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3 The clever knock-through

Zminkowska De Boise Architects created an opening in the wall between two previously unconnected rooms to add a space, light and airiness to this London flat conversion. Awkwardly, they're on different levels, but these nifty bookcase steps make the most of every inch by extending around the walls of the snug, becoming a bench seat on one side and a desk on the other, eliminating the need for extra furniture. www.zdbarchitects.com. Part of a full remodel costing £65,000-plus. Even for a modest project, remember to budget for planning consents, structural engineer and other associated costs.



Cosy nook (uses less space than a free-standing chair)

One for the books: Ingenious dual-purpose staircase



Computer desk integrated into wall, rather than requiring separate free-standing furniture

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The future's tight

Simon Woodroffe of Yo! Sushi and Yotel is developing the next generation of space-saving pads, and his 423 sq ft homes are crammed with clever stuff. Here are five futuristic features...



A bed that descends from the ceiling

'Fold-up beds don't feel right. For Yo! Homes we've designed a system where the bed and its surrounding area can be automatically raised entirely into the ceiling at the touch of a button.'

A sofa you can sink right into

'When the bed is raised, a smart sunken sitting room for daytime use is revealed. There's a cheeky Austin Powers vibe to that. "Would you like to see my bed, baby?" Push the button, down it comes.'

A periodic table

'The homes will also feature a Japanese-style dining table that rises up out of the floor beside the sitting room, only when you need it.'

An on-demand cinema

'There's a roll-down movie screen which can be viewed in either room configuration, with the bed down or up.'

An end to kitchen-sink drama

'We've installed a clever "pocket-door" kitchen system: in "bedroom mode" it just looks like a wall, but when the bed goes up, the doors slot away and you've got a place to cook.'

Modular and stackable, Yo! Homes are under construction in Manchester, and due in London by 2017, priced around £150,000. www.yo.co.uk

BARRATT
— LONDON —



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