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How to create A SUSTAINABLE KITCHEN

INSPIRATIONAL KITCHEN AND BATHROOM PROJECTS

Design A HEALTHY BEDROOM
AND YOU'LL HAVE A BETTER NIGHT'S SLEEP

Beautiful
REAL
HOMES

INSIDE

- Material of the Month: granite
- Gorgeous green kitchen designs
- Designer profiles
- Eco bathroom ideas

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MEETING OF STYLES

A renovated Victorian home where history and modernity sit side by side

Words Ifeoluwa Adedeji Photography Chris Snook



The FACTS

Who? Andrew Capper and Kate Hose, plus their two cats and dog

What? Renovation, side and loft extension of a semi-detached late-Victorian house

Where? Leytonstone, East London

Cost? £350,000

Time? 24 months

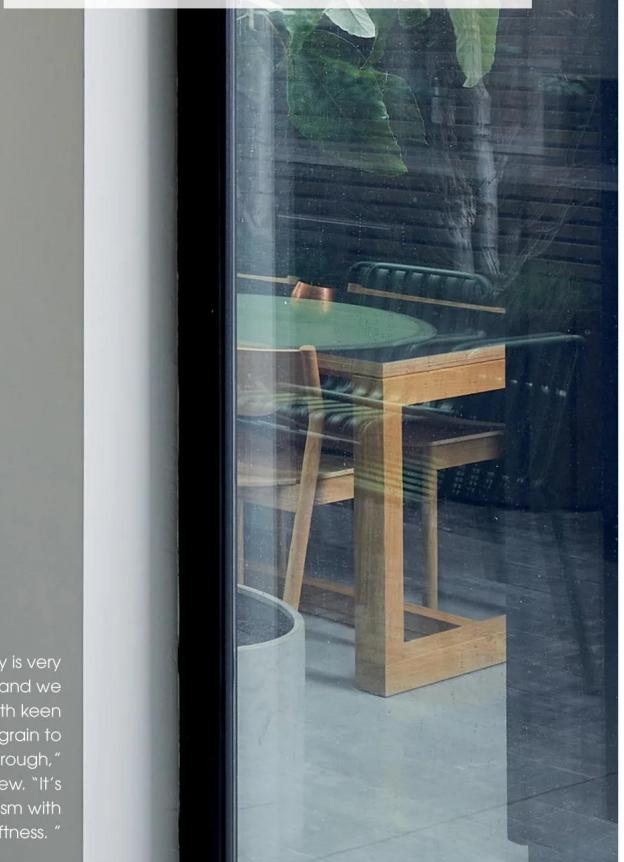
COVER
HOME

"Birch ply is very beautiful and we were both keen for the grain to come through," says Andrew. "It's minimalism with a softness."

WORDS OF WISDOM

SARA MOODY OF SHACKLEWELL ARCHITECTS

- Think about how you can demarcate the old and the new. Making it clear where the original building ends and the new additions begin helps to tell the building's story.
- Try to consider how the completed house will be perceived in the future; when the contemporary extension is no longer contemporary. If you are working on a Victorian or Edwardian house, the property's style and design have stood the test of time for a century or more.
- Avoid getting too caught up in temporary trends and work out how your changes can also last long into the future.
- Be conscious of changing building regulations – the Victorians barely had any, and you might be surprised by the state of, or even the lack of things like foundations and insulation. Similarly, environmental regulations are getting stricter. A good architect will be designing to future standards rather than scraping through today's.
- Period properties often have big proportions and high ceilings. Where possible, try to make new additions match the grandeur that older properties often enjoy. >



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above The cleaned, re-pointed Victorian brick sits alongside the ultra-modern sliding doors and the glass and black wood extension.

ndrew's whippet and Kate's two cats detested one another. So, when they started their search for a new home together it needed to be spacious enough for the animals to retreat to their own corners. "One of our challenges was finding a property big enough that they wouldn't kill each other!" Kate explains.

The couple also wanted to remain in their pocket of east London and had a shortlist of a dozen roads that potentially worked. "There were only a few areas in Leytonstone with the bigger properties we were looking for," says Kate. They had been living in separate houses in the area and had managed to sell both their properties through the same agent, who was also selling what would become their future home. Kate and Andrew were the first and only people to see the house in 2020, when lockdown started to ease and viewings became possible. "Before we saw the house, we'd thought: wouldn't it be amazing to have an internal courtyard?" Kate says, "and when we visited this place and saw the potential for one, it became a big draw for us to make the offer."

The house had been a family home for 30 years and needed modernisation. It had suffered bomb damage during the Second World War, which meant some of the period features were missing. "What we've been trying to do is balance reinstating those features with having a clean break in the modern areas of the house," explains Andrew.

The couple were delighted to discover Sara Moody of Shacklewell Architects, who came up with a glazed link in response to their brief of a minimalist space that would be practical, inviting and bright. "She blew us away with a concept that we hadn't even imagined," says Kate.

"We wanted an open, light, very contemporary style, with a slightly industrial vibe," continues Andrew. "The way the glazing connects the old and new has helped establish an airy space with a good connection with the garden." They also now have the much-wanted internal courtyard.

A breakfast cupboard was one of the elements that Andrew was keen to



right The extension is attached to the original house by a long glass link.



integrate into their new kitchen design. "I am a big fan of closing things off and having a clean space," he says. It took some time to choose the material they wanted for the kitchen cabinets, but eventually they decided on stained birch plywood. "Milk, our kitchen designers, were amazing; they experimented with different types of wood oil and finishes, and we were able to choose the exact shade," Kate explains.

Andrew and Kate were hands-on with the project, too, painting the house themselves. "That's the reality of a renovation project – at some point you run out of money," admits Andrew, who built the garden room, window seat and dining table from scratch. "I find making things therapeutic; it's my creative outlet because I'm sitting behind a desk most days," he explains. The table was inspired by a design they'd spotted in architect John Pawson's Cotswolds home. "We discovered that it was way out of our budget," says Kate, "so I suggested that Andy could build one."

Today, the new black-box side addition is a sharp contrast to the semi-detached Victorian house, creating a clear demarcation between the old and the new. Meanwhile, in the loft extension, they have made the most of the surrounding views and included much wanted FabLight metal-framed windows. "The top space is a master suite and the shower area of the ensuite has a frosted metal-framed screen that casts light into the stairwell," says Andrew.

The attic space was already converted, but it was poorly designed and had a tiny bathroom squeezed into a corner. Today, the newly created master suite has been designed as a single space, with metal-framed doors dividing the wet area from the bathroom. Velux windows look out over both urban landscape and, opposite, Epping Forest.

"It encapsulates our lifestyle perfectly, with the city to one side and the forest on the other," says Kate. And even the pets have settled their differences – much like the mix of old and new in this stunningly designed home. >



above The side extension is decorated in moody shades and includes a spacious dining area, with a table and window seat built by Andrew.

The slate-hung exterior of the new dormer structure corresponds with the ground-floor extension by using dark-toned materials.





Sourcebook

Kitchen Milk Furniture milk.furniture
Glazing FabLight Architectural Glazing fablight.co.uk
Track Lighting Astro Lighting astrolighting.com
Hob Bora bora.com
Brassware Crosswater crosswater.co.uk
Pendant Light Wo & Wé woandwe.com
Bathroom Tiles Fired Earth firedearth.com
Bath Cast Iron Bath Company castironbath.co.uk
 For full stockist information, see page 126. Search for more suppliers at thesethreerooms.com/directory



above Andrew and Kate love the glazed link, which looks into the cosy dining area.



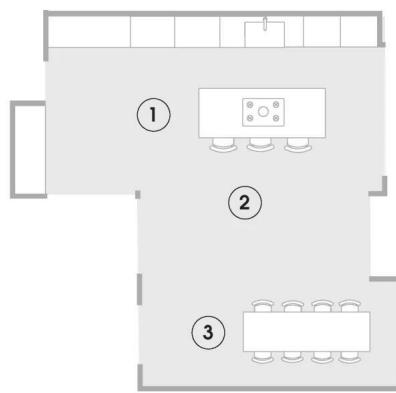
The PLANS

The new kitchen and dining area stretches the breadth of the house, creating the perfect space for entertaining guests, without feeling cramped.

1 Island A large rectangular island features a Bora hob, Caesarstone worktop and breakfast bar with stools.

2 Glass link An end-to-end glass link joins the old and new parts of the ground floor.

3 Dining area The large 10-seater dining table was built by Andrew. >







DESIGN FOCUS

1 Grohe Rainshower Cosmopolitan 310, £1,394, [Grohe grohe.co.uk](http://Grohe.grohe.co.uk)
 2 Freestanding Bella Bath, £4,535, Hudson Reed hudsonreed.co.uk 3 Spot Single ceiling light in bronze, £330, J Adams & Co, jadamsandco.com 4 Chevron Bianco Carrara, £450 per sq m, [Salvatori salvatoriofficial.com](http://Salvatori.salvatoriofficial.com)
 5 Copper bar stool, £175, Peppermill Interiors peppermillinteriors.com KBB



Metal-framed doors flood the space with light but also create a useful division between the bedroom and its ensuite.



Finished in micro-cement, the design of the walk-in shower feels clean and minimalist.

