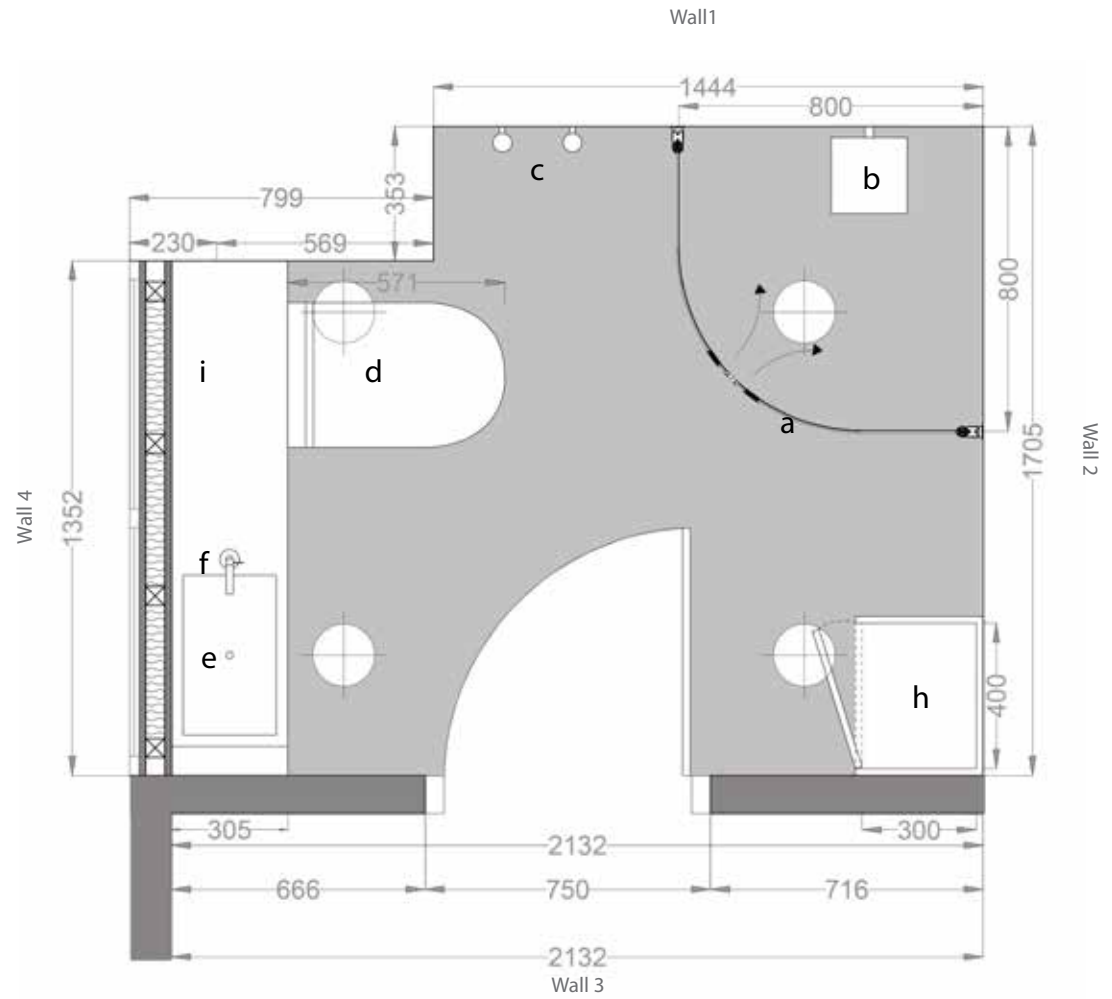
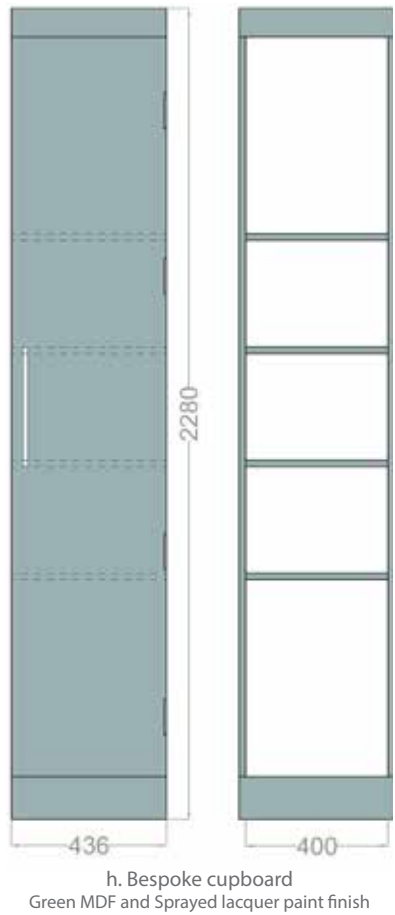
Keeling House,
London

November 2013

- Plan level a-a
- a. shower screen, 800 x 800 LINC Niagara, Contour
 - b. Blade Thermostatic shower mixer set
 - c. Linc 21 Towel dryer 850mm
 - d. Pure back to wall pan exc seat
 - e. Slimline 1200 polymarble basin and integrated top
 - f. Prima Novara Mono Basin Mixer
 - g. Mirror
 - h. Corner Cupboard
 - i. Wall units



Existing Bathroom Plan



Keeling House,
London

E2

Vertical genius
Linc 21, Electrically heated towel dryer- Polished stainless steel

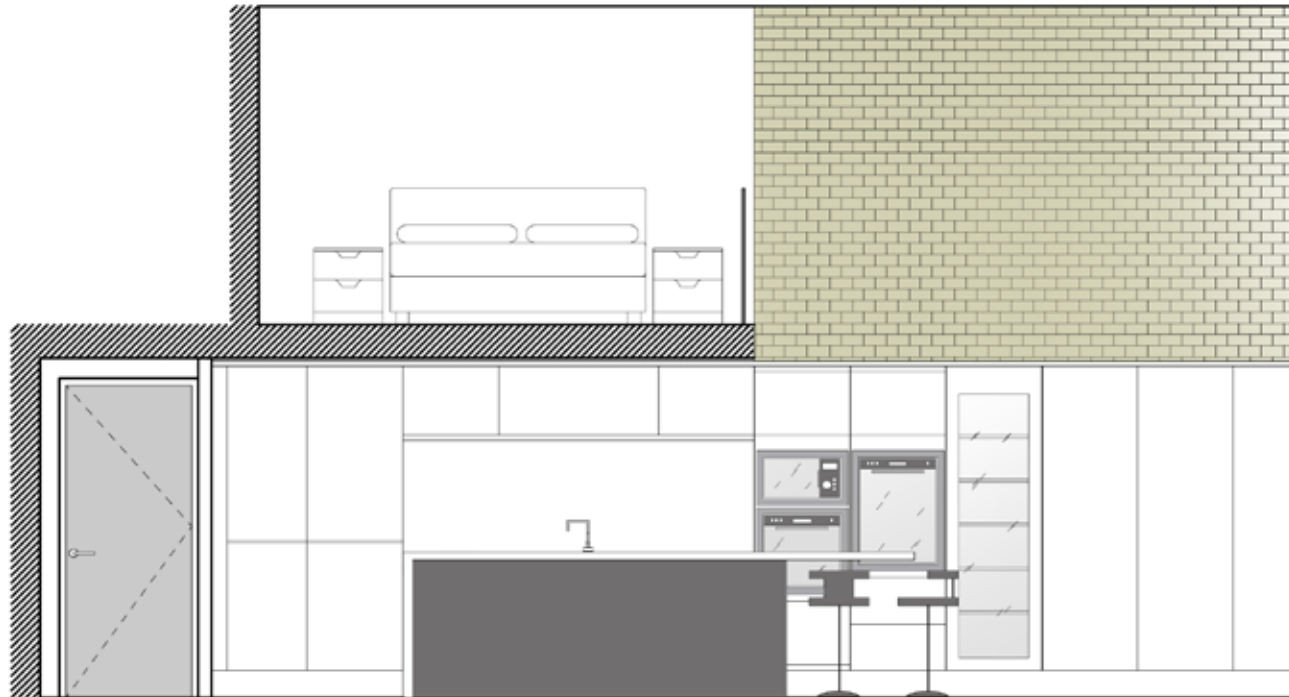
Bespoke bathroom joinery
Green MDF and Sprayed lacquer paint finish (gunmetal gray)

A corner wet room with two arched doors, that can be completely folded into the shower area.

Proposed Bathroom Plan

Left:
Proposed Wall 4





The Lycee, Stannary Street

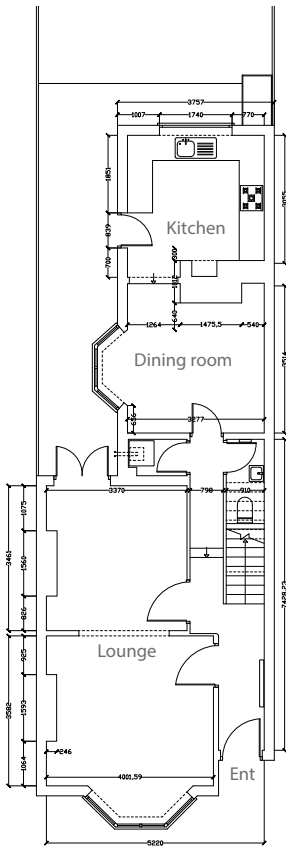
F) Kitchen Design	
Agnew Road, London	April 2014
Flodden Road, London	May 2013

Agnew Road,
London

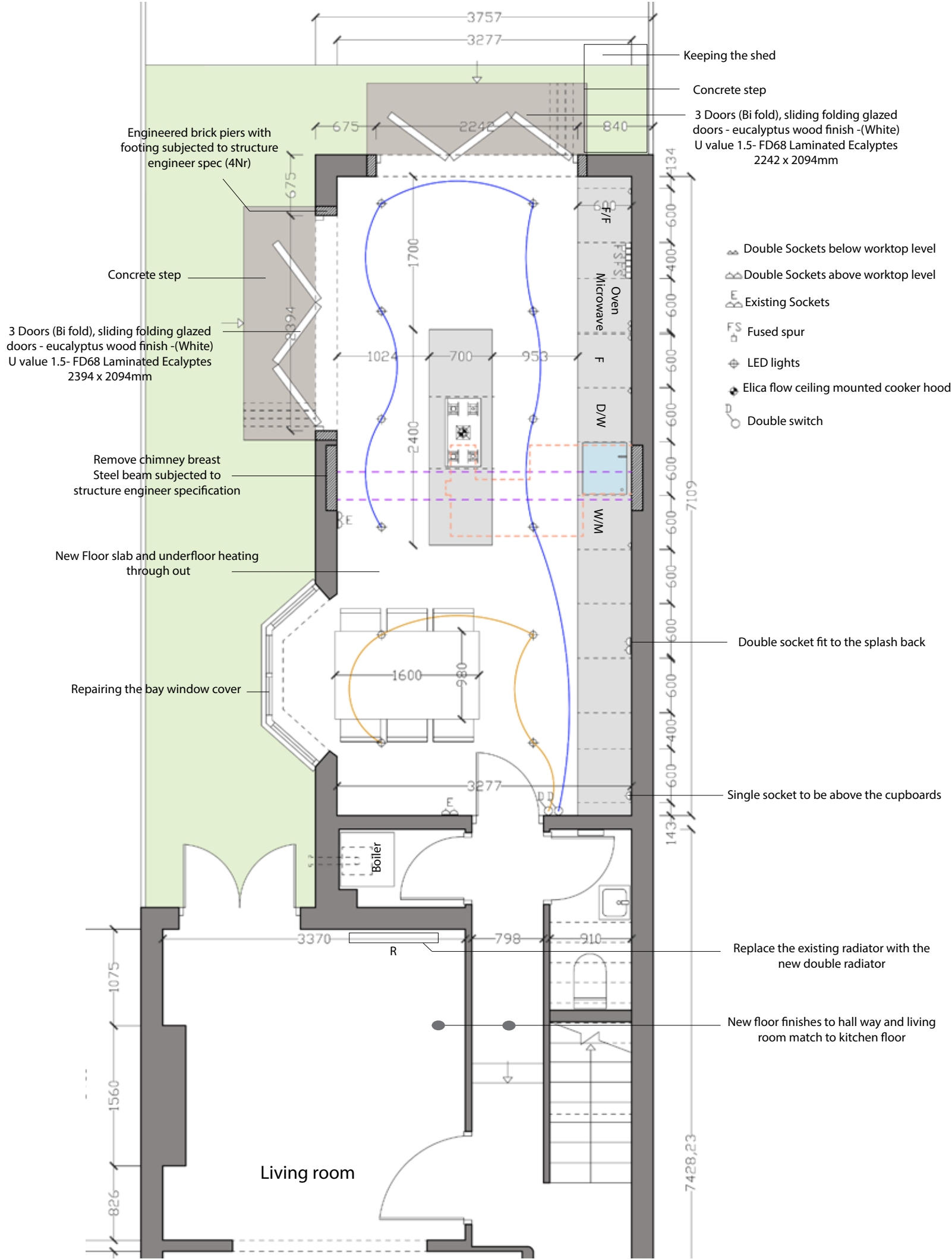
April 2014

It proposed to remove the chimney breast from the middle of the dinning room.
This let us to have fabulous kitchen/ dining area with two bi-folding doors, opening up to the rear outdoor space allowing the internal atmosphere to pour into the garden

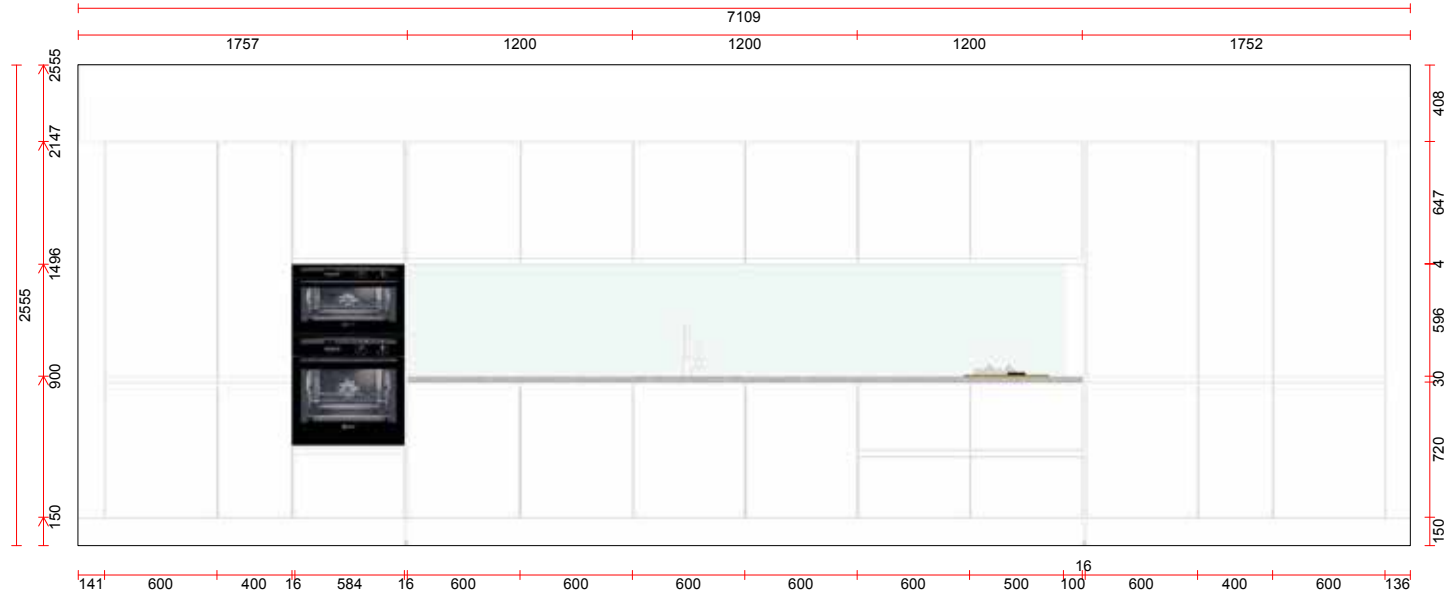
Moreover, the space became more sustainable by building new insulated slab with underfloor heating system.



Proposed Kitchen Plan



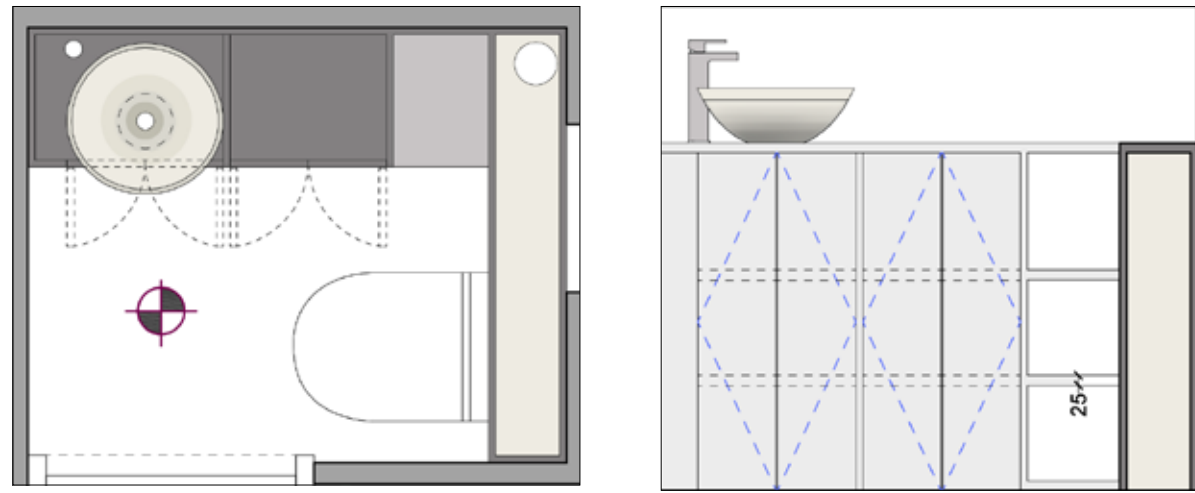
SE 23



Proposed Wall Elevation



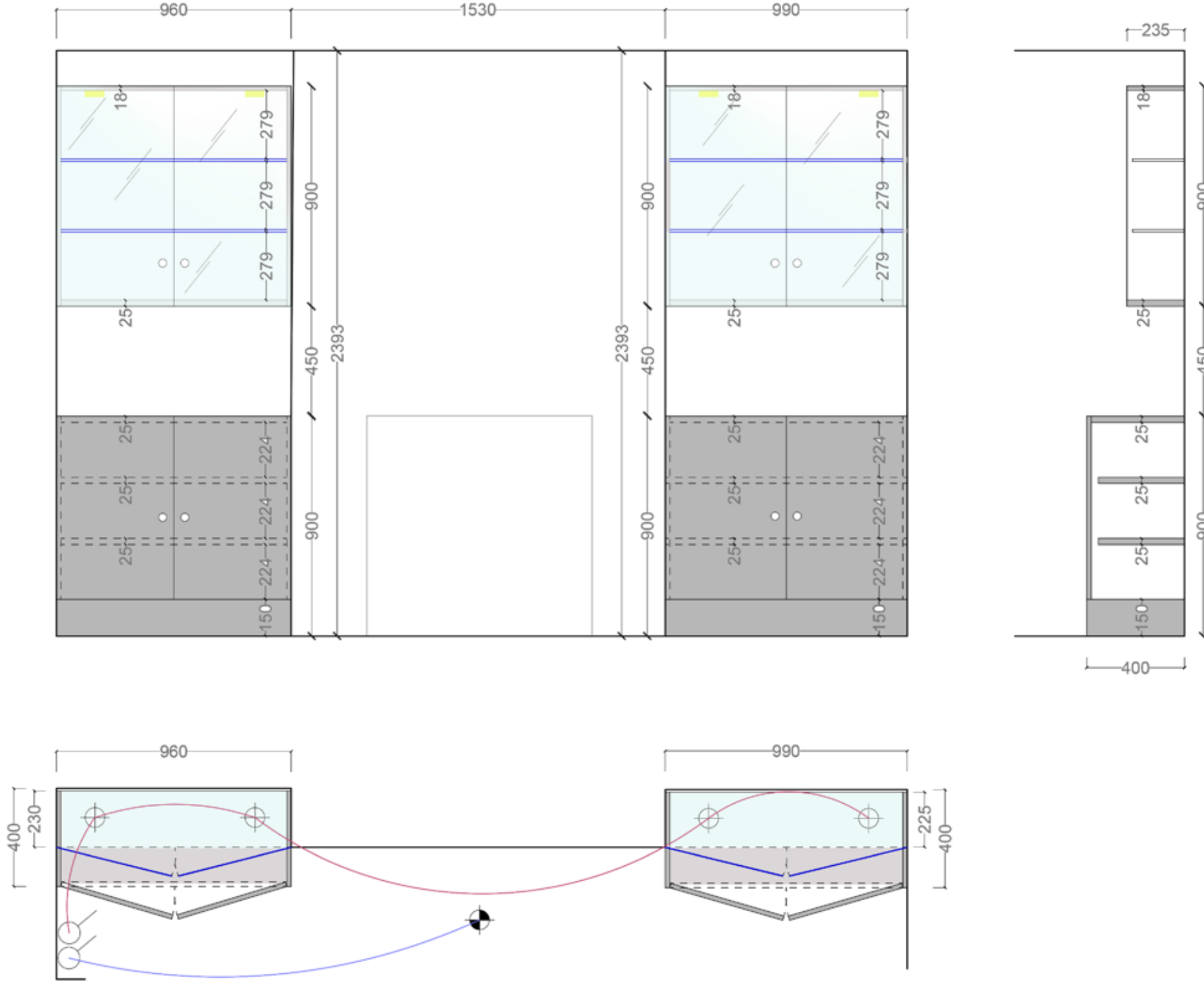
Proposed 3D view



Bespoke bathroom Joinery

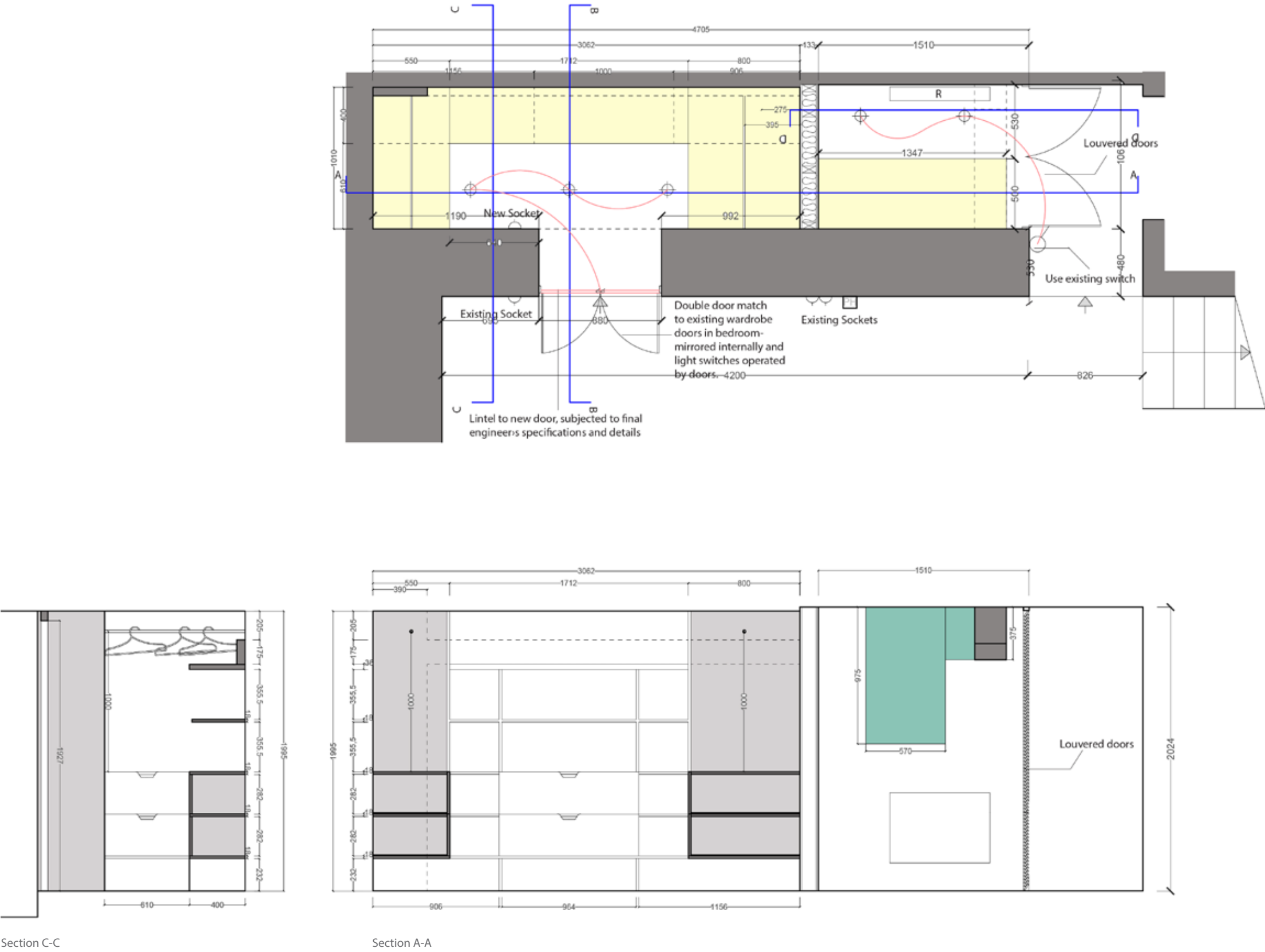
G) Bespoke Joinery	
Methley Street, London (A)	September 2014
Kennington Park Road, London	March 2014
Kennington Road	February 2012

Methley Street (A),
London
September 2014



Living room bookshelves and cupboards:
The ground cupboard made of MDF finish
in white paint.
The cupboards above with 2 glass shelves
and 2 glass hinged doors to each side.
All shelves area adjustable.

Kennington Park Road,
London
March 2014

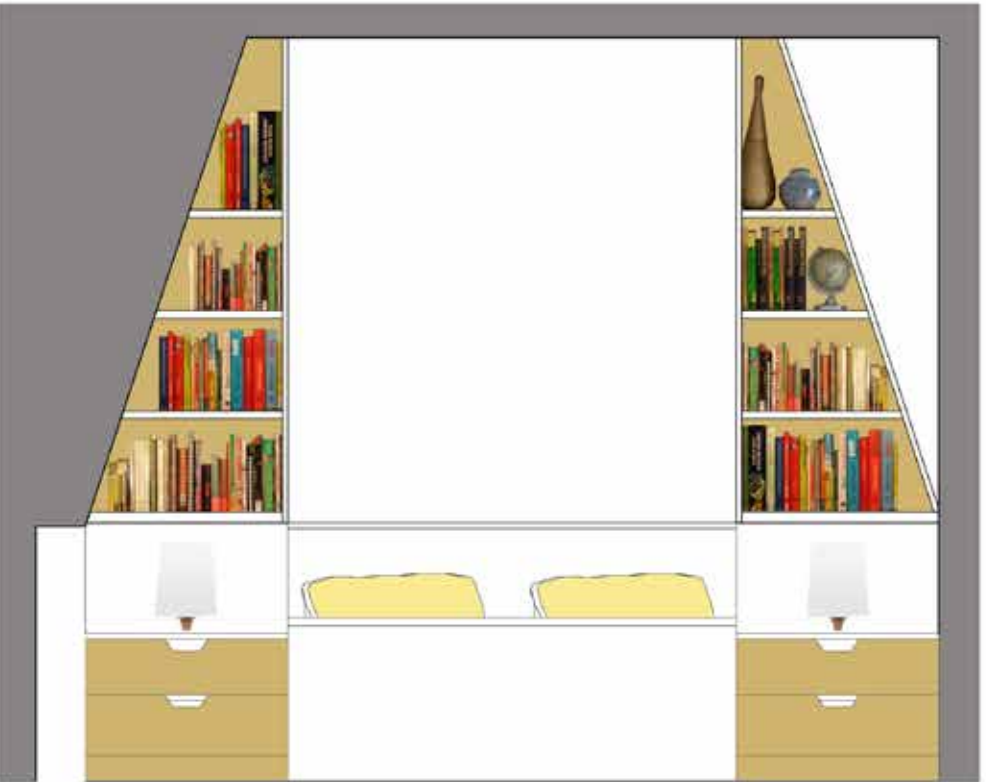
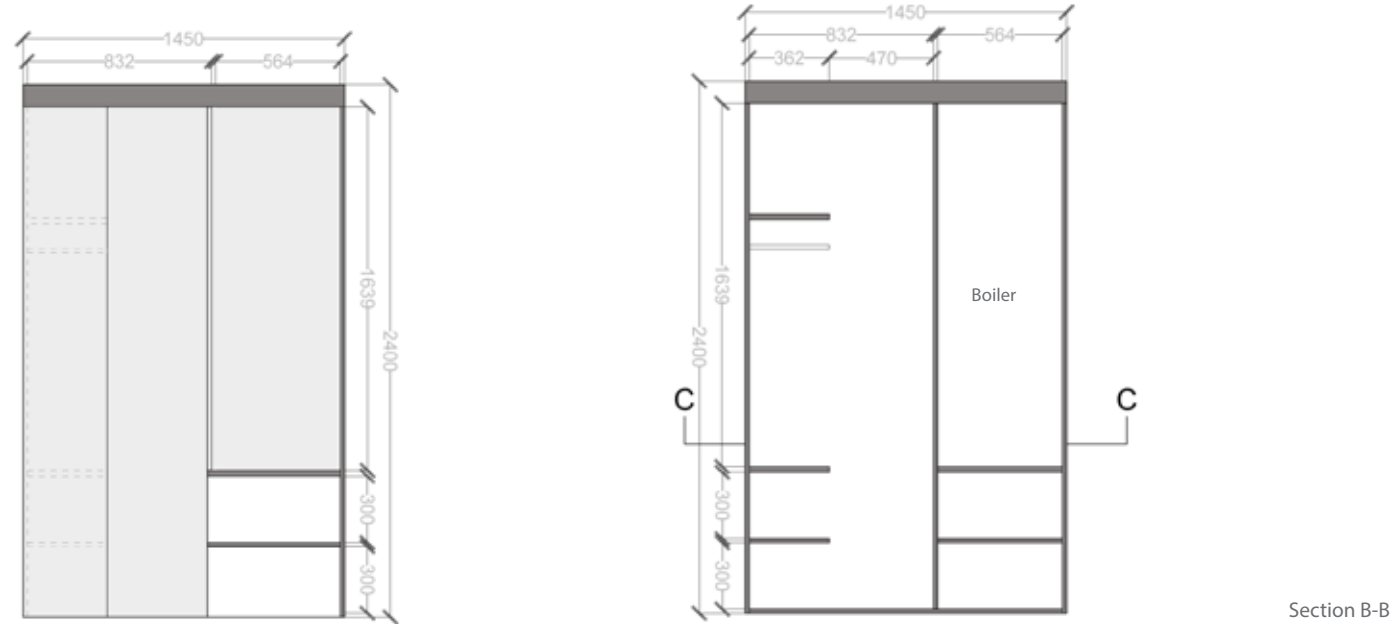
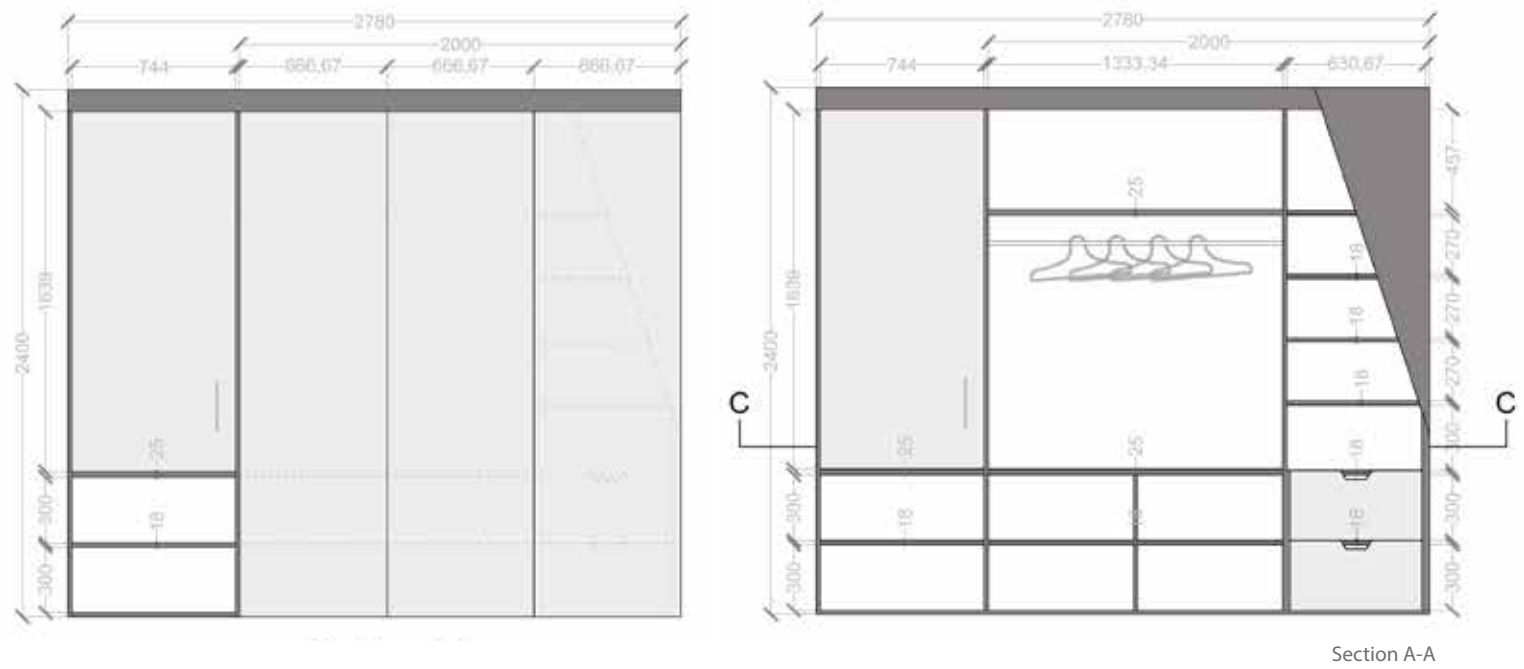
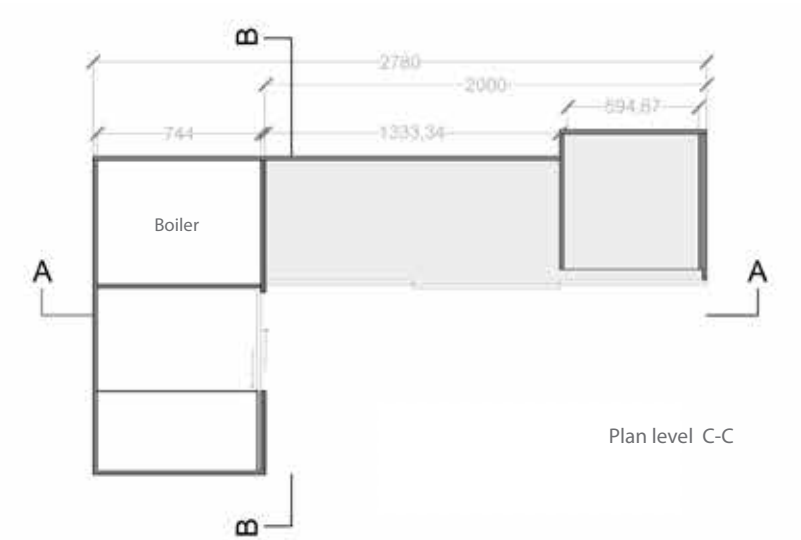


Building a stud wall to divide a 4 meter
long storage area to walk-in wardrobe
with new access through the bedroom and
storage area accessible from the corridor.

Kennington Road,
London

February 2012

Wardrobe, storage area and bookshelf
design to the bedroom.





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