



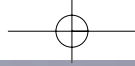
£195,000
EXTENSION

child's play

Emma and James stretched their Victorian terraced house in stages to create a new kitchen/dining extension that's classy and kid-friendly.

Words Debbie Jeffery **Pictures** Jake Fitzjones





Readers'Homes

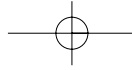




Corner Windows

Windows are typically set in from exterior wall corners to allow room for structural framing. Occasionally, though, windows are placed all the way into the corner. These contemporary windows are a modern variation on the standard bay and may be framed or frameless, with clear seals joining the edges of the glass. They do need to be professionally designed, either by an architect or specialist glazing company, and will cost more than a standard window. Try specialists like Cantifix (www.cantifix.co.uk).





TRY THIS
 If structural supports such as pillars need to stay in situ, incorporate them with integral furniture such as kitchen island units



For most couples with four lively children under the age of six the idea of a slick, clutter-free home remains little more than a distant and unattainable dream.

Every room in the house seems to have been overtaken by Barbie and friends, trampolines and trikes litter the garden and dirty fingermarks and crayon scribbles adorn the walls.

Which is why James and Emma Laddie seem to have achieved the near impossible with their recent extension, which replaced a dark and dingy kitchen and lean-to WC with a light-filled oasis of limestone flooring and contemporary designer-look furniture – despite the fact that they share the space with Maisie (aged 6), four-year-old twins, Ruby and Nathan, and baby Sadie who's just four months old.

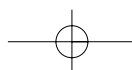
"If there is a secret then it has to be the storage," says Emma. "The new extension is kitted out with a wall of full-height cupboards, made from wardrobe carcasses, which are crammed with toys and art materials, coats and paperwork – all those things you never really know what to do with. When the children are out there the doors are usually open, with things spilling out of the cupboards, →



Above: There was little room for error when it came to installing edge to edge glass in the frameless rooflights. Glass can't be planed to fit, it must be spot on.

Project Profile

Owners: James and Emma Laddie
Professions: Barrister and mother
Project: Kitchen/dining extension and renovation
Lived in house: Since 2002
Build route: Building contractor
Build dates: July - Sept '05 (ten weeks)
Original valuation: £448,000 (in 2002)
New valuation: £850,000+
COST OF PROJECT: £195,000
ADDED VALUE: £402,000





Above: This Isamu Noguchi table is made from glass and solid, varnished wood and is available at the Conran Shop for £661 (conranshop.co.uk).

but it's easy to hide everything away quickly if we have unexpected visitors!"

James and Emma are no strangers to living with builders. Their previous home was a scaled down version of this one, which they renovated and extended to bring up to date. Once Maisie was born the family needed more space and took the decision to buy another project house.

"This house wasn't particularly exciting and had the normal Victorian layout of a front sitting room with a bay window, a rear dining room and a long narrow kitchen at the back," says James of the three-storey London property. "It was the sheer size which sold it to us, but when we first moved here we had absolutely no idea we'd be having twins, so it turned out to be a fortunate move. At first it felt huge compared to our previous home, but we soon managed to fill the space!"

After six months of living in the four bedroom house the family decided to decamp to stay with James's parents while the builders moved in to tackle phase one of the work. That involved re-roofing, fitting new double glazed sash

Floorplans

GROUND FLOOR BEFORE



GROUND FLOOR AFTER



How James and Emma transformed their house:

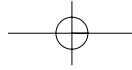
- Property totally renovated including new roof, windows and re-wiring.
- New bathroom and WC added.
- New single-storey rear kitchen/dining extension constructed with structural glass rooflights.
- Budget customisation of units to create storage and a fitted kitchen.

windows, re-wiring, plumbing and introducing an extra bathroom and a new downstairs WC. Additional windows were added to the loft room, which is used as a study.

"The work took six months to complete, which was much longer than anticipated, and we desperately wanted to move back in before the twins were born, but even the tears of a pregnant woman didn't encourage the builders to work any faster," Emma recalls. "In the end we didn't go home until the babies were six weeks old."

Once the family were finally living in their newly renovated home they could turn their attention to phase two of their plans – to replace the dated rear kitchen with something altogether more exciting. They already knew their architect, Martyn Clarke, who lives nearby and had extended his own home with a contemporary, single-storey flat-roofed kitchen/dining space which served to inspire the Laddies.

"When we saw Martyn's own home we just wanted to do the same," says Emma. "It's so stylish, with light dropped in from above and huge glass doors overlooking the garden. We were wowed by his kitchen and realised that we could



build something far more interesting and practical than a standard tacked-on conservatory for ourselves."

The couple were able to increase the size of their kitchen under permitted development rights, with Martyn Clarke drawing up the plans, acting as project manager and recommending a suitable builder. Determined not to have to move out of their home for a second time, James, Emma and the children were able to continue living in the main part of the house once the builders had rigged up a temporary kitchen for them in the rear reception room.

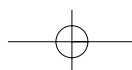
"The children loved having the builders here and would watch them out of the window," says Emma. "Luckily we have a passageway beside the house for access, which meant we weren't really disturbed at all. The whole thing only took ten weeks to complete and I have to say that, after previous experiences, this time it was a breeze."

A block of flats at the end of the Laddies' garden has been cleverly shielded from view by dividing the rear wall of the extension into three sections. The central, solid section acts as a screen, whilst the outer ones are formed from two →

Project Costs

Groundworks and drainage:	£12,000
New external walls:	£5,500
Structural steelwork:	£12,000
Extension roof and glazed rooflights:	£12,500
Iroko doors and corner screen:	£6,000
Re-plastering:	£12,000
General joinery:	£15,000
Window replacement:	£12,000
Plumbing and heating:	£12,500
Electrical installation:	£10,000
Flooring, sanding, carpets, limestone etc:	£10,500
Bathroom fixtures, tiling and installation:	£11,200
Kitchen units, worktops, splashback:	£12,000
Appliances:	£5,800
Decorating:	£14,000
Garden and landscaping:	£5,500
Miscellaneous:	£11,000
Stair to attic:	£3,000
New roof:	£7,500
Basement utility:	£3,000
Velux windows:	£2,000
TOTAL COST:	£195,000

Above: New, double-glazed sash windows were installed during the renovation phase of the project.





massive glazed iroko doors – 2.8m high and 1.5m wide – which both fold back onto the solid wall and open the rear elevation onto new decking.

“Having a glazed corner window guides your eye away from the flats and towards our best view, and now we can enjoy watching the sun setting in the evening,” says James. “At one stage we did consider only having one rooflight instead of two in the extension, but it would have been a false economy because we love having so much light out there. We saved in other ways by customising standard Magnet kitchen carcasses with handmade doors and using Ikea wardrobes for the full-height storage cupboards.”

Colour was always going to play an important role in the contemporary design and although the main shell of the extension is painted off-white, with limestone flooring and white kitchen cabinets, the customised island unit has been finished in a striking shade of rich red which is matched by the colour of the external screen wall.

“James went out to buy dining chairs in three colours and came back with five different shades,” says Emma. “The colours lift the space, and of course the children love them. They also think that the island unit makes a fantastic race track and enjoy the feel of the underfloor heating under the limestone floor, which means they always have warm feet. With four children living here this was never going to be a show home, but we are very impressed with how robust everything has been. It really is the perfect space for a large family to spend time.” **Moi**



Readers' Homes

If they'd moved

If Emma and James hadn't wanted to take on another renovation project they would have had to spend more to get the space they needed. An already extended and renovated property in the same area is currently on the market with Litchfields for £699,950.

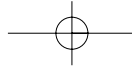
Solicitor's fees for sale and purchase:£1,175
Estate agent's fees:£4,480
Surveyor's fees:£600
Stamp duty land tax:£26,798
Removals:£500
POTENTIAL COST OF MOVING:£703,503
TOTAL SAVED BY IMPROVING:£60,503

Above: Storage was key to the design in a house with four young children. Emma and James specified floor to ceiling cupboards to hold all the toys.

Contacts

Architect and project manager Martyn Clarke Architecture: 0207 2637 121 www.martynclarkearchitecture.com **Main contractor** Neil Smithies Building Contractors: 01277 633 880 **Iroko glazed screens and door, kitchen worktops and door facings** Renn Joinery Ltd: 01277 655 305 **Kitchen carcasses** Magnet: 0800 056 5090 **Kitchen larder cupboard interiors** Ikea: www.ikea.co.uk **Rooflights and glazed screen** Saint-Gobain Solaglas: 024 7654 7400 **Limestone floor** Stonell: www.stonell.com **Bathroom fittings** Splash: 0208 202 3332 **Dining chairs** Purves & Purves: 020 8893 4000 **Kitchen table** Bo Concept: www.boconcept.co.uk

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Readers' Homes



Red base units, start from £190 from www.neillerner.com

Be bold with colours with these Butterfly chairs, they're our Star Buy at £130 from www.design-conscious.co.uk.

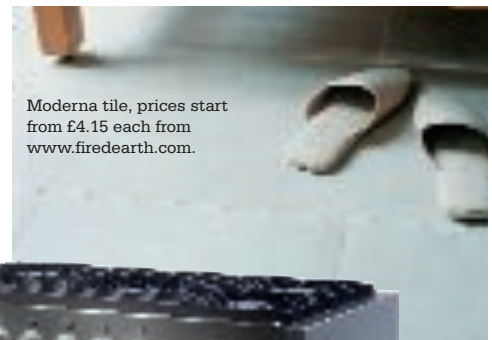


ESSENTIAL SELECTION

Create a vibrant kitchen in your home with this colourful collection to mirror Emma and James'.



Oxford dining table, £199 from www.ilva.co.uk



Moderna tile, prices start from £4.15 each from www.fireearth.com.



Blue and silver speckle vases, £15 from www.pier.co.uk



Steel cooker, £3,900 from www.mercury-appliances.co.uk

