

EST. 1920

# Ideal Home

BRITAIN'S BESTSELLING HOMES MAGAZINE

## Let's do SUMMER IN STYLE!

59  
pages of  
stunning  
real homes

**TRY A SPLASH OF YELLOW**

*Luxe up a small bathroom*

**GET THE GLOBAL LOOK**

*Redo a kid's room*

**Modern country  
style for kitchens**

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◆ Restyle your patio ◆ Low-effort landscaping ◆ Chic lanterns

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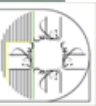
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# HARLEQUIN



Glistening threads and shimmering metallics adorn Paloma from Harlequin.

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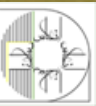
# Welcome

What's on your bank holiday to-do list? Mine's longer than usual, having taken on the role of Chief DIYer & Handyperson. Before he died, Pa Richmond handed me the key to the shed, so I am now the custodian of ancient tools and strange substances in bottles that he's been hoarding since the Seventies!

As soon as it's warm enough to throw open the bifolds, I'll be repainting the kitchen-diner (just rubbing off the dirty marks with Magic Eraser isn't cutting it any more...) and scrubbing the yucky green stuff off the patio with vinegar and water (not as good as Patio Magic, but more kitty friendly).

This issue is all about brightening up your interiors and smartening up your outside space, so, let us help you blitz that list and set you up for a long summer of easy living...

STYLING SARITA SHARMA PHOTOGRAPH DOMINIC BLACKMORE  
BOBSY YELLOW CERAMIC VASE, £30, HABITAT





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**wren**  
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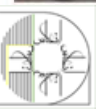
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built kitchen units

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IN JUNE

# *You deserve... a little magic after dark*

Make the most of long, warm summer evenings and enjoy a few drinks or some late-night supper, alfresco. A few lanterns dotted around the patio will create a magical glow that's perfect for star-gazing...

FEATURE HOLLY WALSH

**WHERE TO BUY** Wood and rope lanterns, from £79; modern globe lantern, from £49; faceted brass lantern, from £39; mid-century wood lantern, from £29, all West Elm



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**EXOTIC BLOOMS**  
Cushion cover,  
£8.99, H&M Home



**RETRO GLAM**  
Moa ceiling light,  
£160, BHS



**GO FOR GOLD**  
Bushmill nesting  
tables, £149.99,  
My Furniture



**FLORAL FRAGRANCE**  
Scented candle,  
£3.99, H&M



**SHOW SOME SHIMMER**  
Large turquoise bowl,  
£30, Raj Tent Club

**DRESS UP WALLS**

American Flamingo  
framed print, £90,  
King & McGaw



# HOW TO ADD *WOW!*

Go on, pick something  
you love - because every  
room needs a magic  
ingredient that takes it  
from finished to *fabulous*



**A PASSION FOR PINK**  
Pure silk cushion,  
£30, Amara



**GOLDEN DISCOVERY**  
Palm tree floor  
light, £595,  
Rockett St George

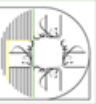


**GO MAXIMALIST**  
Cushions, from £12.99;  
Yellow bench, £149.99,  
both HomeSense



**PRECIOUS STONE**  
Carnival trinket  
box, £40, Amara

**PICK JEWEL TONES**  
Grace armchair,  
£549, Ideal Home  
range, Very



**WELCOME COLOUR IN**

Fliss four-seater sofa in Pink and Plum, £1,299; Fliss footstool in Mustard and Grey, £389, both DFS



**FUN AND FANCY**  
Flamingo legs table lamp, £95, Out There Interiors



**ALWAYS TIME FOR TASSELS**  
Tassel velvet cushion in Ochre, £15, JD Williams



**ADD POWER PATTERN**  
Kira rug, £60, BHS

FEATURE MICHELA COLLING



**LUSH LEAVES**  
Feather wall art, £72, Audenza



**DISPLAY PALM PRINTS**  
Palm room divider, £89.99, Arthouse range, Very



**STORAGE STUNNER**  
Hana chest, £149, Dunelm



**HOT TROPICS**  
Palm tree candlestick, £30, House of Fraser



Wear your heart on  
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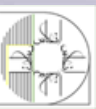
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# NEED TO *know*

We've been shamelessly snooping around the shops, so you don't miss a single thing that matters...

## WE KEEP SEEING...

### MACRAME

It's not just for hanging planters. This knotting craft is going mainstream



**IN THE SHADE**  
Natural Castro pendant,  
£65, Dunelm



**KNOTS LANDING**  
Macramé mirror,  
£47.99, Maisons  
du Monde



**WEAVE WONDER**  
Acacia chair,  
£295, French  
Connection



Discover a treasure trove of French-style homewares at Debenhams

## Maisons du Monde is now at Debenhams

While the website is bursting at the seams with furniture and accessories, we've yet to experience Maisons du Monde up close and personal, the way its native French shoppers do. But that's all about to change, thanks to three Debenhams shop-in-shops in Birmingham, Manchester and Westfield London. So if you prefer to try before you buy, you'll be able to discover, touch and get a feel for its small furnishings and decorative accessories – at long last!

## SURPRISE IN STORE!

### MUCH TO LOVE AT MORRISONS

We've been spoilt by great design on a budget from the likes of Tesco, Sainsbury's Home and George Home. Now it's Morrisons' turn to impress. An overhaul of its home- and cookware welcomes 1,500 new products for spring. With copper accents, inky blue accessories and natural wood finishes, the Relaxed Living collection ticks all the boxes.

Snack tray and crackle paddle, £7



Oil and vinegar server, £7



## Orla's new collection has landed

There are two things we can't get enough of: new cushions and pets. Add Orla Kiely's signature style and we're in heaven! Which explains why Poppy Dog is our top print from her new collection. We're also loving the bedding featuring her Dog Show print, which won't fail to brighten up a room. Duvet cover, £75; cushion, £35, both Orla Kiely range, Ashley Wilde.



## WHAT'S NEW



Wallpapers, £35 a roll; fabrics, from £20m, Oasis and Clarke & Clarke



Chair, £499; cushions, from £22 each, Oasis and Clarke & Clarke



### Brilliant OR bonkers?

**QUEENIE VELVET MIRROR, £90, POOKY LIGHTING**

*As much as we want to stroke this lush velvet mirror frame, we're also worried about vacuuming all the dust... Worth it!*

## NEW! OASIS IS DOING HOMEWARE

After teaming up earlier in the year to launch a collection of bedlinen and cushions in its fabulous signature florals, Oasis and Clarke & Clarke have now designed a range of wallpapers and fabrics with the same striking motifs. The vintage-inspired prints, reworked from the Oasis archive, vary from traditional with a bold twist of colour, to feminine French toile. Don't miss the ready-made curtains and upholstered accent chairs, too. The range is available at Oasis, Next Home and Very.

IDEAL

GREAT DEAL

CREATE A DISPLAY WITH SEASONAL STEMS



**VINTAGE VIBE**  
Test tube centre piece vase, £25, Kaleidoscope



**MODERN STYLE**  
Single stem test tube vase rack, £10, Matalan



Harper double bed frame in Dove Grey, £899, Bensons for Beds

## Bensons x Conran

Collab alert! Bensons for Beds has been working with design icon Sir Terence Conran in his first partnership with a bed store. The result is the stylish Harper bed – its super-chic, upholstered frame has a classic button-back headboard with a surprising cocooning curve. Available in neutrals, grey, blush pink and teal, it'll give any bedroom that luxe boutique hotel feel, worthy of room service on a Sunday morning (waiter not included, sadly)...

FEATURE MICHELA COLLING

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Spring  
*Sale*  
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our craft, your creation



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up to

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Spring Sale available on selected ranges & excludes non-Sofa Workshop fabrics. 'From' price shown represents small sofa size in range, in starting price fabric. Sofa shown is Cameron extra large sofa

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# Give a teen room fresh Scandi style

KIDS SPEND A LOT OF TIME IN THEIR BEDROOM, SO MAKE IT AN UPBEAT PLACE TO STUDY, SLEEP AND HANG OUT

## 1 Neutral bed

Simple and versatile, to suit all kinds of colour schemes.

Harmony double bed frame, £449, Ideal Home range, Very

1

## 2 Hold-it-all ottoman

Stuff it full of sneakers, sports kit or hard-to-part-with soft toys.

Grey blanket box, £309, Ideal Home range, Very

2

## 3 Colourful bedlinen

Nothing lifts a room more quickly or inexpensively than a pretty patterned duvet cover.

Naomi double duvet set, £35, Ideal Home range, Very

3

## 4 Geo rug

For colour and cosiness they can take with them to uni.

Tyrell Geo rug, from £49.99, Ideal Home range, Very

4



IDEAL HOME LOVES...

*Nordic style  
at Very.co.uk*

**SHINE ON**  
Armina Dome  
pendant light,  
£59.99



**FUN PRINTS**  
Scandi Geo  
cushion, £14.99



**TINTED  
GLASS**  
3 Colour Circle  
mirror, £99.99



**STORE IT**  
Grey storage  
boxes, £22.99  
for two



Keep useful items  
close to hand on a  
pretty shelf while  
you're sitting back  
and relaxing



Grey-coloured  
furniture works in  
all schemes, so it's  
a great foundation  
in a teenager's  
ever-changing  
bedroom

**WHERE TO BUY** Albany  
Chevron Yellow **wallpaper**, £12.98  
a roll, Wallpaper Direct. **Walls**  
painted in Nancy's Blushes estate  
emulsion, £45 for 2.5L, Farrow &  
Ball. Harmony double **bed frame**,  
£449; Scandi wall **prints**, £29.99  
for two; geometric **vase**, £29.99 for  
two; Freydis table **lamp**, £49.99;  
Tyrell Geo **rug**, from £49.99;  
Cube **cushion**, £17.99; **pouffe**,  
£59.99; Naomi double **duvet set**,  
£35; Kendal **throw** and **cushion**,  
£49; Papillion **chair**, £249;

Scandi Geo **cushion**, £14.99,  
all Ideal Home range, Very.  
Rainbow **cushion**, £29, Kylie  
Minogue range, Very. **DRAWER  
DETAIL** Hannah **five-drawer unit**,  
£149; Freydis table **lamp**, as  
before; Pastel Geo **mug**, as  
before; **vase**, as before; Scandi  
**prints**, as before, all Ideal Home  
range, Very. **CHAIR DETAIL**  
Freydis **floor lamp**, £99.99;  
Papillion **chair**, as before; **pouffe**,  
as before; Tyrell Geo **rug**, as  
before, all Ideal Home range, Very



*“It doesn't have to  
cost much to create  
a space they'll love.*

*The right textiles and soft  
furnishings will add on-trend  
colour, pattern and fun”*

VANESSA RICHMOND, EDITOR

STYLING GEMMA GEAR PHOTOGRAPHS DOMINIC BLACKMORE



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# Ideal Vs Great Deal

Open the patio doors onto an outdoor space that's brimming with practical style thanks to these savvy buys



**OFF THE WALL**  
Dynamo 1 wall light in matt black, £96, Där Lighting



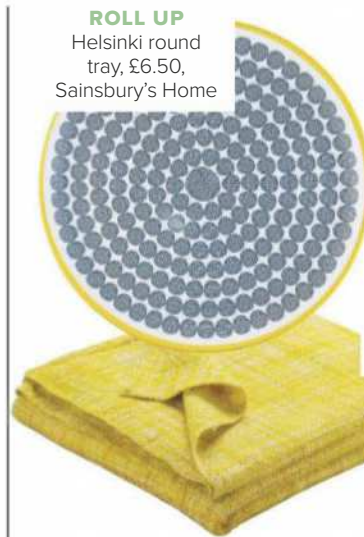
**DOTTY PICK**  
Marimekko focus tray, £64, Trouva

**SNUGGLE IN**  
Waffled linen mustard throw, £160, Oggetto



**RUSTIC ELEMENT**  
Torii bamboo cage lantern, £45, Artisanti

**STRIPED OUT**  
Deckchair in green, £75, Garden Trading



**ROLL UP**  
Helsinki round tray, £6.50, Sainsbury's Home



**BRIGHT IDEA**  
Swan neck light in Carbon, £60, Garden Trading

**GO SOFT**  
Havill yellow throw, £50, Habitat



**NATURAL TOUCH**  
Bamboo lantern, £18, Matalan



**TAKE A SEAT**  
Deckchair in grey, £50, Homebase



**FIRE STARTER**  
Nordic steel fire pit brazier, £168, The Farthing



**SHAPE UP**  
Patterned pot on wooden legs, £39.99, Very

**PRETTY POT**  
Yellow planter, £14, Sainsbury's Home



**STAY WARM**  
Idbury cast iron fire pit, £85, Houseology



**GEO JOY**  
Graphite Samode indoor/outdoor rug, £125, Trouva



**ON PRINT**  
Grey Nirvana outdoor rug, from £44, Dunelm

FEATURE STEPHANIE DURRANT

# Swoon

For the home obsessed.



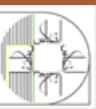
[swooneditions.com](https://www.swooneditions.com)

Fitz chair from £349, Ziggy cabinet £549, Fitz two-seater sofa £599

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**STRIKING DESIGN**  
Circle pedestal tile tray, £230,  
The Conran Shop range, Selfridges



**MELAMINE MUST-HAVE**  
Tropical melamine tray,  
£14.95, Audenza



**RUSTIC INDUSTRIAL**  
Salmi iron tray with rope handles  
in nude pink, £23, La Redoute



**SCANDI STYLE**  
Mynsteri plywood tray, £62,  
Marimekko range, Amara

THE SHORTLIST

8  
*statement  
trays*

TO KEEP OUT  
ON SHOW



**NATURAL TEXTURE**  
Inle rattan tray in blue,  
£42, Kalinko



**COCKTAIL HOUR GLAM**  
Deco round mirror tray in gold mix,  
£39.50, Marks & Spencer



**FIERCE STATEMENT**  
Tiger tray, £39,  
Graham and Green



**PEARL EFFECT**  
Resin and wood mix tray,  
£22, Monsoon

FEATURE HOLLY WALSH

EST. 1920  
**Ideal Home**



**NEW RANGE OF FURNITURE, LIGHTING & ACCESSORIES**

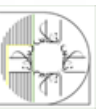
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1

Axxon dining table and chairs, £329



9

8



2

ROOM REFRESH

# Relaxed dining



7



3

We've picked some classic pieces from the Ideal Home collection at Very.co.uk to make updating your dining room a breeze



6



4



5

COLOUR PALETTE

FEATURE MICHELA COLLING

1 Blue Abstract wall art, £39.99 2 San Fran dining chair, £149 for two 3 Natural woven rectangular baskets, £29.99 for two 4 Wiltshire compact sideboard, £179 5 Blue Artisan 12 piece dinner set, £39.99 6 Jute border rug, from £79.99 7 Home letter blocks, £22.99 8 Oceanic cushion, £14.99 9 Freydis pendant light, £49.99, all Ideal Home range, Very

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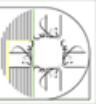
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# *‘Living here is so simple’*

Jeltje and Erik’s house is small, but their stylish ideas and smart solutions have made it into a calm and easy-to-live-in family home

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### *Move life outside*

The couple's permanent outdoor dining room and seating area extend their living space. 'Choose light furniture and you can move it around to catch the sun,' says Jeltje.

#### **BUY THE KEY PIECES**

The Westminster Madison dining furniture set, £3,188, Hayes Garden World, is similar. For similar bunting, try the White Wedding design, from £11, The Cotton Bunting Company. For similar rugs, try the Natural Chunky jute rug, £59, Dunelm.



# Welcome to my home



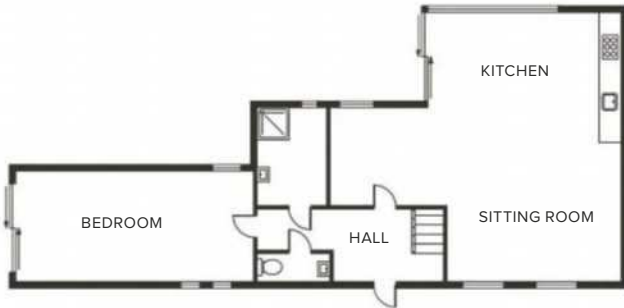
Jeltje Janmaat, a photographer, lives here with her husband Erik Smit, an estate agent, and their daughters Steffi, 18 months, and Sylvie, six months.

## THE PROPERTY

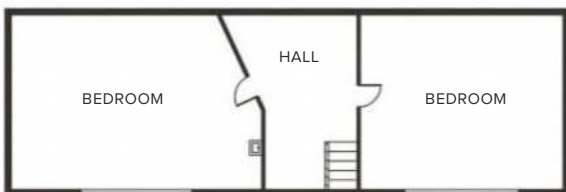
A 110sq m, three-bedroom traditional Dutch dyke house in Abcoude, the Netherlands, built in 1900.

**“I love waking up to the sun shining on the white walls – our house has such a pure and warm feeling”**

## Take a quick tour...



GROUND FLOOR



FIRST FLOOR

Jeltje Janmaat remembers, ‘I discovered this house five years ago, when I went for a jog along the Angstel River in Abcoude. At the time, Erik and I were living in a tiny place, which had crooked walls and lots of narrow stairs – unique but not practical, especially as at that time we were hoping to start a family, so this place caught my attention.’

Jeltje and Erik’s names joined more than 20 others on the estate agent’s list, but gradually other potential buyers dropped out, daunted by the poor condition of the house and restrictions on increasing its size. ‘We decided to extend into the garage adjoining the house to create a ground-floor bedroom for us, keeping the upstairs rooms under the eaves free for the children (Steffi arrived 18 months after the couple bought the house; Sylvie a year later). ‘We took out all the internal walls and floors ourselves, so only the exterior walls and roof remained in place. Fortunately, we had a good builder who helped us realise our vision.’

The aim was to introduce a sense of light and space to the traditional house. As well as the bedroom downstairs, there’s an open-plan kitchen-diner and sitting room, with a bathroom between helping to define the two areas. A glazed extension wraps around the front and corner of the house, connecting the living area with the garden, while patio doors do the same job in the couple’s bedroom. Jeltje’s chosen different white and creamy tones for the furnishings and even the plywood kitchen made by the builder is whitewashed. ‘It makes everything come together and now even the wood has a beautiful soft look,’ Jeltje says. ‘By using warm fabrics and materials such as linen and wood, our house feels light and welcoming.’

**UPCYCLED  
PAPER SHADE**  
Simply covered  
in a patchwork  
of fabrics

### *Stick with white*

'I love the colour white, as it helps to make the rooms look bigger,' says Jeltje. 'Natural wood and cane add warmth to bring everything into balance.'

#### **BUY THE KEY PIECES**

The Ekedalen table, £170, Ikea, is similar. Hay chairs from Clippings, for similar try Hay About A Chair AAC42, £199. The pendant light is by Maartje van den Noort





**A home-made over-door pocket holds utensils**

### **Give kids their own space**

A corner of the living area is a dedicated play space for the children. Jeltje had a carpenter make this low bench, and added cushions for comfortable story times.

#### **BUY THE KEY PIECES**

For a similar bench, try the Sixties white pine day bed, £223, and Sixties cotton mattress, £120, both Maisons du Monde. Ooh Noo toy pram, £103.95, Scandibørn

### **Make the kitchen blend in**

The kitchen is part of the open-plan living space, but doesn't dominate it. The units were made from plywood by the builder, then whitewashed by Jeltje. The design is deliberately minimal. 'We have open shelves for storage rather than

filling the walls with cabinets. It stops the space looking claustrophobic,' she says.

#### **BUY THE KEY PIECES**

Uncommon Projects makes bespoke plywood kitchens, from £12,000. Micuna Ovo high chair, £323.99, Wayfair

**“Turn a collection into a talking point. We built alcoves under the stairs for my ceramics and it really shows them off”**



### Add neutral accents

'White won't look cold if you mix in warm tones,' says Jeltje. 'The walls are crisp white and the furniture is a softer shade, with accessories in whites, cream and beige.'

#### BUY THE KEY PIECES

Hay Copenhagen Deux CPH250 coffee table, £329, Clippings. For a similar armchair, try the Ekenaset chair, £170, Ikea



**BESPOKE UNIT**  
Conceals the family's TV

### IDEAL HOME *loves*

**Poured concrete flooring**  
Seamless and modern, and easy to maintain once it has been properly sealed against moisture





**PERSONALISED  
ARTWORK**  
Printed on to an  
aluminium sheet  
for a modern look

Jeltje painted  
a vintage  
dark-wood  
sideboard to  
fit the scheme



### *Don't hold back on texture*

'You have to use lots of texture to add softness to an all-white colour scheme,' says Jeltje. 'Linen and wool, wicker lampshades and wooden accessories all add an extra layer of comfort.'

### **BUY THE KEY PIECES**

For a similar sofa, try the Mendini three-seater in Soft Taupe, £699, Made.com. For similar cushions, try the Grey Kilim cushion, £40, The French Bedroom Company. The Hemnes cabinet, £195, Ikea, is similar

**“Our priorities were lots of light and a sense of connection to the outdoors, which we achieved with more glazing”**





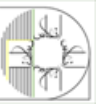
### *Tackle clutter*

Jeltje's signature calm, neutral look is possible because she's hidden away clutter. She mixes up built-in cupboards with vintage freestanding pieces.

#### **BUY THE KEY PIECES**

Ay Illuminate Z1 lampshade, £325, Ines Cole. Bloomingville Circles rug, £250, Trouva. The Ella & Boo Clouds and Star mobile, £59, Etsy, is similar. For a similar quilt, try the Diamond quilted throw, £35, Marks & Spencer

**BLUSH PINK ACCENT**  
Adds a feminine feel to the main bedroom





### Keep fittings simple

A frameless shower screen and unfussy brassware keep the look streamlined in the small bathroom. Tiles in shades of silver, pink, green and grey add glamour.

#### BUY THE KEY PIECES

For a similar basin, try the Austin vanity unit and Alicia basin, £349.99, Soak. The Bisquette White tile mix, £95sq m, Topps Tiles, is similar



'I had this dresser made from reclaimed wood,' says Jeltje

**Love**  
JELTJE'S  
STYLE?

Turn to page 37  
to shop the look



### Add a little magic

Simply adding a mosquito net to Steffi's cot has turned it into a magical space fit for a princess. It also accentuates the impressive ceiling height of this room in the attic.

#### BUY THE KEY PIECES

Bryne net, £7.90, Ikea. For a similar cot, try the Oliver Furniture wood cot, from £708, Scandibørn



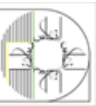
### WHAT I'VE LEARNED

“Search for creative alternatives if you have a small budget. We used poured concrete instead of an expensive resin floor and asked our builder to make furniture for us, which saved us a lot of money”



### DON'T MISS THE DETAILS...

**Clockwise from top left:** Jeltje has arranged favourite ceramics and single stems from the garden on the **sideboard**; built-in alcoves display her white china **under the stairs**; an old cabinet has been repurposed as a basin unit in the **bathroom**; a vintage medicine cabinet, painted vintage sideboard and fitted plywood wardrobes keep the **main bedroom** uncluttered.





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# Make it work for you

## JELTJE'S STYLE: RUSTIC NEUTRALS

Layering up a spectrum of white shades in natural textures and imperfect finishes creates a soft rather than stark space

**IDEAL**

**ALL IN THE DETAILS**

Feather garland, £26, Smallable

**YEAR-ROUND DECS**

Bird paper bunting, £6.95, Nkuku

**GREAT DEAL**

**INDUSTRIAL MIX**

Melbourne table lamp, £125, Naken

**WOOLLY WEAVE**

Paloma wool rug, £245, Olli Ella

**CRAFTED FINISH**

Crochet rug, £47.99, Maisons du Monde

**COMBINE MATERIALS**

Torona desk lamp, £69.99, Wayfair

**SIMPLE SCANDI**

Circle teapot, £55, LSA International

**TACTILE CERAMICS**

Lokji teapot, £29, La Redoute

**HOMESPUN CHARM**

Bug pouffe, £85, Loaf

**BIG KNIT**

Knitted pouffe, £59.99, Ideal Home range, Very

FEATURE MICHELA COLLING PHOTOGRAPH HOUSE OF PICTURES



**MINIMAL LUXE**

Eichholtz Montado sofa in Panama natural fabric, £1,795, Houseology

**PARED-BACK STYLE**

Around Large coffee table, £495, Clippings



**NICE AND NEAT**

Soderhamn three seater sofa, £515, Ikea

**GO ROUND**

Kragsta coffee table, £75, Ikea

THE NEW WAY TO DO

# Global style

Discover your inner nomad by mixing the rustic and refined, prints and crafts from around the world, sun-bleached tones and rich accents of scorched earth

## Add retro chic

Mid century-style furniture injects a polished edge, but pairs perfectly with earthy colours and rustic textures thanks to the warm tones of the dark wood and the patterns in the grain.

**WHERE TO BUY** Andersen table, £201.50; Bintang woven pouffe, £147; Berkley sideboard, £999.50; cushion covers, from £13; woven rug, £344, all Maisons du Monde





**MARK MAKING**  
Go for tribal tableware  
Kilim dinner set, £22.99;  
Navajo dinner set, £24.99;  
Navajo jars, £20 for three;  
cutlery set, £24.99, all Argos

**Pile on texture**

Create laid-back luxury by choosing cushions, throws and rugs that display the artisanal crafts of weaving, knotting and tufting.

**WHERE TO BUY**

Cushions, from £45; throws, from £45; mango tray, £44; Golden wool rug, £250, all French Connection Home



**STYLIST'S NOTE**

“Chunky sheesham furniture has been replaced by more elegant shapes in acacia and mango wood”

**MICHELA COLLING**, STYLE EDITOR



**REFINED FINISH**  
Combine the texture of wood and woven materials with structured silhouettes.  
Leia chairs, £360 for two;  
Lyssa shades, £60 each,  
Jaipur tableware, from £10, all John Lewis



**ORGANIC FINISH**  
Safira vase, £28, Oliver Bonas

**ROUGH LUXE**  
Ashanti bedside drawers, £229, Atkin & Thyme



**IN THE LOOP**  
Chevron loop pouffe, £75, John Lewis

**HAND FINISH**  
Mark Making mug, £9.95, White Stuff

## Give it an industrial twist

Team warehouse finishes such as bare brick and black metal with global textile prints, sgraffito ceramics and rich tones of burnt sienna and ochre.

**WHERE TO BUY** Dalston tables, from £119 each; Zebra light shade, £35; cushions, from £8; Farrington shelving unit, £399, all Dunelm



**MIX IT UP**  
Mint textured cushion, £35, White Stuff

**LINE DRAWINGS**  
Tribal platter, £22, Dunelm

**FIND THE FRINGE**  
Bohemian wall hanging, £45, India May Home

## BOUQUET RETREAT

For a plush hotel look, add rustic pieces to a smart bathroom suite

Tables, from £105 each; basket, £125; Aztec rug, £250, all French Connection Home



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### Layer patterns in the bedroom

Bold geometric prints in varied scales are easier on the eye in a muted or a monochrome mix, lifted with a pop of polished copper.

**WHERE TO BUY** Zig Zag footstool, £39.99; Global Patchwork double bedding set, £16.99; wall hanging, £16.99; cushion, £14.99, all Argos



### RE-POT PLANTS

Try pot stands and baskets as a new way to show off your houseplants  
Sommer plant stand, £7, Ikea



### WASHED CORAL

Lotus bedspread, £250, Kalinko



**NATURAL MATERIALS**  
Snidad basket, £23, Ikea

### PARE IT BACK

Combine simple, Nordic influences like minimalist lighting and a polished wood table with rattan for a rough luxe look  
Bobbin table, £220; Conor lampshade, £55; cushion, £30, all Debenhams



### STYLIST'S NOTE

“The key colour updates of warm burnt orange, dusted coral and ochre sit alongside a cooler palette of tonal greys, blues and soft pink, with black as a continuous accent”

MICHELA COLLING, STYLE EDITOR



**SUPER STORE**  
Don't miss the array of beautiful woven storage baskets on the high street  
Drawer unit, £35;  
Fringe basket, £10;  
Tribe dispenser, £7;  
jar, £8; bath mat, £10, all Dunelm

**STYLIST'S NOTE**

“As this eclectic style embraces inspiration from across the globe, it's well suited to incorporate existing antiques into the look”

**MICHELA COLLING**, STYLE EDITOR

**Create hacienda vibes outside**

For the ultimate garden lounging area, use sisal rugs, large floor cushions and rattan furniture.

**WHERE TO BUY** Hanging cocoon, £599; floor cushions, £49.99; scatter cushions, £34.99; Colima chiminea, £169, all Dobbies Garden Centres



**MIXED PRINTS**  
Shops are mixing prints from around the globe, but a tonal, subtle palette pulls it all together.  
Boho Stripe bed linen, £33; cushion, £15; throw, £25; table, £30, all Sainsbury's Home

**SHAPE UP**  
Three-tier bamboo lampshade, £110, Out There Interiors

**SMALL SCALE**  
Coral and navy hand-printed rug, £90, Ian Snow



**WARM METALS**  
Tray table, £145, French Connection Home

FEATURE MICHELA COLLING



Carmen

## Live it again

There was a time when people mastered dance moves.  
When dressing fancy was a cool idea.  
When a good design lasted for decades.  
All those days are now. Live it again!

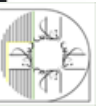
Carmen, The New Vintage Roca Collection.  
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# 'I just love lots of colour!'

As brand director for Joules, it's no wonder that Chloe Ward's home is as colourful and characterful as the company's signature bold and bright prints

**P**attern queen Chloe joined the company as a designer in 2003 and now oversees the in-house print team's designs across fashion, homeware and accessories. She lives in Norfolk with her husband Jolly and their three sons, Felix, seven, Monty, five and Rufus, two, and their dog, Tuna.

**It took a year to renovate our house.** It's a farmhouse we bought two years ago. We took the roof off and redid it, got a new boiler, tiling, lighting, flooring... and then all the painting and decorating. It helps that Jolly is a builder who specialises in renovating old buildings!

**I don't like a house to be decorated inside like a big white box.** I love colour and we have loads of it throughout the house. One of my favourite rooms is our bathroom – it's painted in a really dark navy colour called Hague Blue from Farrow & Ball and the floor tiles are a gorgeous graphic tile from Fired Earth called Trellis Lattice. The dark colours and bold print look really striking against our white roll-top bath and brass taps.

**We buy a lot of furniture at auctions.** If you get into auction buying, as opposed to investing in antiques, you can get some really



#### BRIGHT AND BEAUTIFUL

Windsor velvet three-seater sofa in Yellow, £1,399; scatter cushions, from £25 each, all Joules at DFS



#### PRETTY PALETTE

Whitstable floral cushion, £40; Stitch Moss throw, £85, all Joules

Chloe loves these Fired Earth Trellis Lattice floor tiles, £89.70sq m



**MIX UP**  
Galley Grade beakers, £24.95 for four, Joules





**BEDROOM DRAMA**  
Painted Poppy duvet cover, £75 for a double; pillowcases, from £12 each, all Joules

great pieces while keeping your costs fairly low. I love our kitchen table, partly because it's so gorgeous, but also because we made it our own. When we brought it home from the auction, we stripped all the varnish off and painted the legs in a dark grey, almost black shade called Down Pipe from Farrow & Ball. In total, for the table, the paint and materials, the whole thing cost us just £250.

**It's nice to mix all the old stuff with new pieces though.** I prefer to live somewhere that's full of character, so we've furnished our house with antique pieces that we got from auctions as well as contemporary furniture and accessories that we bought new.

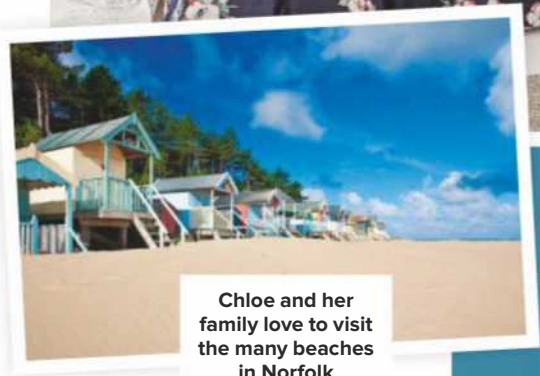
**Our garden is quite traditional, with box hedging and topiary.**

Because we have three boys, we spend a lot of time in it! It has an original Georgian greenhouse that we've painstakingly restored. It's a great thing to have – particularly during the summer when evenings draw in and it gets quite chilly. It basically spends the whole day heating up in the sunshine, so we retreat into it when the sun goes down. It's nice and cosy, yet you still feel like you're outside enjoying the garden. We have friends over and hold discos in there for the boys.

**We go to the beach a lot, too.**

We often take a picnic to Holkham Beach late in the day at teatime, when everybody else is leaving and there's just a smattering of people left. Picnics are a bit of a faff to organise, but it's such a lovely thing to do with the family that it's totally worth the hassle in the end. I love our Joules picnic baskets and there's a really good range of melamine, too – practical and good looking, but also childproof.

**I think that's what's so special about Joules as a brand** – it's about the countryside and enjoying the outdoors, taking time out to enjoy nature and spending time with your family.



Chloe and her family love to visit the many beaches in Norfolk



**BLOOMING LOVELY**  
Cambridge Floral cotton armchair in Mushroom, £699, Joules at DFS



**CHEER UP**  
Assorted kitchen textiles, from £12.95 for a set of two tea towels, Joules



**WHAT I'VE LEARNED**

*“Whenever I've made really rubbish decorating decisions, it's because I've rushed something. I've learned to take my time now and plan things before picking up a paintbrush!”*

FEATURE GINEVRA BENEDETTI  
PHOTOGRAPH ALAMY/CHRIS HERRING

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# *‘The location is everything!’*

When they converted this former fishing-net shed into a home, Iona and Gordon Drysdale’s decor choices were guided by its stunning setting on the shore of a loch

‘The best thing about living here is definitely the view,’ says Iona. ‘I can watch the boats coming in every day, sitting in comfort with a glass of wine’







# Welcome to my home



Iona Drysdale lives here with her husband, Gordon. They run a yacht charter business.

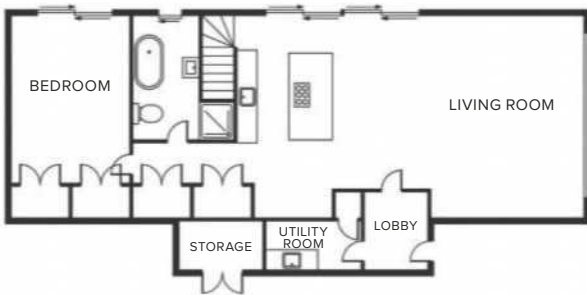
## THE PROPERTY

A two-bed self-build on the shores of Loch Beag on the Applecross peninsula, Scotland, completed in 2014.

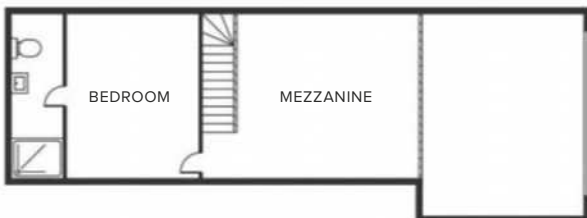
**THE VALUE** This unusual house is worth in the region of £450,000

**“Building this house has totally transformed the way we live and what we do”**

## Take a quick tour...



**GROUND FLOOR**



**FIRST FLOOR**

Iona and Gordon Drysdale's home is built on the site of a fisherman's net store that had been in Iona's family for years. 'My uncle bought it from the local estate, intending to turn it into a house,' she says. 'He got as far as clearing and levelling the site when he fell ill and asked me if I'd like to take it on.'

At the time Iona was working as a doctor in New Zealand and had no plans to return to Scotland in the foreseeable future. 'However, when I realised how unwell my uncle was, I came back for six months to hang out with him,' she says. 'I really enjoyed being home, so I decided to relocate to London before coming back here.'

'I wasn't sure what form the house was going to take, but I had seen a picture of a house with a glass gable end and thought that might work really well here,' she says. 'I drew some sketches with my uncle and hired a local draughtsman, Robin Phillips, to draw up plans.'

'I applied for planning permission in 2012 and the house was finished by the beginning of 2014. My cousin, Cameron Hay, is a joiner and built the house,' says Iona. 'I co-ordinated the project from London and came up every four to six weeks. It didn't totally go to plan: it's a very long, narrow site and the original building was constructed against the rock behind it. This had to be broken away to fit the foundations of the new house and added to the cost of the ground works.'

'The house has changed our lives. When you've grown up here, you don't realise how special it is, but now I've been away, I appreciate it. Moving here prompted us to start a yacht charter business and we've just finished renovating a nearby croft. Our first baby's on the way, so after the birth we'll move into the croft and rent out this house as a holiday let (the-net-store.com).'

*Love*  
IONA'S STYLE?

Turn to page 59  
to shop the look

**NO-FRILLS  
HEARTH**  
Brazilian slate  
simply laid  
on the floor,  
not recessed

### *Start simple*

'With the focus on the views, I felt the only backdrop I really needed was white walls and good wood floors,' says Iona. 'Where budget allowed, sourcing natural products really pulled the look together.'

#### **BUY THE KEY PIECES**

Scott sofa, £1,299, Made.com. For similar chairs, try the Karla armchair, £549 each, Swoon





**BLUE SHEEPSKIN RUG**  
Highlights the colour of the water beyond the bifolds

### Go big on storage

Keen to create a calm, minimalist feel and beat clutter, the couple planned storage to the max. The bespoke kitchen units use every inch of space and the built-ins continue along the passageway to the main bedroom.

#### BUY THE KEY PIECES

Hacker kitchen, £12,000, Drumoak Kitchens. Sheepskin rug, from £120, SkyeSkyns

### Get the layout right

Iona positioned the kitchen island and dining table strategically. 'I wanted a view of the sea when I'm working in the kitchen and for everyone sitting at the table,' she says. Iona made the dining table and bench from an oak bed frame.

#### BUY THE KEY PIECES

The Bella dining table, from £360, and Fenton bench, from £120, both Reborn in a Barn, are similar. John Vogel dining chairs, £299 each, West Elm, are a good match



### Add old things

New homes can lack character and natural texture, so Iona has been careful to add mismatched vintage stools and chairs, offsetting the glossy white kitchen units.

#### BUY THE KEY PIECES

Zodiaq Quartz worktop, £2,300, Drumoak Kitchens. T58UB10X0 induction hob, £799; ceiling hood, £1,549, both Neff

#### INSET EXTRACTOR

Does not obstruct the cook's view



*“ We wanted the house to feel spacious and have lots of windows to make the most of the views ”*



## Try natural opulence

While the open-plan living space has a rustic look, the bathroom's marble surfaces exude luxury. Every room on the ground floor – including this one – has sliding exterior doors. 'Who needs a hot tub outside when you can just open the bathroom doors?' says Iona.

### BUY THE KEY PIECES

The Marfil vanity unit, £745, Aspenn Furniture, is similar. Try Marble Arch floor tiles, £39.31sq m, Bathstore

**WALL SPOTS**  
Task lighting for applying make-up and shaving



*“My uncle, who owned this site, was a fisherman. But he also enjoyed carpentry, so wood is a recurring design feature”*





An awkward space under a sloping ceiling makes the perfect nook for a shower



Iona made the console from an old frame and a piece of leftover marble from the kitchen, cut to fit

### **Layer soft textures**

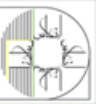
Iona added cosiness to the main bedroom using heavy wool curtains and covering the headboard herself with traditional tweed from Abraham Moon & Sons.

#### **BUY THE KEY PIECES**

Hypnos divan base, £479, Land of Beds. Stool, £35, Achica. Sheepskin rug, from £120, SkyeSkyns

#### **CEILING TRACK**

Having no pole gives an uncluttered look





## WHAT WE'VE LEARNED

“Our remote location doesn't allow for high-street shopping, so we've become experts in the online market. Achica, eBay and Cox & Cox are now our go-to brands”

## Tell your story

While the communal living spaces downstairs are strictly uncluttered, the guest bedroom has a display of family documents and ephemera, grouped in matching metal frames.

### BUY THE KEY PIECES

Delicate hanging frames, £25 for three; black hanging frames, £45 each, all Cox & Cox. Rug, price on request, Mairi Young at Lochcarron Gallery





**BEDHEAD SHELF**  
A great solution  
when there's  
no space for  
bedside tables



**Think less is more**

A squashy sofa and a pouffe is all the attic snug needed to turn it into a space for quiet reading away from the main living area downstairs. 'We created the bedroom and en suite, then had this extra room,' says Iona. 'It's perfect for hanging out.'

**BUY THE KEY PIECES**

Scott sofa, £1,299; Scott ottoman, £349, both Made.com. Tartan throw, £79, Abraham Moon & Sons

**Add definition with dark neutrals**

Iona makes all white work by adding hits of deeper, natural colour. In the guest room, soft furnishings and an upholstered headboard create warmth.

**BUY THE KEY PIECES**

Wooden table, £100, eBay

**GLASS BALUSTRADE**

For an open feel and uninterrupted views



**INSET BLINDS**

The simplest  
solution for  
slanted attic-  
room windows



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# Make it work for you



## MY GO-TO STORES...

- SKYESKYNS**  
 'Harsh winters around here make cosy touches like its sheepskins an essential buy'
- LOCHCARRON GALLERY**  
 'Great for original artwork to make a house a home'
- COX & COX**  
 'A good range of rustic pieces, which work well for our rural location'

## IONA'S STYLE: HIGHLAND ARTISAN

Natural materials, rustic textures and simple design combine for a pared-back rural escape



Tactile pieces make this space a welcoming place to be



**CLASSIC DESIGN**  
Hepworth lamp, £195, Oka



**COSY UP**  
Alpaca throw, £149.95, Annabel James



**NATURAL TOUCH**  
Broste Copenhagen slim vases, £21 for two, Trouva



**PICTURE PERFECT**  
Kiko zinc frame, from £14.95, Nkuku



**SUPER SOFT**  
Regency pink velvet cushion, £25, Habitat



**LOUNGE AROUND**  
Scott large two seater sofa in Vintage Brown premium leather, £1,149, Made.com



**COOL CARVING**  
Woodland stool, £100, Alexander & Pearl



**WOVEN BEAUTY**  
Storage basket, £26, Sainsbury's Home

## STYLIST'S TIP

“Big, light-filled rooms need plenty of texture, so work in leather, baskets, raw wood, soft wool and earthenware”

STEPHANIE DURRANT, SENIOR FEATURES EDITOR

FEATURE STEPHANIE DURRANT PHOTOGRAPHS DOUGLAS GIBB

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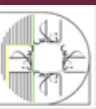
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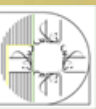
## COLOURS WE LOVE

# Sunshine yellow

*If your room doesn't get much light, fake it with this glowing, golden tone. It turns a gloomy space into a warm and welcoming one, and looks naturally gorgeous with wood, leather and neutral upholstery – making it easier to work into a scheme than you might think...*



**THIS PAGE** Wooden bobbin side table, £75, Debenhams. Dennis pasta bowl, £12; side plate, £10; dinner plate, £12; Jethro jug (used as vase), £20, all Habitat. Pink mug, £11.95, Graham & Green. For other items, see the next pages





**BLACK DETAIL**  
Best for a bold look – choose white or grey for a softer focal point

**THIS PAGE** Walls painted in Verdure Yellow marble matt emulsion, £46 for 2.5L, Mylands. Rattan dining chairs, £200 each, Graham and Green. **ON TABLE** Rosa linen tablecloth, £89.99; napkins, £8.99 each, both LinenMe. Wire fruit bowl, £14; black cutlery, £32 for 16-piece set, both Next Home. Jethro jug, £20; Dennis dinnerware, from £10, all Habitat. House tumbler, £2, John Lewis. J by Jasper Conran glass vase, £32, Debenhams. Zolan pendant, £89, Graham and Green. Bekvam stool, £14; Mosslanda picture ledge, £9, both Ikea. **ON PICTURE LEDGES** Yarrow botanical print, £18, Design Vintage. Ribba frame, £6, Ikea. Pink mug, £12, Graham and Green. For a similar marble vase, try the Annaka, £16, Made.com. Dennis side plates, £10 each, Habitat. Sixties stem planter, £22, Amara. **ON STOOL** Tabor yellow pot, £42, Amara.

**Neutral touch**

The pink tones in natural woven rattan make them perfect companions for chalky pink – plus they add a touch of the tropical, to complement sunny yellow

**THIS PAGE** Curtain, Asolo Soft Pink, £93.50m, Romo. Stairstep rug, £199, West Elm. Boston three-seater sofa in Powder Pink, £1,825; Boston armchair in Light Grey, £740; rattan coffee table, £285, all Graham and Green. Console, £340, French Connection. Bobbin side table, £75, Debenhams. Bonny black side table, £80, Habitat. **ON SOFA** Cushions from left: Pebble cushion in Citrine, £25, John Lewis; Charleston cushion, £90, Niki Jones; Climbing Chevy cushion in Rose, £70, Tori Murphy; Linen cushion in Mustard, £45, Heal's; Stellan cushion, £25, John Lewis. **ON COFFEE TABLE** Jia wooden platter, £40; Anna Beam plate, £40, both Heal's. Paddywax concrete candle, £30, Debenhams. Pink carafe, £15, Graham and Green. Peyton mug, £5, Next. **ON WOODEN SIDE TABLE** Anna Beam mug, £28, Heal's. Similar concrete planter, £9, Rockett St George. **ON BLACK SIDE TABLE** Munari table lamp, £95, Oliver Bonas. **ON CONSOLE TABLE** from left: Bowl, part of Peyton dinner set, £45 for 12 pieces, Next Home. Confetti vase, £12, Debenhams. Kynoch vase, £45, Habitat. Honey Honey print, £45, Design Vintage.

## Stylist's Note

“This golden yellow looks great partnered with white or grey, but to really make it sing, team it with a chalky pink”

NICKY PHILLIPS, DECORATING EDITOR

**GREY ACCENT**  
Add a touch of grey to tone down the yellow/pink colour scheme



### Stylist's Note

“If you're not keen on hard colour contrasts, use a blurred-pattern wallpaper like this terrazzo design to soften blocks of yellow on furniture, flooring or textiles”

NICKY PHILLIPS, DECORATING EDITOR

**NATURAL FINISH**  
Gloss and metallics would be too much against the busy wallpaper – stick to natural and matt finishes



**THIS PAGE** Terrazzo pink wallpaper, £50 a roll, Graham & Brown. Jamie chest, £1,250; Caidence lamp, £255, both Out There Interiors. Yellow Mond box, £30, Habitat. Similar pink bowl, Estella, £8, Oliver Bonas. Tom Dixon Earth candle, £80, John Lewis. RJR. John Rocha vase, £12, Debenhams. Greta bowl, £7, Habitat. Maryland rug, £329, Heal's.

FEATURE SARITA SHARMA  
PHOTOGRAPHS DOMINIC BLACKMORE





**THIS PAGE** Walls painted in Mustard Jar matt emulsion, £14; Pure Brilliant White matt emulsion, £10 for 2.5L, both Crown. **Blind** in Stellan Citrine, £25m, John Lewis. Orissa rug, £170; Nadia king-size bed, £595, both Habitat. J by Jasper Conran bedside table, £270, Debenhams. **ON BED** Washed pink king-size duvet cover set, £70, Habitat. Olivia natural linen pillowcases, £65 each; Lisbon lime cushion, £32; Chusho embroidered pillow, £35, all Also Home. House Court mustard throw, £35, John Lewis. **ON BEDSIDE TABLE** Witt desk lamp, £115, Debenhams. Dusky pink mug, £12; carafe, £15, both Graham and Green. Notebooks, £18 and £12.50, both Also Home. Seagrass belly basket, £18, Next. Atlas Chartreuse bedspread (in basket), £80, Christy. Daisy Petals print, £45, Bold & Noble. Ribba frame, £12, Ikea.

**COLOUR BORDER**  
Add just the right amount of colour to a room with a bright border – ideal for airy, white rooms

### **Mood changer**

Perfect for a bedroom, sunshine yellow is an upbeat colour to wake up to, then mellows into a relaxing golden glow in the evening light



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# Make it work for you

## SUNSHINE YELLOW: JUST ADD AN ACCENT

The perfect accent shade set against grey walls, or teamed with pinky-beige neutrals for a modern-country look



### WHERE TO BUY

FEATURE MICHELA COLLING PHOTOGRAPH DOMINIC BLACKMORE

#### 1. FLOOR LAMP

Marbelle, £190, Habitat

#### 2. CUSHION

Woolly Geo cushion, £20, Next Home

#### 3. MUG

Helsinki stacking mug, £4.25, Sainsbury's

#### 4. TABLE

Salsa coffee table in saffron, £110, John Lewis

#### 5. THROW

Lemon Sherbet stripe throw, £59, The British Blanket Company

#### 6. ARMCHAIR

Harper armchair in Gail Bryson Yolk Trill, £800, Sofa.com

#### 7. VASE

Weave-detail vase, £22, House of Fraser

#### 8. PLATE

Royal Doulton Hemingway plate, £35 for mixed set of four, Debenhams

#### 9. TRUNKS

Daven metal trunks in yellow and pink, £79 for the set, Made.com

# 'We got a high-end look on a budget'

Rachelle and Ben Garnham made design-savvy choices and got creative to give their flat a joined-up, grown-up look

**Love**  
RACHELLE'S  
STYLE?

Turn to page 79  
to shop the look

**RE-COLOURED  
TABLE**  
An Ikea basic,  
sprayed dark  
grey to match  
the scheme



**Have a theme**

'The colour scheme for our wedding in 2016 was gold, grey and blush, and some of the props inevitably found their way into our home after the big day,' says Rachelle. 'They work well together, so we continued to build on the look.'

**BUY THE KEY PIECES**

Sofa, £2,900, Sterling Furniture.  
Vittsjo table, £30, Ikea. Baskets,  
£85 for three, Rockett St George



## Welcome to my home



Rachelle Garnham, head of marketing for the fashion and shopping app, Mallzee, lives here with her husband Ben, a maths teacher.

### THE PROPERTY

A three-bedroom, two-floor tenement flat in a Georgian townhouse in the centre of Edinburgh, bought in 2013.

**THE VALUE** A similar property in the area would cost around £375,000.

**“We love the calm atmosphere we’ve created here. It’s minimal, but warm and cosy, too”**

### Take a quick tour...



FIRST FLOOR



SECOND FLOOR

Ben and Rachelle Garnham bought this flat in 2013 and it’s their first home together as a couple. They loved the fact that, unusually for Scottish tenements, the attic was also incorporated into the property. ‘We liked the dual character of the building – the spacious, high-ceilinged living areas downstairs and the cosier, sloping design in the bedrooms upstairs,’ says Rachelle.

The flat had been renovated, but cheaply, and the decor was bland. ‘The walls were all painted magnolia and the oatmeal carpets were looking tatty and tired,’ says Rachelle. Having stretched their budget to the limit to buy the flat, the couple have developed a style that looks high end, but didn’t cost the earth to create. Throughout the flat, they’ve stuck to a stripped-back, simple look but added a top layer of luxury with natural materials and glamorous touches of gold.

They didn’t get the look right first time, though. ‘We decorated quite a few of the rooms straightaway, using mainly grey with silver touches,’ says Rachelle. ‘Then we slowed down when it came to the kitchen and bathroom and realised that the rooms we’d completed earlier were not quite right, so we had to redo them.’ After coming up with a blush, grey and gold scheme for their wedding, they decided to roll out the idea at home, too, and they’ve stuck to it ever since. ‘Our friends laugh at our commitment to our colour palette, but they still adore our home and we love having visitors, so it’s a win-win situation,’ she adds.

The couple enjoyed the process so much, they’re even thinking of doing it all over again: ‘We love a project, so it’s tempting to think of moving – especially because we really want a garden!’ says Rachelle.

## PAINTED FRAMES

Budget frames,  
sprayed gold

## Create great displays

'Rachelle has a gift for styling,' says Ben. Having a consistent theme makes it easy: 'I used to buy knick-knacks impulsively,' says Rachelle, 'but now I buy with a purpose and wait for the right thing. As everything in the flat goes together, we can move things around freely.'

### BUY THE KEY PIECES

Astoria Grand tea trolley, £88.99, Wayfair. Grey sheepskin rug, £89, Notonthehighstreet.com

## IDEAL HOME *loves*

### Painted floorboards

Practical, inexpensive and work in any style of room. The finish will mark, but specialist floor paint is scrubbable





### *Get the details right*

Great lighting gives the simple kitchen a lift. 'With a minimal look, you rely on details to create impact,' says Ben. 'Our vision was to give this space an industrial feel, like you'd find in a café or restaurant, with open shelving to make everything accessible,' adds Rachelle.

#### **BUY THE KEY PIECES**

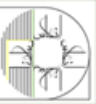
Black pendant Hektor lights, £35 each; cabinetry, ceramic sink, bar stools and appliances, approx £5,000, all Ikea

### *Be consistent*

Gold accents appear throughout, even in the kitchen, where there are gold-finish pendants and tile trims.

#### **BUY THE KEY PIECES**

Gold pendant light bulbs, £50 each, John Lewis. Try Tile Giant for similar gold tile trim, £15.91 for 2.44m





**MEMO ROLL**  
Simply hung  
on a piece of  
broom handle  
mounted on  
hooks



**“Finish is important in a simple room because it’s harder to disguise snags”**

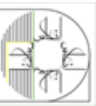


**PICTURE DISPLAY**  
A stack of ledges  
uses the height  
of the stairwell

***Make a statement in every space***

Glam pieces balance out starker choices, like the unusual gold pendants in the all-white hallway.

**BUY THE KEY PIECES**  
Pendant light, £60, Achica.  
Mosslanda picture ledges in white, from £4.95 each, Ikea





**WOVEN DETAILS**  
Add a warmer touch to a monochrome colour scheme

IDEAL HOME  
*loves*

**Roll-top baths**  
*They're not exactly space-efficient, but they're just so comfortable and self-indulgent...*

**Keep pattern subtle**

The Moroccan-style tiles in the couple's bathroom might be flamboyant in design, but the colours are low-key to fit in with the otherwise calm decor.

**BUY THE KEY PIECES**

Devon Stone Black Feature tiles, £23.41sq m; subway tiles, £14.50sq m, both Tons of Tiles. Cambridge bath, £759; Savoy WC and basin, £633, both Bathstore



**GREY  
WOODWORK**  
Stops this white-  
painted room  
looking bland



**Polished chrome  
details make the  
heritage-style  
bathroom modern**

### **Layer tones of one colour**

In the main bedroom, the couple have stuck to their grey-and-white theme, but layered tones of grey from the pale bedspread to the mid-tone floor paint and charcoal lines of the rug. If you're reluctant to use colour or pattern in a small

room, this is a great way to create a subtle but interesting scheme.

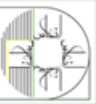
#### **BUY THE KEY PIECES**

Hemnes double bed, £175, Ikea. Afaw Berber-style rug, £99, La Redoute. Floor painted in Satin Slate floor paint, £21.95 for 2.5L, Ronseal



### **WHAT I'VE LEARNED**

*“Don't rush it! Take time to work out what your style is and don't settle for pieces that aren't right. You can always alter them to make them fit – paint them or add new handles. You'll end up with something unique without spending a fortune”*





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**DON'T MISS THE DETAILS...**

**Clockwise from top left:** Ikea picture ledges create a gallery in the **stairwell**; a sprinkling of wall decals give the **hallway** low-key glamour; Ben upcycled this **Ikea Hemnes chest** with a coat of pale grey paint and DIY handles made from folded pieces of white leather and brass bolts; a radiator cover with a shelf becomes a display opportunity in the **entryway**.



FEATURE ALISON GIBB, VANESSA RICHMOND  
PHOTOGRAPHS DOUGLAS GIBB PLANS AGENCY SERVICE



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# Make it work for you

## RACHELLE'S STYLE: LUXE SCANDI

A simple palette of greys and whites is combined with hints of blush pink and gold for a glam yet laid-back feel

### MY GO-TO STORES...

- TK MAXX**  
 I love it because you never know what you might find – it's such a great mix, expect the unexpected!
- LIFE STORY**  
 This friendly homewares store (and online shop) near us is full of contemporary Scandi pieces
- H&M HOME**  
 So handy, great for simply styled cushions and cosy blankets

**WORD PLAY**  
 A4 lightbox in black, £39, Cuckooland



**Metallic touches up the glamour stakes in a neutral scheme**

**POINT IT OUT**  
 Light up arrow sign, £16, Sainsbury's Home

**LUXE LOOK**  
 Large gold lantern, £40, Debenhams



**SOLID BASE**  
 Heston concrete desk lamp, £69, Cult Furniture



**BRANCH OUT**  
 Artificial eucalyptus stem, £25 for three, Audenza

**BRIGHT SPARK**  
 Hammered gold cased candle, £9.99, TK Maxx



**SNUGGLE UP**  
 Mongolian sheepskin cushion, £40, Next Home

**COOL HUES**  
 Tray table, £32, Sainsbury's Home



**TOP TRUNKS**  
 Beautify grey storage trunks, £47.99 for two, Domu

### STYLIST'S NOTE

“Pale, washed wood and touches of black also work well with this look if you feel it's becoming too feminine”

HOLLY WALSH, FEATURES EDITOR

FEATURE HOLLY WALSH PHOTOGRAPH DOUGLAS GIBB

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# *The Ideal Home Guide to* **TIMELESS STYLE**

**THREE FUTURE-PROOF LOOKS WITH A MODERN SPIN TO INSPIRE YOUR NEXT ROOM REDO. PLUS, THERE'S A SPACE OR STYLE PROBLEM SOLVED IN EACH ONE...**



**1**

## **MODERN BOHO**

**HOW TO...** stop a contemporary room looking bland by mixing in colours with confidence and adding touches of character for an eclectic look you can easily change up



**2**

## **DECADENT VINTAGE**

**HOW TO...** take a simple, white-painted bedroom from functional to fabulous with a bold feature wall, touches of glam gold and a perfectly dressed bed



**3**

## **CLASSIC BLUES**

**HOW TO...** play it straight with an ageless combination of blue and white – but make it modern with the right accent colours and simple industrial details

*The Ideal Home Guide to*  
**TIMELESS STYLE**

# Modern boho

Take the jewel colours and painterly details of boho style, but put them with contemporary furniture instead of country or vintage-look pieces. It'll give your room bags of character and an eclectic vibe that's easy to evolve



**STYLE SOLUTION**  
Open shelving can spoil a scheme with clutter, so hide non-decorative items in boxes and painted files

**DULL BRASS**  
More subtle in a colourful scheme than gold or copper



### **Stylist's Note**

'The trick is to layer dark, mid-weight and light colours, adding lots of white and pale grey so they don't overwhelm'

**Nicky Phillips,**  
Decorating Editor



**SUPERSIZE  
CHANDELIER**  
Instant va-va-voom  
in one buy

**PAINTERLY LOOK**  
Watercolour washes  
and oil-painting  
prints are key to  
boho style



*The Ideal Home Guide to*  
**TIMELESS STYLE**

# *Decadent vintage*

‘Vintage’ style doesn’t mean twee country florals anymore – it’s altogether darker and more dramatic, for a sexier spin on a traditional look. Add gold accents and Art Deco-inspired lamps for extra glamour



**STYLE SOLUTION**  
We glammed-up this basic Ikea chest of drawers by adding a strip of gold metallic tape to the gaps between the drawers

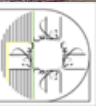


## ***Stylist's Note***

‘The silky cushions, velvet upholstery and gold details put the decadence into this look. Swap them out if you want a modern-country look instead’

**Nicky Phillips,**  
Decorating Editor

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**WALLPAPER  
MURAL**  
Made bespoke  
to fit your  
feature wall

**CONTRAST LINENS**  
Combine two  
colours for a  
well-dressed bed



*The Ideal Home Guide to*  
**TIMELESS STYLE**

# Classic blues

Mix several tones of blue with pure white and steel grey to create a contemporary mix that works brilliantly in a teen's room – or try it in a bright kitchen-diner with white cabinets, or even to update a coastal-style scheme



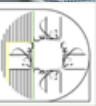
**SPACE SOLUTION**  
Make clever use of a corner with a shelving stack. No need to mitre the edges – just use a long and a short floating shelf for each set



### **Stylist's Note**

'We used a pale blue on the walls of this small room, but darker denim, indigo or cobalt would be cosy and dramatic'

**Nicky Phillips,**  
Decorating Editor



**PEG BOARD**  
Keep notes and  
memos contained  
– or displayed

**LAPTOP  
TABLE**  
For Netflix  
and nonstop  
social media



## The Ideal Home Guide to TIMELESS STYLE

# Where to buy



### Modern boho

**Walls** painted in Lady Char's Lilac pure flat emulsion, £46.50 for 2.5L, Paint & Paper Library. Atlas tufted **rug**, from £415, Bluebellgray. **Curtains** in Landscapes Tranquil Walnut/Magenta 130959, £81m, Harlequin. Cameron **sofa** in Tor Midnight, from £1,199, Sofa Workshop. Aula **coffee table**, £299, Made.com. Metal frame **chair** in Stone, £699; Tripod **side table**, £129, both West Elm. Lingbao **cabinet**, £1,795, Graham and Green. For a similar **chandelier**, try the Amorette 6 light Versaille bronze chandelier, £299, The Chandelier & Mirror Company. **ON COFFEE TABLE** Large glass prism **vase**, £30, Rose & Grey. Broste Copenhagen crocodile candle **plate**, £40, Amara. Mr and Mrs **teapot**, £120; Mr and Mrs **mugs**, £35 each, Sue Pryke. **ON SIDE TABLE** Antique brass **desk lamp**, £180, Cox & Cox. Glass **tea light holder**, £5.50, Graham and Green. **ON SOFA Cushions** from left: made in Anoushka Plains Lavender 130050 (front), £55m, Harlequin; made in Asuri Persian Blue 7726/34 (back), £50.50m; Romo; Floralism Peony cushion, £50, Angel & Boho; made in Floris Peacock 7807/03, £95m; Romo; made in Asuri Freesia 7726/31 (front), £50.50m; made in Chiltern Bora Bora 31626/15 (back), £24m, James Hare; Lewis cushion, £70, Bluebellgray. **ON SIDEBBOARD** Large Wisteria clear glass **lamp base**, from £220, Pooky Lighting. Green silk **drum shade**, £60, Habitat. A by Amara Bloodstone oval **tray**, £60; Bitossi Bloom **glasses**, £6 each; LSA Hint blue glass **carafe**, £30, all Amara. Large lilac studio **bottle**, £30; Blue glass **vase**, £12, both Dunelm. Hinged glass copper **frame**, £14.50, Cox & Cox. **ON WALL** Roses canvas **print** by Ben Lowe, £345, Loaf. **SHELVING DETAIL** East **print**, from £25, Bluebellgray. Ribba **frame** from a selection; Kallax hi-gloss grey turquoise **unit**, £130; Ranarp wall/clamp **spotlights**, £20 each, all Ikea. For similar **glasses**, try Amara. Glass and brass **centrepiece**, £49.95, Rose & Grey. Phalaenopsis orchid in **glass pot**, £17.50, Angel & Boho. Deco Charm teal ginger **jar**, small, £12; large, £20, both Dunelm. Knuff **box files**, £7 for two, Ikea. **Painted** in (from left to right): Marble III; Marble IV; Marble V and Lady Char's Lilac pure flat emulsion, all £22.75 for 750ml, Paint & Paper Library. Drona **boxes**, £2.75 each, Ikea. Pols Potten low horizon **vase**, £50, Amara. Lotus **tea light holder**, £3, Dunelm. Home Collection natural wooden **box**, £20, Debenhams. Bladdra **boxes**, £7 each, Ikea.



### Decadent vintage

**Walls** covered in Purple and Pink Dark Floral **wall mural**, £36m, Murals Wallpaper. Bliss lavender **rug**, £279, Modern Rugs. Irvine double **bed**, £235; **mattress**, from a selection, both Next. Ariella large chevron **bedside table**, £355, Graham and Green. **ON BEDSIDE TABLE** Home Collection frosted **vase**, £16, Debenhams. Lotus **tea light holder**, £3, Dunelm. Lecce brass and globe single **table lamp**, £145, Rose & Grey. Home Collection multicoloured glass **jewellery box**, £22, Debenhams. **ON BED** Mireille Rose **pillowcases**, from £37.50 each; Parisian Blue housewife **pillowcases**, £30 each; Parisian Blue double **flat sheet**, from £100; Mireille Rose **duvet cover**, from £150, all The Linenworks. **Cushions** from left: made in Floretta Heather/Ebony F1088/03, £51m, Clarke & Clarke; Chinoiserie reversible velvet gift cushion, £27.50, Angel & Boho; made in Asuri Freesia 7726/31 (front), £50.50m; made in Chiltern Bora Bora 31626/15 (back), £24m, James Hare. Roxford ombre **throw**, £39.99, Very. **ON FLOOR** Gold sequin **basket**, £24, Rose & Grey. Jade **towels**, from £10, MW by Matthew Williamson range, Debenhams. Ombre **towels**, from £5 each, JD Williams. **CHEST OF DRAWERS DETAIL** Malm **chest of drawers**, £60, Ikea. Alpina Rose velvet **cocktail chair**, £395, Graham and Green. Michelle Keegan Home pink ombre **glass table lamp**, £49.99, Very. Pink silk **drum shade**, from £45, Habitat. 5A Fifth Avenue pink marble-effect **soap dish**, £8, Dunelm. Brass and glass **pyramid**, £29.95, Rose & Grey. For similar vintage **cup**, try Etsy. Star by Julian Macdonald pink black and vanilla scented **candle**, £22, Debenhams. 5A Fifth Avenue pink faux leather **jewellery box**, £25, Dunelm. Home Collection multicoloured glass **jewellery box**, £12, Debenhams. **ON WALL** Aurum brass **mirror**, £75, Cox & Cox.



### Classic blues

**Walls** painted in Ice V 635 pure flat emulsion, £46.50 for 2.5L, Paint & Paper Library. Eiry **rug**, £300, Habitat. Hemnes standard **single bed**, £150; **mattress** from a selection; PS **cabinet**, £70, all Ikea. Hudson compact **desk**, £299, Dwell. **ON CABINET** from left: Stevie Spaceman **lamp**, £39.95, Graham and Green. **Books**, from £9.99 each, After Noah. Mr and Mrs **mug**, £35, Sue Pryke. V and A plywood **table clock**, £20, Made.com. **ON BED** Aubergine standard housewife **pillowcase**, £11, Secret Linen Store. RJR John Rocha Serene **pillowcase**, £20 for two; **duvet cover** from £35, all Debenhams. Marmon knitted cotton **throw**, £45, Made.com. Svartans **laptop table**, £15, Ikea. **OVER BED Print DJ 84 1983** by Keith Haring, £80, King & McGaw. **ON DESK** **Globe** from a selection, Just Globes, from £9.99 each, After Noah. Acrylic **pen pot**, £3.95; **coloured pencils**, £14.95 for 36; **notebook**, £3.50, all Muji. Sparkling Mike Tin **robot**, £26.50, After Noah. Bobby **desk lamp**, £25, Habitat. **ON WALL ABOVE DESK** Large **pegboard**, £65; **pegboard letters**, £18; **pegboard chalkboard**, £22; **peg pack**, £10; flip perpetual **calendar**, £25; large **bulldog clips**, £5 for two, Block Design. **ON MANTELPiece** Chrome Planet tin **robot**, £30, After Noah. Wire Wash **sign**, £6; Stegasaurus dinosaur **ornament**, £4, both George Home. Clipboard **frame**, from £12, Block Design. T Rex dinosaur **ornament**, £4, George Home. **ON WALL ABOVE** Noel Gallagher **art print** in Oasis Blue, £35; Amy Winehouse **art print** in Jade Green, £35, both Bold & Noble. Ribba **frames** from a selection, Ikea. **SHELVING DETAIL** Duraline white floating **shelves**, from £6.50 each, Homebase. **ON SHELVES** from top: Suck UK mini cork **globe** with push pins, £40, John Lewis. Black and gold movie **letter board**, £45, Graham and Green. Star Wars Storm Trooper robot wind-up **tin toy**, £14.99, After Noah. A4 acrylic **box files**, £9.95 each; **notebook**, £3.50, all Muji. Robot **lamp**, £59, Dwell. Chrome Planet **robot**, £30, After Noah. Clipboard **frame**, from £12, Block Design. Hexagonal double-ended **pen pack**, £6.95, Muji.



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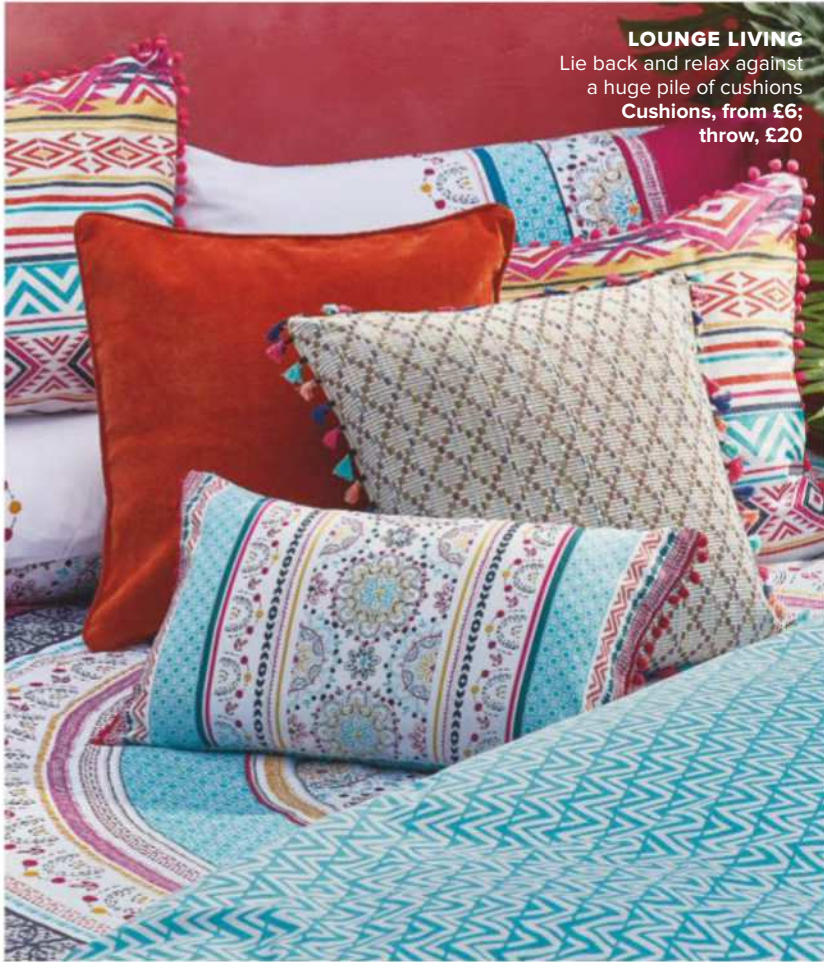


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## PROMOTIONAL FEATURE



### LOUNGE LIVING

Lie back and relax against a huge pile of cushions  
Cushions, from £6;  
throw, £20



### SPICE UP YOUR LIFE

Layer up your bed with bold prints and vibrant colours for a fun focal point in your bedroom  
Aztec duvet cover and pillowcases, from £14

# ADD A SPLASH OF COLOUR

Bring a neutral scheme to life with vibrant accessories and soft furnishings from Matalan's beautiful Nordic Brights range

Colour is big news this year and there are plenty of ways to work it in to your home. From feature walls in vibrant hues to accessories in accent shades, you can go all-out or opt for a more subtle approach. Either way, colour will add another dimension to your design and has the ability to lift your spirits, enhance your mood and generally create a more positive environment to spend time in.

### COLOUR CRUSH

A neutral scheme is a great base to add colour, whether your starting point is cream, white or grey. The Nordic Brights range from Matalan has loads of brilliant pieces to help you do just that. From

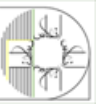
bedlinen, throws and cushions to storage baskets and statement rugs, each piece features a vibrant mix of tonal pinks, citrus oranges and turquoise hues in simple bold prints, tribal patterns and folky florals.

The collection also has lots of natural accessories to help balance the colours and keep the look grounded, including wood details, hand-painted ceramics and tactile fabrics such as macramé wall hangings, fringing and pompoms.

### OUTSIDE IN

If your garden needs brightening up, too, check out the Nordic brights outdoor tableware and accessories to bring a wonderful festival feel to summer gatherings.

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## PROMOTIONAL FEATURE

*“The Nordic Brights range is perfect to perk up a scheme with its beautiful bold prints and bright cheerful colours”*

JANE AKERS, EXECUTIVE EDITOR



**BOLD CHOICE**  
Make a statement with a bright zig-zag  
**Zig Zag Multi rug, from £60 for 170x120cm**



**SHINE ON**  
Go for an eye-catching design  
**Wooden chandelier, £150**

**STYLISH STORAGE**

Perfect for clothes, books or toys  
**Woven basket, 39x34x27cm, £10**



### OUR FAVOURITE MATALAN BUYS

Add style to your home with these gorgeous and affordable pieces



**GET COMFY**  
Pompoms add fun and flamboyance  
**Cushion, £8**

**TAKE A SEAT**

Looks good and is super comfy  
**Grace chair in Blue, £129.99**



**FANCY FLORALS**

You won't believe they're not real  
**Floral arrangement in vase, 29cm, £10**



### FOR MORE INFORMATION...

To see the full Nomad Brights range for inside and out, as well as the rest of Matalan's beautiful and affordable homewares, visit [matalan.co.uk](http://matalan.co.uk)

# MATALAN

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*Love*  
NICOLA'S  
STYLE?

Turn to page 101  
to shop the look

# 'Old things give this place a unique style'



Nicola Law's home showcases an eclectic mix of vintage pieces – and she's made them work beautifully together



**VINTAGE LINEN**  
Used to reupholster the sofa for a lived-in look

## Build a collection

Nicola has filled her home with vintage pieces she's collected. 'When I moved in, all I had were the sofas. Everything else I've picked up over the years,' she says.

### BUY THE KEY PIECES

Kuba Berber rug, from £145, Design Vintage. For a similar sofa, try the Dixie, £1,395, Loaf. For a similar table, try the Live Edge slab, £950, Paul Frampton



# Welcome to my home



Nicola Law, a nursery school owner, lives here with her sons Marcus, 19, and Brandon, 13.

## THE PROPERTY

A three-bed end-of-terrace house in Hove, East Sussex, built in 1875.

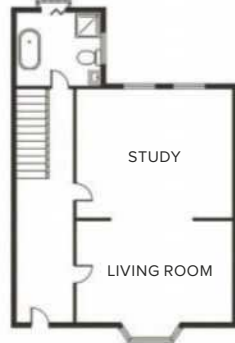
**THE VALUE** A similar property in the area would cost around £900,000.

**“The house was divided into flats when I bought it, and hadn’t been decorated since the Seventies!”**

## Take a quick tour...



**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**

Looking around Nicola Law's elegant home, it's unrecognisable from the higgledy-piggledy property she bought 10 years ago. 'The house was divided up into flats when we moved in and hadn't been decorated since the Seventies,' she explains. 'I wanted to return it to a single family home, and reinstate the period features.'

This house is positioned on a sunny street just moments from the Hove seafront. 'Our road is filled with similar Regency houses, and they are all beautifully kept with painted fronts and black iron railings. I wanted to care for this house the same way, and to decorate it to make the most of the high ceilings, cornicing and sash windows,' she says.

Nicola started by uncovering the original staircase, which had been boxed in by the previous owners. Wooden floorboards have been sanded and waxed, sash windows painted a fresh white and boarded-up fireplaces have been revealed and restored.

As an avid antiques and vintage collector, Nicola will travel far and wide to hunt out unusual items. 'My weekends are spent driving to different vintage fairs. Lots of the more quirky pieces we own, like the wooden shutters and green bell vases, were found in France.' She also finds hidden gems locally at antiques markets in Lewes, Arundel, Ardingly and Brighton.

Resisting the temptation to restore her finds, Nicola prefers to let them be. Armchairs with insides exposed or worn wooden cupboards are left as she found them. 'My intention was always to reupholster the living room armchairs but their lived-in look is so cosy and relaxed, so I simply covered them with vintage French linens instead. My home reflects the places from my travels that I have fallen in love with.'



**CREAM WALLS**  
Chosen to make  
Nicola's antiques  
blend in rather  
than stand out

### *If you love it, do it!*

Nicola's hallway has no less than four statement pieces, including a plaster statue she found in a local fireplace shop. 'I've named her Grace Beatrice, after my grandmother,' says Nicola. 'I knew instantly where I'd put her!'

#### **BUY THE KEY PIECES**

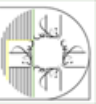
For similar, try the Olivia chandelier, £425; and Barkby mirror, £109, both The Chandelier & Mirror Company

## ***Make practical spaces modern***

An antique-style kitchen would have tipped over into pastiche, so Nicola went in the opposite direction. 'I wanted it to have clean lines, with no handles on the units and no fuss,' she says.

### **BUY THE KEY PIECES**

For similar units, try the Cooke & Lewis Raffello hi-gloss kitchen in cream, £92 for 600mm base unit, B&Q. Xavier Pauchard Tolix-style stools, £59 each, Cult Furniture







**GRAINY WOOD**  
Adds texture  
to this smooth,  
glossy kitchen

*“Wherever I travel, I take lots of photos of ideas that I like, so my home reflects the places that have inspired me and things I’ve fallen in love with”*

### **Add ‘original’ features**

While the kitchen units are super-simple, Nicola made sure the space has lots of character by laying reclaimed-wood flooring and fitting sash windows with traditional folding shutters.

#### **BUY THE KEY PIECES**

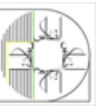
For similar flooring, try the American Walnut laminate, £20/sq m, UK Flooring Direct. For similar, try the cream bread bin, £28, Laura Ashley

### **Connect with colour**

To showcase her diverse collection of antique pieces, Nicola has painted every room in milky shades. ‘I’ve stuck with similar colours that are chalky, rustic and earthy,’ she says. ‘It’s inspired by family holidays to the Mediterranean where homes are decorated in simple tones.’

#### **BUY THE KEY PIECES**

Walls painted in Farrow’s Cream estate emulsion, £45 for 2.5L, Farrow & Ball



## *Make do, don't mend*

Instead of restoring her vintage finds, Nicola prefers to let them be, like the characterful chair in the bathroom. 'The lived-in look sits comfortably with the relaxed feel I want,' she says.

### **BUY THE KEY PIECES**

For similar, try the Lancaster shower-mixer tap, £119.95; and Bromley roll-top bath, £369.95, both Victorian Plumbing

### **FULL-HEIGHT SHUTTERS**

'The best way to let in light while retaining privacy,' says Nicola

### **UPCYCLED BATH**

Re-enamelled, painted and fitted with new taps



**LADDER RACK**  
The perfect place  
for scarves



### **Work around a hero piece**

In Nicola's bedroom, she's kept the scheme calm so that her Victorian decoupage screen can stand out. She's been careful to add texture, though, with velvet cushions and a vintage bedspread. 'I pick up antique linens whenever I see them because I love the quality so much,' she says.

#### **BUY THE KEY PIECES**

The Victorian screen is similar, £2,782, Pamoto. For a similar chair, try the Versailles, £209, Maisons du Monde

### **Mix your flooring**

Wooden flooring from the hall runs into this bathroom then segues into rustic cobbled tiles. 'I spotted the idea in a bar in Lisbon's Old Town,' says Nicola. 'I love the way the Portuguese use tiles on every surface and took my inspiration from there.'

#### **BUY THE KEY PIECES**

For similar wall tiles try Antalya Crema limestone tiles, £75.94sq m; and for flooring try Antalya Crema Bevel tiles, £153sq m, both Topps Tiles





**DRYING RACK**  
For laundry or  
spare blankets

### Keep the backdrop basic

With characterful furniture demanding attention, Nicola doesn't let walls or flooring work too hard. 'In the guest room, I just replaced the damaged flooring with cheap floorboards, which I painted,' says Nicola.

#### BUY THE KEY PIECES

Floor painted in Strong White modern eggshell, £67 for 2.5L, Farrow & Ball

### Invest in go-anywhere pieces

Nicola is careful to buy antique and vintage pieces that can be moved around to give rooms a fresh look. The wooden trunk in her bedroom is great as a linen chest, but would look equally good holding shoes in the hallway, and the ornate mirror can simply be propped in any corner that needs light.

#### BUY THE KEY PIECES

For a similar trunk, try the Sheesham Thakat chest, £154.99, WorldStores



### WHAT I'VE LEARNED

“When buying antique or vintage furniture, I never pick anything that's wobbly or has broken springs – they just won't survive in a family home. I also avoid anything that has a musty smell because it's impossible to get rid of”



FEATURE MAXINE BRADY, VANESSA RICHMOND STYLING MARISHA TAYLOR  
PHOTOGRAPHS JAMES FRENCH PLANS AGENCY SERVICE



# Make it work for you

## NICOLA'S STYLE: ELEGANT ECLECTIC

Channel a global traveller vibe with rustic woods, vintage pieces and boho-style finds, teamed with a palette of neutrals

IDEAL

**ON THE FRINGE**  
Bellvis cushion,  
£29, Urbanara

**GO GREEN**  
Artificial fern  
plant, £35, The  
Contemporary  
Home

GREAT  
DEAL

**FINE PRESS**  
Washed linen  
cushion cover,  
£8.99, H&M Home

**METALLIC  
MIX**  
Copper effect  
pot with artificial  
fern, £10, B&Q



**WOOD  
TONES**  
Elm dining  
bench,  
£545, Shimu



**RUSTIC  
PIECE**  
Warung  
teak bench,  
£155, Puji



**GLASS ACT**  
Medium  
apothecary  
vase in green,  
£19.50, Marks &  
Spencer



**NEUTRAL LAYER**  
Tekouma Berber  
style hand woven  
wool rug, £479,  
La Redoute



**BERBER VIBE**  
Calandre fringed  
rug, £179.99,  
Ideal Home  
range, Very



**BOTTLE  
GREEN**  
Glass vase,  
£6, George  
Home



**LEATHER  
BEAUTY**  
Curvy leather  
chair, £1,258, Out  
There Interiors



**TIMELESS  
CLASSIC**  
Hepworth lamp,  
£195, Oka



**CUTE CURVES**  
Roberta ceramic  
fishtail lamp base,  
£65, John Lewis



**COMFY  
NUMBER**  
Oxford leather club  
armchair, £644,  
Maisons du Monde

FEATURE HEATHER YOUNG PHOTOGRAPHS JAMES FRENCH

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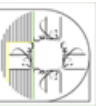
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# 40

## Easy style updates

From best buys and clever tricks to mini decor projects... this is our roundup of the simplest, quickest ways to make your home more beautiful *now*

### 1 Invest in an outdoor sofa

Turn your patio into an alfresco living room complete with plump cushions, side tables and outdoor rug, to make the most of the warm weather.

Sardinia modular garden furniture, from £149; Express Lois coffee table in teal, £99; stripe indoor/outdoor rug, from £59, all Marks & Spencer

## 2 SET UP A DRINKS STATION

If you're entertaining outside, serve iced coolers from an easy-to-fill, Kilner-style drinks dispenser set on a wooden crate.

## 3 POT UP PLANTS

Create your own safari-come-herb garden by potting mint, basil and rosemary in a fun geo wooden giraffe planter. Or get the kids involved and go for an easy-to-care-for grass, which they can tend to throughout the summer.

Large giraffe planter, £20, Sainsbury's Home



## 5 Swap chairs for benches

Adding a bench that tucks under the table is a space-saving way to increase the seating in your kitchen. It can look the part in all schemes, too, so whether your room has country-style Shaker cupboards or sleek and contemporary units, a bench could be the answer to fitting the whole family around the table together.



## 4 Make pretty containers

Pick a pretty fabric that complements your napkins or tablecloth and turn it into a lovely bread bag. It'll add pattern to your table while keeping freshly-baked bread warm and toasty.

## 6 BRIGHTEN UP A BEDROOM

Choose bedding that's guaranteed to bring a smile to your face. Go for a print that's reversible, too, so you can mix and match making the bed.

Bohemia square cushion cover, £12 for two, BHS







## 7 GET LOTS OF USE FROM AN INDOOR/OUTDOOR CHAIR

This shower-proof, contemporary armchair makes it perfect for the garden or conservatory but it's equally at home indoors. A matching footstool raises the comfort factor, too.



Safi chair and footstool, £449, John Lewis



## 8 Stock up on baskets

The easiest way to hide away clutter and mess in an instant? Chuck it all in gorgeous baskets of different shapes, sizes and materials, from seagrass to rattan. Baskets, from £20, all John Lewis.

## 9 REVAMP YOUR DINING TABLE

A simple runner will update a tired table in moments, covering up scratches and water marks alike, without making the look too fussy and formal in the way a tablecloth can.



Duette blinds in pale blue, from £158, Apollo Blinds

## 10 Go for flexible blinds

Unlike traditional curtains or the Roman type, these concertina blinds can be adjusted to block out direct sunlight without plunging a room into darkness, plus they add privacy while still allowing a view of the outside.





Bar stools in natural oak veneer with putty painted finish, £99 each, Padstow range, Marks & Spencer

## 11 *Fake a marble island*

Love the luxurious marble look but not the hefty price tag? Work it into your scheme by using a good-quality marble-effect vinyl to cover the front of your kitchen island for a fraction of the price.

## 12 FRESHEN UP COUNTERTOPS

Swap out tired, mismatched appliances for shiny new coordinated ones. Keep it subtle with a pale pastel tone or pick a bright primary shade to add a pop of colour.



Breville Strata green four-slice toaster, £65.99, Very

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## 13 TAKE PLANTS TO NEW HEIGHTS

If the cat has a tendency to nibble or do their business on your house plants, raise them up on leggy planters. The bases give them a lighter feel than classic pots and the extra height brings variety to the arrangement.

Brass planters, from £15 each, Matalan



## 14 LIGHTEN THE CURTAINS

Swap heavy curtains for a lighter, summery alternative. Floaty sheers, light linens and lace will still cut glare while helping to keep the bedroom cool on stuffy evenings. Tie-on panels are a good option to avoid fiddly tapes and hooks.



Double indoor/outdoor hanging chair, £675, Cox & Cox

## 15 CHOOSE SEATING THAT SWINGS

With space for not just one but two people to relax into, this hanging chair can be enjoyed inside and outdoors, making a style statement whatever the weather.

## 16 Go for a fresh lick of paint

Create a calming and serene feel in your bedroom, with a fresh coat of dreamy pale blue paint. Don't be scared to go for a relatively cool shade, as it can easily be warmed up with touches of copper or rose gold.



Lena copper side table, £79; Archie table lamp, £49; micro stripe seersucker double bed set, £59, all Marks and Spencer

## 17 BRIGHTEN UP BRICKWORK

Give an old garden wall a facelift by planting succulents in its gaps. Add grit to the planting hole, push the plants in and leave to settle. Sedums and sempervivums thrive with little water.

## 18 *Mix and match outdoors*

Complement existing outdoor chairs and seating with a Scandi-style bistro or side table. The simple and contemporary design means it will work well with most looks and styles.



Bistro table, £230; side table, £130, Andreas range, Debenhams



## 19 **HANG A MIRROR IN THE GARDEN**

Make dining alfresco more chic by hanging a mirror on the wall, as you would inside. Not only will it make a space seem larger, it'll also catch the rays of any late-evening sunlight.

Sunburst bamboo wall mirror, £210, Out There Interiors

## 22 *Create a wall display*

Jazz up a plain wall above the bed and create your own mini library to keep books, plants and trinkets. Hang several wire shelves in a row and then arrange books both vertically and horizontally.



Blanc terrazzo double bed set, £40; wire rectangular shelves, £25 each, both BHS

## 20 **POSH UP A PICNIC**

Ditch flimsy plastic plates for an upmarket alternative. Go for chip-proof melamine or eco-friendly bamboo, and pair with pretty linen napkins.



Hamilton sun lounger, £199.99; occasional table, £39, both Very

## 21 *Catch some rays inside*

If the sun is out, but it's a little too chilly for sunbathing, set up a lounger inside the bifolds instead. Create a little corner of calm around your 'daybed', with some soothing tunes and a few house plants.



## 24 PICK A STATEMENT LIGHT

Wave goodbye to the classic shade-and-base combo of table lamps past. The new breed are jazzier than ever and a great way to perk up a boring console table, desk or bedside table.

Beryl table lamp, £50, BHS



## 25 REARRANGE FURNITURE

It costs nothing, but moving a few pieces around will give your home a brand-new feel. Even moving the dining table from one side of the room to the other, or turning sofas to face a new direction will work.



Herringbone indigo stair runner, from £489, Dash & Albert

# 23

## PAIN THE INSIDE OF YOUR FRONT DOOR

We often update the outside of a front door, but forget the inside needs a revamp from time to time, too. Go for a bright, light colour to give your hallway a new look.

## 26 Soften a stark staircase

Lay a runner on a staircase to help soften sound, add colour or pattern, plus link one floor to another. Go for an option that will take a lot of wear and tear.



Holker bird vase, £30; Exbury frog trinket box, £30; Eden 280 thread count bedlinen, from £25 for a pair of pillowcases; Trerice leaves cushion, £30, all A by Amara

## 29 *Make a shelf disappear*

To allow what's on the shelf to stand out rather than the shelf itself, paint the whole thing, including any brackets and fixings, the exact same colour as the wall behind it.

## 30 GET A TROPICAL FEEL AT HOME

Channel tropical holiday vibes from your own back garden with a tutti frutti print deckchair. Team with a pink side table to hold your cocktail.

Watermelon print deckchair, £55 for two, George Home



## 27 REFRESH FLOWERBEDS

Wait until the end of May so there's no risk of frost, then clear spring bedding that has flowered and stock up on new plants. Group similar ones together to create blocks of colour for extra impact.

## 28 SHOW OFF FAVOURITE FINDS

Looking for the perfect place to display holiday keepsakes and treasures? Give them pride of place in a box shelf. Arrange a set of three or five and paint or paper the back of each one to complement your colour scheme.

Hexagon box shelves, £15 for three, Tesco Direct



Montserrat fabric in Cranberry, from £89m, Rainforest collection, iLiv



## 31 HANG A JAZZY BLIND

Make your windows the focal point of the room by hanging a beautiful blind that demands attention. Go for a Roman blind so the pattern is always visible.



## 32 *Put on a shoe show*

Make getting ready for the day a doddle with an ordered dressing space. Hang belts and scarves from empty picture frames and keep off-season shoes in boxes.



## 35 *DISPLAY FLOWERS IN JUGS*

For a country cottage vibe, display flowers and foliage – fresh or faux – in jugs, teapots or cups arranged together in pretty groups.



## 33 *LAY A SPRING INSPIRED TABLE*

Rather than traditional paper place settings, pot hyacinth bulbs in tea cups or pretty little bowls to add a personal touch to your next summer soirée with friends.

## 34 *Create a branch towel rail*

Keep towels handy for grabbing post bath or shower, by making a rustic rail from a foraged branch and some brown cord. Remove the bark and give it a quick sand to get rid of splinters before hanging.



# 36 Update a bathroom with brass

Even a simple white suite can benefit from new taps and fittings to give it a new lease of life. Go for brass with a vintage finish for a more traditional, authentic look.



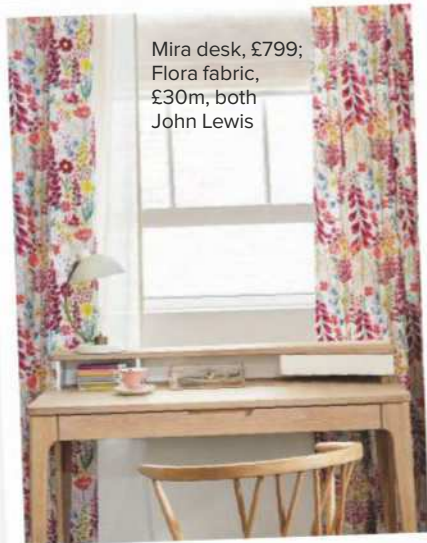
White marble soap dish, £12; soap dispenser, £30; toothbrush holder, £22; super soft cotton hand towel, £12; Aira hand towel, £14, all A by Amara

# 37 CREATE AN EVENING GLOW

Make the most of those rare warm evenings and enjoy supper in the garden, surrounded by candle-filled lanterns. Choose ones with pretty trellis patterns that will let the glow spill out around you.



Ceramic lantern in Blush, £105, Out There Interiors



Mira desk, £799; Flora fabric, £30m, both John Lewis

# 38 DRESS WINDOWS IN FLORALS

Position your desk so you face the window – if you find the view outside uninspiring, frame it with some bright floral curtains to add a botanical vibe.

# 39 MAKE AN EASY TABLE CENTREPIECE

If you're entertaining, jazz up the table with an ultra-easy focal point that looks extra special. Fill a dish with water and pop in a few floating candles and fresh peonies.



Eucalyptus print, unframed, £16, Meylor

# 40 SWAP OUT ARTWORK FOR A NEW LOOK

If you've had the same print or photo on display for a while, try replacing it with something new or swapping it with a wall hanging from another room to give it a different, yet familiar feel. Simple leafy prints and nature-inspired paintings will bring that summery feel inside.



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**SOFT & SUBTLE**  
Stop a neutral scheme from feeling flat with elegant patterns and pops of colour  
**Elona roller blind in silver, Hillarys**

# STYLISH IDEAS FOR WINDOWS

Hillarys has come up trumps with its new range of beautiful and practical roller blinds to suit any room in your home

Traditionally the window dressing of choice for kitchens and bathrooms, roller blinds are a durable and practical solution for steam-prone spaces thanks to the fact that they're available in moisture-resistant finishes. But that's not the only reason why they're such a great option.

These days, roller blinds have enjoyed something of a renaissance and are now available in a huge range of colours, designs, fabrics and finishes, making them versatile enough to work in any room, from bedrooms to bathrooms,

kitchens to living rooms, and with different windows, from bays to skylights.

## IDEAS TO INSPIRE

Hillarys new collection of roller blinds features 276 stylish fabrics, including on-trend prints and pretty plains to help you create the perfect look for your home. So not only are they a practical choice, featuring moisture-resistant finishes, blackout and flame-retardant options, and even motorised designs for hard-to-reach windows, they're also a great way to add personality to a scheme. Make a

statement in a dining room with a bold print that will turn your windows into a focal point or choose a subtle pattern to add interest to a neutral living room.

## IN-HOME SERVICE

Whatever your style, if you're moving house, extending or revamping a room, Hillarys roller blinds offer a stylish and contemporary way to dress your windows. Book a home appointment with a Hillarys expert who can advise, measure and fit the blinds to make the whole process enjoyable and stress-free.

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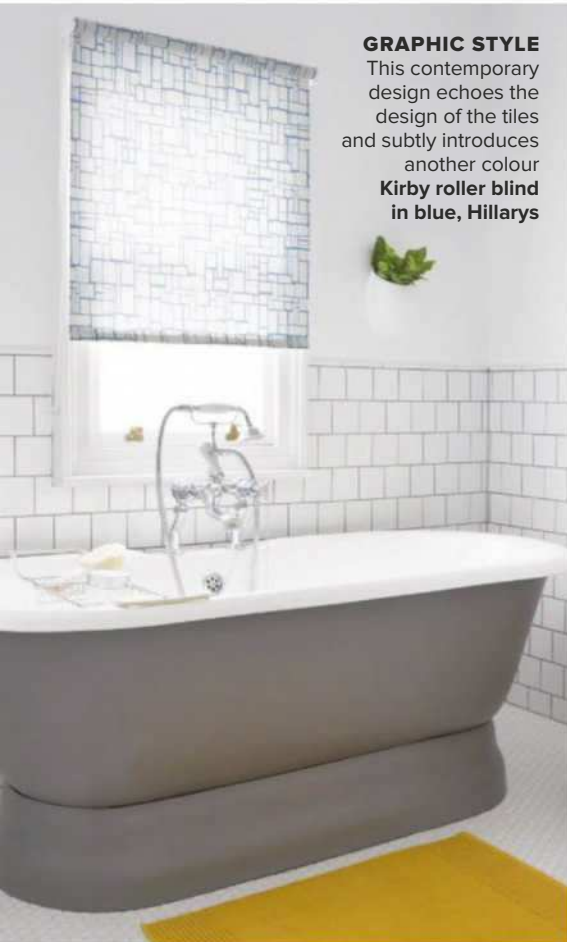


## PROMOTIONAL FEATURE

**PUNCHY PATTERN**  
Inject personality with an eye-catching patterned blind  
**Brindle roller blind in Denim Drift, Hillarys**



**GRAPHIC STYLE**  
This contemporary design echoes the design of the tiles and subtly introduces another colour  
**Kirby roller blind in blue, Hillarys**



**COSY RETREAT**  
Claudia wanted to create a relaxed and inviting modern rustic scheme for Hillarys  
**Acacia roller blind in Taupe, Purity roller blind in White, curtains in Tetbury Blush, all Hillarys**

#ILOVETHATSTYLE

## MODERN RUSTIC

Design writer Claudia Baillie styles her perfect bedroom using Hillarys roller blinds as the starting point

Roller blinds look so neat and you can combine them with curtains with little fuss,' says Claudia, who wanted to include lots of layers and textures in her room to give it that cosy rustic feel. 'I chose these natural light fittings, which are really on trend and work well with the wood furniture and taupe roller blinds,' she adds. Instead of one roller blind to dress the windows, Claudia went for two. 'The first is a sheer to diffuse light and provide privacy and the second taupe roller blind sits over the top and adds colour,' she explains. To give the room a modern edge, Claudia injected a touch of spice to the scheme. 'Pink is very now but the hits of mustard make the modern rustic look more current.'

Claudia went for a layered look, combining roller blinds with curtains



FOR MORE INFORMATION...

See all of Hillarys new roller blind collection as well as its full range of curtains, blinds, shutters and carpets at [hillarys.co.uk](http://hillarys.co.uk)

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# 'I just had to have space for a table!'

With three sons regularly stopping by, Maria Wald decided to extend her tiny kitchen by 4ft to make room for that all-important dining table

*Love*  
MARIA'S STYLE?

Turn to page 121  
to shop the look

'By demolishing the old conservatory to make room for a kitchen extension, I was able to fit in a large table,' says Maria. 'I used muted colours to give the space a clutter-free look.'

Shaker cabinets, from £600 for a 600mm painted base unit, Chalkhouse Interiors

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BEFORE



**A CLEAR SPLASHBACK**  
Keeps the space feeling simple and uncluttered



*Welcome to my home*

Maria Wald lives here. She has three grown-up sons who visit regularly.

**THE PROPERTY**

A three-bedroom terrace, built in the Twenties, near Cardiff.

**WHAT IT COST**

Kitchen units.....	£15,000
Appliances.....	£3,048
Sink.....	£350
Tap.....	£248
Worktop.....	£4,420
Flooring.....	£1,540
<b>TOTAL.....</b>	<b>£24,606</b>

*“The old kitchen looked so dark and neglected, but the new colour scheme and Shaker units make it feel so welcoming. My sons all enjoy being in here”*



## HOW MARIA DID IT

'My previous home had a large kitchen-diner and I wanted to recreate that family space here, but it was too small and in need of a lot of work – the Fifties units were falling apart and the polystyrene-tiled ceiling was starting to collapse. I decided to get a builder to knock down the old conservatory to make room for a modern extension, which added valuable space. Luckily I didn't need planning permission, because I didn't

build beyond the original footprint of the house, so it was fairly straightforward. I wanted to keep the space feeling open and uncluttered, so I chose timeless Shaker cabinetry and simple furnishings in neutral tones. All together the project took six months to complete and the design and installation cost £2,700. It's exactly what I wanted – an inviting place to spend time with my family.'

**BELOW** 'Including an island was always top of my wish list and I love that I can look out at the garden while I'm preparing food. During the renovation, the builders discovered a fireplace that I whitewashed to turn it into a great feature,' says Maria.

Kensington engineered wood flooring in Natural Oak, £55sq m, Flooring Republic. Curtains made from Padstow Natural Sheer, £50m, Ian Mankin. Similar table, £265, Pine Farmhouse Table. Chair upholstered in Sahara French Blue, £29m, Romo



**ALCOVE LARDER**  
'I like the traditional pantry feel that a larder brings to the kitchen,' says Maria

IDEAL HOME  
*loves*

**Distressed  
timber flooring**  
Makes a new extension  
look like it's always  
been part of the  
building

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**DRAINING GROOVES**  
Help keep the island modern and streamlined



**ABOVE** Maria avoided fitting lots of wall cabinets to keep the space feeling uncluttered, adding just this one to display all her glassware and pretty mugs. Cabinetry painted in Cornforth White estate emulsion, £60 for 2.5L, Farrow & Ball. Door knobs, £17 each, Armac Martin

**ABOVE** 'Apart from the cabinets, my biggest spend was the Silestone worktops,' says Maria. 'But I have no regrets as they complement the simplicity of the kitchen perfectly and reflect the light.'

Silestone Blanco Maple worktop, from £400sq m, Granite Worktops

**RIGHT** 'It was important to me to have a kitchen that wouldn't date quickly and that I could update by simply changing the colour, so I opted for a hand-painted finish,' says Maria.

Five ring gas burner, £366; Cooker hood, £599, both AEG. Glass splashback, £145, Chalkhouse Interiors



**SLIM UPSTAND**  
'Tiles would have looked too fussy,' says Maria

FEATURE CAROLINE FOSTER, VANESSA RICHMOND  
STYLING DILLY ORME PHOTOGRAPHS DAVID PARMITER

**WHAT I'VE LEARNED**  
*“Plan as much as you can yourself before hiring anybody else to start the work. Also, be prepared for everything to take longer than you think”*

# loaf



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# Make it work for you

## MARIA'S STYLE: MODERN RUSTIC

Classic painted cabinets and country-look furniture are updated by contemporary accessories and finishes



Natural and painted wood finishes create a relaxed feel



### WHERE TO BUY

**1. CLOCK**

Smiths station clock, £95, Roger Lascelles

**2. LIGHT**

Hoxton Bullet pendant, £110, Garden Trading

**3. CHAIR**

Bourton chair, £120, The Cotswold Company

**4. BRICK TILES**

London White brick wall tiles, £20.99sq m, Tile Mountain

**5. HERB POTS**

Galvanised planters, £29.99 for five, Crocus

**6. TABLE**

Dorset extending table, £1,300, Laura Ashley

**7. TAP**

Eiger chrome mixer tap, £235, Franke

**8. BOARD**

Collection Salisbury solid wood butcher's block, £10, Argos

FEATURE LISA FAZZANI PHOTOGRAPHS DAVID PARMITER

# 'We'll love our kitchen for years to come'

With an eye on the future, Jen Rothbury packed her kitchen with practical, family-friendly design and features that will stand the test of time



Jen Rothbury lives here with her husband, Miles, and their sons, Leo, four and Magnus, two.

## Welcome to my home

### THE PROPERTY

A five-bed Twenties semi in Bramhall, Cheshire.

### WHAT IT COST

Kitchen units.....£16,500  
Flooring.....£1,400  
Appliances.....£1,439  
Range.....£10,000  
Sink.....£640  
Taps.....£1,215

Worktops and splashback.....£4,600  
TOTAL.....£35,794

“The old kitchen was cramped and dark, but I wanted a light, open-plan space that would work as the boys grew up”



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PENDANT LIGHT**  
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lighting

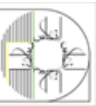


## HOW JEN AND MILES DID IT

'We decided to knock our kitchen and dining room together and extend out as well. Our builders were Cheshire Sustainable Construction, who we'd used before. I was after a traditional kitchen and my 'must-haves' were solid-looking units, lots of storage and a range (we'd had one before and I love the warmth!). Quotes for bespoke units were too high, but then I spotted my perfect kitchen in *Ideal Home!* It was within budget, looked perfect and the supplier was a local firm, Lloyds Kitchens and Bedrooms. Their designer worked with me on the layout and came up with the idea of a faux chimney breast and mantel above the range, and the tall unit around our fridge-freezer. It was all done in four months and cost around £1,900 to fit. My choices felt adventurous, especially the white worktops. I was worried they'd be impractical, but they really make the kitchen, so I'm glad I took a risk!'

Jen chose timeless in-frame units, but picked two grey paint finishes for contrast. To give the space a modern-country look, she chose white quartz surfaces instead of wood or granite.

Multiwood Eildon Light Grey and Slate Grey cabinets, £400 for a 600mm base unit, Lloyds Kitchens and Bedrooms





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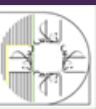


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**Love**  
JEN'S CABINET  
HANDLES?

Turn to page 127  
to shop the look

**ABOVE** Jen's mix of polished-nickel cup handles and knobs were chosen to match the kitchen's classic style and complement the pendant light and taps.

Provence rise-and-fall pendant light, £240, Elstead Lighting

**RIGHT** The island is a crucial part of the new kitchen. It boosts surface space and incorporates pan drawers and recycling bins, as well as a breakfast bar.

Ingolf bar stools, £40 each, Ikea. Caple W13119 wine cooler, £340, Lloyds Kitchens and Bedrooms. Corinth Tumbled Travertine flooring, £33.86m, Mandarin Stone



**WINE COOLER**  
Frees up fridge space and keeps wine at the ideal temperature



'I'd only seen very modern boiling-water taps, so I was thrilled to find one to match our trad style,' says Jen.

Aquitaine boiling-water tap, £765, Lloyds Kitchens and Bedrooms

FEATURE ANINABELLE GRUNDY  
PHOTOGRAPHS AND STYLING COLIN POOLE



**WHAT I'VE LEARNED**

“You'll be put on the spot and have to make decisions quickly, so start with a really strong vision of where you want to end up, and don't leave details to the last minute!”



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# Make it work for you

## JEN'S CHOICE: ON-TREND CABINET HANDLES

Kitchen in need of a revamp? Consider replacing the handles for an easy and stylish update that won't cost a fortune

### INDUSTRIAL FINISH

Add an urban edge with copper pipework style bar handles in a burnished effect.

**Copper speckled matt straight T-bar handles (W252mm), £10 for two, B&Q**



### BISTRO STYLE

Co-ordinate your kitchen with cafe style cup handles, easy to grip and in an antique brass effect finish.

**Antique shell handle (W78mm), £2.50, Wilko**



### POLISH OFF

This tap style pull in polished nickel will make plain doors look a million dollars.

**Crossed cabinet knob in polished nickel (W55mm), £27.25, Willow & Stone**



Statement handles are the perfect finish

“Polished nickel will brighten dark tones while brass bar handles suit a modern look”

**DARREN WATTS,**  
WREN KITCHENS

### ECO CHOICE

Choose a stylish design in sustainable materials. **Circular design (W170mm), from £20, Chocolate Creative**



### PULL TAB

A rugged leather strap pull, in a choice of three colours with different rivet options.

**Magni leather handle in raw umber (L65mm), £10.99, Dowsing & Reynolds**



### BLACK ACCENT

Contrast these matt black square cut handles with glossy white units.

**Hafele square D-handle (W128mm), £11, Wickes**



### HIDE & SEEK

Add a rustic country vibe with on-trend tan leather bar handles.

**Osternas leather handle (W153mm), £15 for two, Ikea**



### COPPER ELEMENT

Team with dark kitchen cabinets to make them pop.

**Monmouth cup handle in brushed copper (W104mm), £7.61, Ironmongery Direct**



FEATURE LISA FAZZANI

# 'We transformed a Nineties nightmare'

The Bartons' bathroom had aged badly, so they gave it a fresh look using a timeless style that won't date

IDEAL HOME  
*loves*

**Exposed brick wall**  
Naturally beautiful and timeless – Lisa's was created using brick slip tiles (thin slivers of real brick)

The Bartons went for a neutral scheme with bespoke cabinets and contrasting traditional-style panelling made by Gerry's company, Chiltern Timber, teamed with modern elements, such as a minimalist bath and contemporary taps.

Villeroy & Boch Subway wall-hung rimless loo, £649, Hawk Kitchens & Bathrooms. Westminster smoked oak wood-effect floor tiles, £50sq m, BC Ceramics

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BEFORE



**HALF-WALL PANELLING**  
Looks like an architectural feature and is easy to repaint



## Welcome to my home

Lisa Barton lives here with her husband Gerry.

**THE PROPERTY**  
A five-bed detached Nineties house in Hemel Hempstead, Hertfordshire.

**WHAT IT COST**

Bath.....	£2,245
Brassware.....	£2,801
Tiles.....	£725
Washstand and basins.....	£1,315
Toilet.....	£649
Mirror and wall lights.....	£396
Heated towel rail....	£578
Chandelier.....	£285
Panelling.....	£715
<b>TOTAL.....</b>	<b>£9,709</b>

“After a hard day, it’s lovely to relax in a candlelit bath under the chandelier!”



## HOW LISA AND GERRY DID IT

'The old bathroom was put in when the house was built in the Nineties and it had become tired and dated. It had glossy coral-coloured tiles and a fitted bath with a dark-wood panel. We spent some time doing research, then went to a local company, Hawk Kitchens & Bathrooms, to discuss our ideas. They arranged a site visit by their designer. We already had an en-suite shower room, so decided to just have

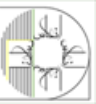
a bath in here. We updated the en suite and downstairs cloakroom at the same time, which involved reconfiguring the plumbing. It had to be done in stages, so we were never without a loo. We kept the bath in the same place, but knocked out the archway to make the alcove more light and open. The work and installation (including underfloor heating and electrics) cost £7,000 and took around four weeks.'

**BELOW** Wall-mounted taps free up surface space on the vanity unit for a clean and uncluttered look. 'Being a huge fan of Neptune furniture, my starting point for the bathroom was its Chichester vanity unit,' says Lisa.

Neptune Chichester large countertop washstand painted in Shell, including basins, £1,315; Villeroy & Boch Just wall-mounted basin mixers, £1,342; Neptune Chichester mirror painted in Shell, £290, all Hawk Kitchens & Bathrooms



**CHANDELIER**  
Adapted for bathroom use to comply with regulations



FEATURE NATALIE FLAUM, VANESSA RICHMOND  
PHOTOGRAPHS ALISON HAMMOND

**LADDER**  
Moveable  
storage for  
towels or  
clothes

*Love*  
LISA'S EXPOSED  
BRICK WALL?

Turn to page 133  
to find out more



**ABOVE** Fashionable taps date quickly, so Lisa stuck to a simple, stainless-steel design for her floorstanding bath filler, which contrasts perfectly with the brick slips.

BagnoDesign floor-mounted bath spout with hand shower, £1,495, Hawk Kitchens & Bathrooms. Brick slip wall tiles, £55.50sq m, Brick Slips



**ABOVE** The bath fits perfectly in the opened-up alcove. 'I love the French-style mirror,' says Lisa. 'It looks like an open window and fills the room with light.'

Clearwater freestanding bath, £2,245, Hawk Kitchens & Bathrooms. Vintage ladder, from £95, Home and Colonial

**RIGHT** A small recess for displaying pretty bottles in the panelling by the bath has been fitted with lighting, emphasising the indulgent feel of this bathroom.

Wood panelling painted in Neptune's Shale, Hawk Kitchens & Bathrooms. For similar bottles, try H&M Home



**WHAT I'VE LEARNED**

*“A competent team is a godsend. Ours were brilliant and looked after the plumbing, electrics, fitting, tiling, joinery and decorating. They also came up with great storage ideas”*



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Put down the roller  
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Step back.  
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Choose taps that glitter  
like jewels,  
showers that drench,  
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# Make it work for you

## LISA'S CHOICE: EXPOSED BRICK

Impressed by the rustic charm of Lisa's walls? Consider stripping back to bare brickwork to reveal instant character

Brick slip wall tiles like Lisa's are a fast, stylish alternative to the real thing, but if original exposed brickwork is what you're after, whether modern industrial or rustic country, be prepared to put in some hard graft to get the best results.

**Q Which wall should I expose?**  
Exposed brick is a pretty bold statement, so try not to get carried away. Stick to one wall or a section of wall with natural start and finish points, such as a chimney breast or inside alcoves.

**Q Can I do the work myself?**  
Absolutely. Drill a test hole in the plaster to check the brickwork is worth stripping. If it's damaged or the colour isn't your bag, refill the hole. Prepare for serious dirt and dust. Cover surfaces and seal doors. Work across the wall from left to right, hammering and then gently lifting the plasterwork off with a trowel or putty knife.

**Q How can I tidy the bricks up?**  
First, remove loose cement or brickwork with a stiff brush, not wire, then vacuum. 'If the removed cement leaves cavities, repoint gaps to avoid drafts or an attack of creepy-crawlies,' says DIY interiors vlogger Georgina Burnett (thhomegenie.com). 'Make new

cement look less obvious by dabbing on watered-down chalk paint.'

**Q Will the bricks need sealing?**  
Sealing will alter the colour of the brickwork, which can ruin the original look. 'And once it's done, it's impossible to reverse,' adds period property expert Roger Hunt. In some cases, sealing can trap moisture inside the brick, which could cause problems. However, in moisture-prone rooms like kitchens and bathrooms, PVA or terracotta sealant is recommended to protect the bricks and improve hygiene.

**Q What if I don't have original brickwork to expose?**  
Brick slips could be the answer – try Eurobrick Systems or Matclad. Also called veneer bricks, they mimic a solid wall but are thinner. Another solution is to build a new wall using reclaimed bricks for character, but you will lose living space and require a bricklayer.



Emulate real brickwork with a brick slip tiled feature wall

*“Try not to destroy the texture of brickwork by overzealous cleaning. Avoid using wire brushes as they will remove the ‘skin’ of the brick”*

**ROGER HUNT, CO-AUTHOR OF NEW DESIGN FOR OLD BUILDINGS (RIBA PUBLISHING)**

### BEST FOR...

#### RECLAIMED BRICKS

Cawarden has a large stock of reclaimed bricks, and also sells reproduction bricks and brick slips.

#### DIY TOOLS

Jewson is the place to head for a decent trowel and brick jointer, as well as a Roughneck Brick & Mortar Gun, which will make repointing a breeze.

#### BECOMING A BRICKIE

Plastering Workshop has been teaching bricklaying since 2002 and runs regular courses in Bedford or Dumfries, from £119.

## IDEAL HOME LOVES... BRICKWORK WALLPAPER



#### SOFT APPROACH

Pale grey tones.

**FC2501, £29.95 a roll, Façade Collection range, Galerie Wallcoverings**



#### QUICK FIX

Digitally printed.

**Woodchip & Magnolia exposed real brick effect, £75 a roll, Limelace**



#### ALL ABOARD

Retro subway look.

**District Line in Bone, £120 for 5.62sq m, Debbie McKeegan**



#### RURAL HIT

Country lane vibe.

**Brick wall faux-effect mural 265613, £11 a roll, I Want Wallpaper**

FEATURE LINDA CLAYTON

# *‘It feels like showering in a jungle!’*

Why play it safe with your bathroom when you can create a more interesting, inspiring space? That’s exactly what Jo and Mark Llewelyn-Davies did

**BEFORE**



## *Welcome to my home*



Jo Llewelyn-Davies lives here with her husband, Mark, and their children Tilly, 11, Maisy, nine, and Tommy, six.

### **THE PROPERTY**

A four-bed Fifties end-of-terrace in Twickenham, southwest London.

### **WHAT IT COST**

Sanitaryware.....£1,430  
Shower.....£1,869  
Tiles.....£505  
Flooring.....£350  
Mirror.....£129  
Paint.....£34

Radiator.....£320  
Wallpaper.....£167  
**TOTAL.....£4,804**

*“It’s a really personal room for us. Travelling in southeast Asia was so inspiring, especially for the colour scheme”*





'As the pipework is hidden behind false walls, we added a niche shelf behind the bath,' says Jo

**HOW JO DID IT**

'The bathroom was originally downstairs and far too cramped for three growing children, my husband and me. Frankly, it was horrible. It didn't have a separate shower and it was such a pain going downstairs at night to use it. We got planning permission for a two-storey rear and side extension, which meant we could finally tackle it. We decided to use some of the new space, as well as part of one of the larger bedrooms. That created an L-shaped room, with space for a bath and a separate shower. The vanity unit sits in the space taken back from the bedroom. When it came to the style, I wanted it to be slightly masculine, but with an organic feel – so it's like showering in a jungle waterfall. The bathroom took three weeks and cost around £5,000. I'm just so surprised at how much we've managed to fit in our little jungle!'

**Love**  
JO'S STYLE?  
*Turn to page 139*  
*to shop the look*

'Mixing stone-effect and concrete-look flooring with vivid paint colours has given me the tropical feel I wanted,' says Jo.  
Alchemy Atmosphere flooring, £70sq m, Amtico. Advance tiles, £26sq m, Tile Mountain. Walls painted in Indian Ivy 3 and Natural Slate emulsion, £16 for 2.5L, both Dulux





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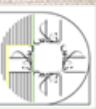
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## BATHROOM PROJECT



**ABOVE** 'We splashed out on the shower tray,' says Jo, 'and used a bifold door to give the wide shower some extra space.'

Terran Superslim Stonex shower tray, £989, Roca. Leap door, £542; Adept BIR mixer shower, £338, both Mira Showers. Palmeral mural, £185, House of Hackney collection, Wallpaper Direct

**RIGHT** 'Fitting a deep bath with a tap in the middle rather than at one end was part of the plan,' says Jo.

The Gap bath, £522, Roca. Comfort Monobloc bath mixer, £295, Mira Showers. Congo green glazed tiles, £4 each, The Douglas Watson Studio. Bijou hexagonal mosaic tiles, £8 a sheet, Walls and Floors



### WHAT I'VE LEARNED

“Our idea for a wall of plants was impractical, so we went for wall and hanging baskets. We were confident the ceiling could take the weight”



**PLANTERS**  
Wall- and ceiling-hung, to save on surface space



**ABOVE** 'The vanity unit adds texture and keeps things tidy,' says Jo. 'This part of the room looked dull compared to the other walls, so I painted it vivid green to really lift it.'

Mino 600 vanity unit in Nebraska Oak, £359; LED mirror, £149, both Bathstore



**CONTRAST TILES**  
A few handmade tiles add colour, depth and interest

## READER OFFER

Create a calm oasis with the Muniellos wood-effect tiles in Light Oak, £44.95sq m



Make an entrance with the Ledbury tiles in Marina Blue, £34.95sq m



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# Make it work for you

## JO'S STYLE: TOTALLY TROPICAL

Palm-print wallpaper, bold paintwork, hanging planters and sleek storage turn this bathroom into a tropical oasis



Take inspiration from the tropics to make your bathroom more inviting

### WHERE TO BUY

**1. SHOWER**

Adept BIR shower, £338, Mira Showers

**2. PLANTER**

Artificial hanging pot plant, £34, The Contemporary Home

**3. STORAGE UNIT**

Milan oak storage unit, £99, Dunelm

**4. MIRROR**

Blanc LED mirror, £180, Bathroom Takeaway

**5. BOWL**

Cabbage leaf bowl, £31, SCP

**6. WALLPAPER**

Robustas Palm wallpaper, £120 a roll, Debbie McKeegan

**7. ACCESSORIES**

Essentials Jeppe set, £14, Made.com

**8. VANITY UNIT**

Paolo Bodega vanity and basin, £280, B&Q

FEATURE LISA FAZZANI PHOTOGRAPHS DAVID GILES

# *‘We virtually live out here all summer’*

Flat dwellers Karen Howden and Tom Ganley doubled their living space with this low-maintenance garden designed for relaxing, dining and gathering with friends

#### **WATER FEATURE**

Rusted metal gives the garden a lived-in look

#### **Outdoor ‘rooms’**

The paved garden includes a lounging area with a fire pit, a kitchen-dining space and a studio to retreat to in bad weather. Planting is contained in randomly positioned circular beds, while climbers soften the hard surfaces and boost privacy.





## *Welcome to my garden*

Karen Howden lives here with her husband Tom Gandey.

### THE PLOT

A small urban garden accessed by steps from a raised ground floor flat in Belsize Park, North London.

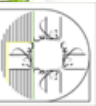
*“We felt lucky getting this flat, because finding green space in this area is difficult and the garden is peaceful, private and so easy to keep tidy. We spend as much time out here as we can”*

**PLANTED ROOF**  
Makes the studio blend into its surroundings

**Love**  
KAREN'S STYLE?

Turn to page 145  
to shop the look

*“We're serious foodies, so building a great barbecue area was important,” says Karen*





## IDEAL HOME *loves*

### **Hydrangeas**

*They're tough, low-maintenance and look right in both urban and rural gardens. Gorgeous blooms, too!*

### **WALL TOPPERS**

**Add height for privacy and update the old brick for a more modern look**

**K**aren Howden and her husband Tom Gandey knew that flat-hunting in London usually involves compromise, but, for them, a garden was a priority. 'We'd been living in Canada and really enjoyed entertaining and relaxing in our garden there,' says Karen. 'We wanted outdoor space here, even if it was tiny.'

The couple found a raised ground floor flat, which has this garden accessed by steps from a balcony off the living room. It didn't look promising – a mossy lawn edged with shrubs and overshadowed by trees. But the couple were prepared to strip it all out and start again to turn it into a multifunctional extra living space. 'We needed it to be

low maintenance and were keen to have a water feature for the lovely sound.'

A local landscaping company, Belsize Gardens, cleared the space and removed most of the trees to let in light. Its designer also helped them to plan a paved garden, broken up with clusters of plants that would add height and texture but require little attention.

Karen kept things simple, focusing on interesting foliage and white flowers, but with mixed success. The hydrangeas were a hit and now form the backbone of the planting scheme, but the hostas fell victim to slugs. The bulk of the work was done over a couple of months and, since then, everything has matured to turn the space into a sheltered oasis.

### **Extra living space**

Weathered brick walls and an old cherry tree were integrated into the design, instantly lending the garden an established feel. The garden studio extends the couple's living area, as it's furnished with comfortable seating and a wine fridge.

FEATURE ANNABELLE GRUNDY  
STYLING AND PHOTOGRAPHS COLIN POOLE

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## WHAT I'VE LEARNED

“When it comes to choosing plants, it’s a learning curve. We wanted white flowers only, but some turned out to be pink, and I didn’t realise that slugs would flock to eat the hostas!”

### Lounge area

The seating area has comfy teak loungers and a rustic bench that doubles as log storage for the fire pit. ‘We wanted to sit outdoors for as long as possible on summer evenings,’ says Karen. Ivy will quickly cover the surrounding fences, turning this into a calm, green retreat.

### Dining corner

A living wall makes a soft, green backdrop for the dining area. ‘We saw the idea online and thought it looked really attractive, lively and fabulous for creating privacy,’ says Karen. ‘Ferns, grasses and periwinkles flourish there, and any gaps that appear are easy to fill with annuals, too.’



**METAL FURNITURE**  
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**BIG PLANTERS**  
Visually enclose the seating area of the open-plan ‘outdoor room’



### Clever planting

In a mostly green garden, low-effort grasses make a contrast with leafier plants. They bring height, texture and movement and their pretty seedheads add extra softness to the hard landscaping.

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T47552	incredibloom® Fertiliser 1 x 750g Tub	£12.99		
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# Make it work for you

## KAREN'S STYLE: MODERN URBAN

Simple furniture and neutral, textured surfaces create a timelessly stylish outdoor space



Laid-back loungers make this a perfect chill-out area

## 3 PLANTS FOR URBAN GARDENS



### *Hydrangea arborescens*

Also known as 'Annabelle', this hardy, low-effort perennial brings softness to hard surfaces.



### Ornamental grasses

Great for drought-tolerant gardens, these make a contrast with leafier plants and bring height, texture and movement.



### Lobelias

Annuals like trailing lobelias lighten up a living wall. They flower until the first frost, when they require some protection.

## WHERE TO BUY

### 1. CUSHION

Flowering cushion, £25, Dunelm

### 2. PLANTER

Artstone Ella planter in black, from £22, John Lewis

### 3. BARBECUE

MiniMax Big Green Egg & Carrier, £625, Big Green Egg

### 4. SUN LOUNGER

Ethimo Costes sun

lounger in natural teak, from £360, Houseology

### 5. CANDLE HOLDER

Amma votive in green, £9, Abode Living

### 6. FIRE PIT

Cast-iron fire bowl, £199.99, The Garden Furniture Centre

### 7. BLANKET

Cotswold dove grey and cream thick stripe throw blanket, £30, Persora

# SAIL THE GREEK ISLANDS

WITH VICTORIA HISLOP

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Join Victoria Hislop, bestselling author of *The Island*, and discover the best of Sicily, Malta, Crete and Santorini on our new Mediterranean cruise

Victoria Hislop's gripping historical novel *The Island* has inspired thousands of readers to visit the deserted Greek island of Spinalonga, just off the coast of Crete. It's a magical part of the Mediterranean and there's no better way to see it than on this exclusive cruise with the author herself, departing in spring 2019, with our award-winning travel partner, Voyages to Antiquity.

You'll sail around Sicily and see the ancient temples at Segesta, as well as Taormina and the palaces of Palermo. You'll arrive in style in Malta by pulling into the Grand Harbour of Valletta before cruising across to Crete and meeting Victoria, who'll explain why she set her epic family saga on

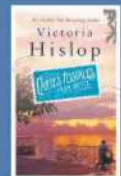
Spinalonga, the deserted island that was once a leper colony. She will also give an exclusive talk and Q&A. 'I'm so excited to be joining the trip,' says Victoria, 'as it takes readers to some of my favourite places in Crete and Athens, which have both become like second homes to me in recent years.' There will also be other top experts on board, who will give fascinating talks on what to expect from the eight included excursions.

This exclusive 14-day holiday also includes the stunning Greek island of Santorini and a two-night stay in Athens to visit its ancient sites including the Acropolis and Parthenon. It promises to be a journey that you will never forget.



## YOUR SPECIAL GUEST

Victoria Hislop's award-winning first novel, *The Island*, held the No 1 slot in The Sunday Times paperback charts for eight consecutive weeks and has sold over five million copies worldwide. Victoria's books have been translated into more than 30 languages and she's been constantly drawn back to Greece and the Aegean, where the majority of her novels are set. Readers who join the trip will receive a signed copy of Victoria's most recent book, *Cartes Postales from Greece*.

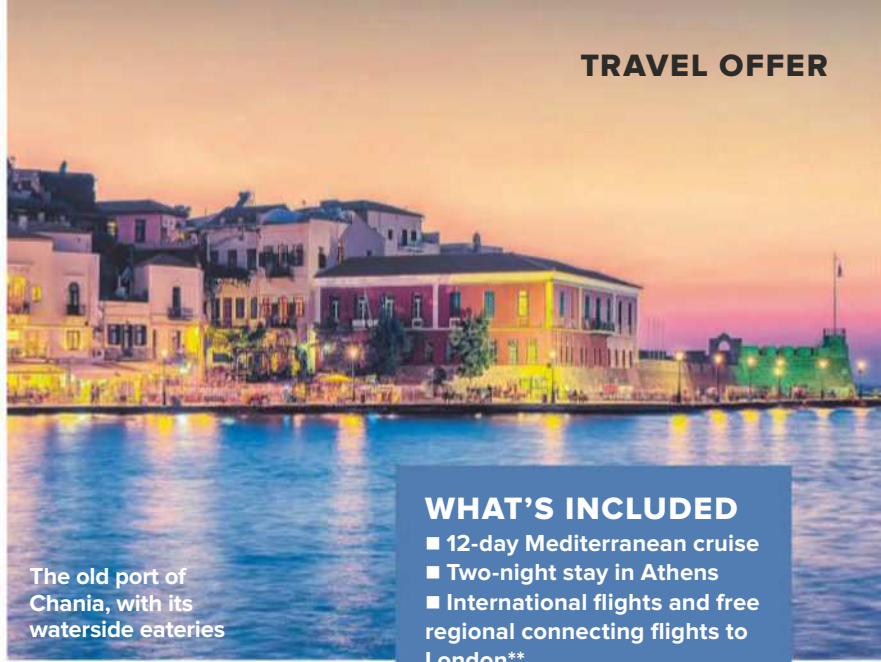


\*Based on two sharing. Subject to availability. \*\*Guests will fly direct to and from London and be able to book free connecting flights from up to 10 regional UK airports, subject to availability. This trip is ATOL-protected and our travel partner Voyages to Antiquity is ABTA-bonded. For full terms & conditions visit [idealhome.tripsmiths.com/victoriahislopH](http://idealhome.tripsmiths.com/victoriahislopH)

The spectacular views from the hillside town of Taormina



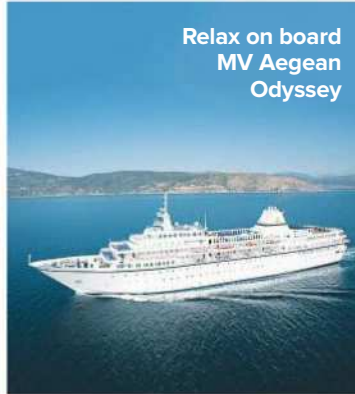
The old port of Chania, with its waterside eateries



A deluxe Balcony Stateroom



Relax on board MV Aegean Odyssey



## WHAT'S INCLUDED

- 12-day Mediterranean cruise
- Two-night stay in Athens
- International flights and free regional connecting flights to London\*\*
- All meals and wine with dinner on board
- Transfer and tips on board
- Talk and Q&A with Victoria Hislop, plus an excursion with Victoria to Spinalonga and a signed copy of her latest book (one per booking)
- Eight optional tours, including The Temple of Segesta in Sicily, the Greek theatre of Taormina, Syracuse, Chania and the clifftop village of Oia
- Expert talks on board

## YOUR MAGICAL ITINERARY

### DAY 1 MALAGA, SPAIN

Fly from London and board MV Aegean Odyssey.

### DAY 2/3 AT SEA

Relax on the sweeping sun deck or pamper yourself at the Athena Health Spa on board.

### DAY 4 TRAPANI, SICILY

Excursions to the archaeological ruins at Segesta or the hilltop town of Erice.

### DAY 5 PALERMO, SICILY

Take in the bustling atmosphere of the Sicilian capital and go on a guided tour to Monreale Cathedral.

### DAY 6 CATANIA, SICILY

See Syracuse, the Roman amphitheatre or the medieval town of Taormina.

### DAY 7 VALLETTA, MALTA

This UNESCO World Heritage site is dominated by the magnificent Baroque St John's Co-Cathedral and the Grand Master's Palace, which you'll explore. You'll also see Mdina, the former capital.

### DAY 8 AT SEA

Relaxation, talks and activities on board.

### DAY 9 CHANIA, CRETE

Your journey with the bestselling author begins as Victoria Hislop joins the cruise

for the next four days. Your first stop is Chania, where you'll tour the market and the old town's historical attractions.

**EXCLUSIVE EXPERIENCE** Private talk and Q&A with Victoria Hislop.

### DAY 10 HERAKLION, CRETE

**EXCLUSIVE EXPERIENCE** Excursion with Victoria Hislop to Spinalonga, the backdrop for *The Island*. Highlights include a boat cruise, walking tour of the Venetian fortress and a barbecue lunch (with time for a swim) on Kolokytha.

### DAY 11 SANTORINI, GREECE

The newly reopened Minoan settlement of Akrotiri is today's highlight; you will also visit some of Santorini's picturesque villages, such as Oia with its whitewashed houses, blue-domed churches and shops carved into the cliffs. See Fira and tiny Pyrgos, and enjoy lunch at a local taverna.

### DAY 12/13 ATHENS, GREECE

Disembark and spend two days staying in an excellent hotel. Explore the Acropolis with its sweeping views of Athens and the majestic Parthenon.

### DAY 14 FLYING HOME

Transfer to Athens airport for your direct flights back to London.

## THE DATES

13-26 April 2019

## THE PRICE

From £2,445pp\*

## HOW TO BOOK

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# JUNE'S GENIUS PROBLEM SOLVERS

Keep your home running smoothly and stress levels low with these clever finds and fixes



## THE INDOOR/OUTDOOR DINING SET

It's garden furniture but not as you know it. Smart and stylish for using inside the house, but tough and sturdy enough to stand up to the UK's occasionally turbulent summer weather, this set will seamlessly link the indoors to the out – the perfect way to enjoy alfresco dining.

**Matara 6-seater set, £350, Homebase**

## ECO LAUNDRY CLEANERS



### SUMMER SCENT

Naturally derived powerful enzymes tackle dirt and leave clothes smelling fresh.

**Peony Blush concentrated laundry detergent, £9, Method**



### SUPER WASH

Mineral pellets produce a grime-fighting cleaning foam, for a whopping 720 washes.

**Ecoegg laundry egg, £16, [qvcuk.com](http://qvcuk.com)**



### PLANT POWER

A concentrated non-bio liquid with natural essential oils that's kind to skin, gentle on clothes and comes in a smart bottle.

**Jasmine laundry liquid, £9.95, Wilton London**



## THE PLANT POT CARRIER

Want to rearrange your pot plants but worried about wrestling the larger ones and putting your back out? This clever carrier will enable you and a friend to shift pots up to 45cm in diameter with greater ease.

**Plant pot carrier, £4, Wilko**

## Ideal Home Tip

*Before you jet off on holiday, check the UK weather forecast. Secure garden furniture in windy spells and put your heating on a timer for cold snaps*



## THE LIGHT-UP BOULDERS

Create classy mood lighting with these clever guys from Cox & Cox. Disguised as stylish ornaments by day, the stone-effect boulder lights, from £75, come alive at night, adding a soft glow to the garden.

**THE BEST PICNIC BAGS**



- 1 Bohemian wanderer backpack cooler, £16, Sainsbury's Home
- 2 Tropical print cool bag, £28, At Home with Ashley Thomas range, Debenhams
- 3 Whitstable floral picnic basket, £89.95, Joules



**THE BARBECUE THERMOMETER**

With a built-in app, the iGrill 2 from Weber takes control, making burnt burgers a thing of the past. Simply tell it what you're cooking and how you like it done and it'll take care of the rest. Priced at £99.99.

**Ideal Home Tip**  
*Now is the perfect time to clean grubby carpets and rugs so they can dry in the sun. Hire a Rug Doctor from as little as £22.99 from your local DIY store*



**THE ALLOTMENT SHED**

If your garden doesn't allow space for a dedicated vegetable patch, or you'd quite like a handy herb garden close to the back door, then this neat little number could be for you. While the slanted roof doubles up as the perfect plot for sowing seeds, you can store everyday gardening tools, watering can and potting paraphernalia in the lockable storage shed below. All that's left to do is wait for your first homegrown goodies to tuck into, fresh from your own patch. Allotment store, from £1,245, The Posh Shed Company



**THE TRAVEL DOG BOWL**

Once you've packed the kids' stuff, the lunch and the chairs for a day out, there's little enough room left for the dog, let alone his stuff, which is why we love this clever solution - a dog bowl that collapses flat. Stow it in your bag while on the move and when your pooch needs a drink, simply pop it up and add water. Kurgo Collaps-a-Bowl, £9.95, Pets Pyjamas

**THE SPEAKING SECURITY CAMERA**

Keep an eye on your home with Nest's Cam outdoor security camera, £179, which sends you an alert when people approach. Plus you can speak through the app, ideal for directing the postie.



**THE WINDOW WASHER**

Attach the King 3m telescopic window cleaner (£24.99, Robert Dyas) to a hose and propel your window washing to new heights. The soft bristle head carefully cleans glass, while the double-sided sponge and squeegee will leave windows sparkling.

# CLEAN IT QUICKER BED AND BEDDING

These hero buys will ensure your bed, bedding and mattress stay fresh and germ-free



### THE MULTI-TASKING DETERGENT

Pop one of these liquid pods into your washing machine to clean, freshen and soften your bedlinen in one go.

**Bold 3 in 1 pods, £4.50 for 16 washes,**



### THE PILLOW PROTECTOR

Prolong the life of pillows with a cover that's designed to reduce the growth of bacteria and keep them fresh.

**Cotton quilted pillow protector, £12, John Lewis**



### THE ODOUR EATER

Give bedding and fabric headboards a breath of fresh air with a spritz of this summery fabric refresher.

**Febreze fabric refresher in Vanilla Blossom, £3 for 375ml, Wilko**



### THE DRYER BALLS

Ensure your duvet and pillows remain fluffy and soft by popping dryer balls in the tumble dryer. Their spiked surfaces will gently massage the textile fibres.

**Dryer balls, £7.99 for two, Lakeland**

***Ideal Home Tip***  
*Don't make your bed as soon as you get up. Instead, pull back the covers and let air reach your mattress for 30 minutes before giving your duvet a shake and plumping your pillows*



### THE WHITE BRIGHTENER

Stop bright white sheets greying and yellowing by adding one of these sachets to the back of the machine.

**Dr Beckmann Glowwhite Ultra, £1.50 for two sachets, Morrisons**



### THE LATEX-FREE GLOVES

For changing grubby, stinky or stained sheets or pre-soaking pillowcases, these gloves are a must.

**Marigold gloves for sensitive skin, £3, Sainsbury's**



### THE PILLOW MIST

Scented with pure lavender, basil and Sicilian lemon, this spray will help you to drift off into a restful night's sleep.

**White lavender pillow mist, £15, The White Company**



### THE BUG ELIMINATOR

Rid your mattress and pillows of dust mites, bugs and allergens with this mini vacuum cleaner. Its UV light kills 99.9% of bacteria in a single use.

**UV Ultra Vac, £79.99, JML**

# STORE & ORGANISE CLOTHES AND ACCESSORIES

If your wardrobe is a hot mess of tangled clothes, shoes and accessories, get a system in place and make it easy to see what you've got with these clever solutions



### ADDITIONAL SHOE STORAGE

Use flat-pack boxes to organise shoes at the bottom of the wardrobe or create a neatly stepped stack in an alcove.

From £25.95 for 10, House of Bath



### THE UNDER-BED BAG

Perfect for the seasonal swap – keep winter woollies protected and clear drawer and shelf space for warmer weather clothes.

£25, Habitat



### BELT HANGER

Stack up belts on the multiple hooks. The cedar wood base is a natural repellent against moths and insects and you can refresh the scent by rubbing with fine sandpaper.

£8, Futon Company

### OVERSPILL CONTAINER

Pop this fabric box on a shelf; the hidden drawstring top gives extra storage space and prevents the contents falling out.

£5, George Home



### OVER-THE-DOOR HOOKS

Hang inside the wardrobe for easy access to everyday items, or outside to prep tomorrow's outfit.

£8 for four, Made.com

### Ideal Home Tip

Fix a metal rail like the Ikea Fintorp, £6, inside the wardrobe door, to hang jewellery, scarves, bags or belts from S-hooks

### HANGING SHELVES

Create instant shelving inside a wardrobe with hanging fabric compartments, ideal for bags, shoes, jumpers or even additional toy storage in the kids' bedroom.

£5, Dunelm



### FREE UP RAIL SPACE

Dresses or suits that come out of the wardrobe only once a year? Reduce the squeeze on your clothes rail and shrink up to five garments into a hanging vacuum bag.

£12.99, Lakeland



### THE DRAWER ORGANISER

Socks, underwear, ties, light scarves... Compartments keep them all in place and easily accessible, avoiding the nightmare morning tangled drawer situation.

£12.99 for three, Argos



# ideal

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# HOME TECH

## 5 BEST SMART SECURITY CAMERAS

We bring you the latest all-weather, app-controlled cameras that let you keep an eye on your home from anywhere in the world. High definition 1080p cameras record top quality images – plus they act as a deterrent and even help you avoid missing deliveries

1

### THE INVESTMENT BUY

The new Arlo Pro 2 comes with three battery-powered, all-weather HD cameras with wall mounts, plus a base station that controls everything. Designed for use inside and out, you also get seven days of motion and sound recording videos included without the need to subscribe.

**Netgear Arlo Pro 2 VMS4330P, £779, Arlo.com**



2

### THE BATTERY-POWERED ONE

Small, stylish and loaded with useful features, Canary Flex can be powered via mains or battery (which lasts up to two months before charging and is suitable for indoor and outside use). It also senses when you get home and turns off the camera for privacy, but be warned – if you want to view more than a 10-second clip or save it, you'll need to subscribe for £7.99 a month.

**Canary Flex, £174, Canary.is**



4

### THE POPULAR CHOICE

Now it's owned by Google, Nest is the go-to brand for high-quality security cameras like the Nest Cam Outdoor. This mains-powered camera records pin-sharp Full HD 1080p video, has a superb night vision mode plus a two-way microphone and speaker. Subscribe to Nest Aware (£7.99 per month) and it will record day and night.

**Nest Cam Outdoor, £179, Nest.com**



3

### THE REALLY SMART ONE

The Presence distinguishes between people, cars and animals, so false alarms are kept to a minimum. The Full HD 1080p video is excellent and there's a built-in micro SD slot for saving clips, so no need for a cloud subscription.

**Netatmo Presence, £250, Netatmo.com**



5

### THE ALL-ROUNDER

More than just a security camera, the Ring Floodlight Cam combines a high-res 1080p app-controlled camera with ultra-bright floodlights and an ear-piercing 110dB alarm. It also has a two-way microphone, so you can talk to visitors and use face recognition software.

**Ring Floodlight Cam, £250, Ring.com**



# Ideal Home

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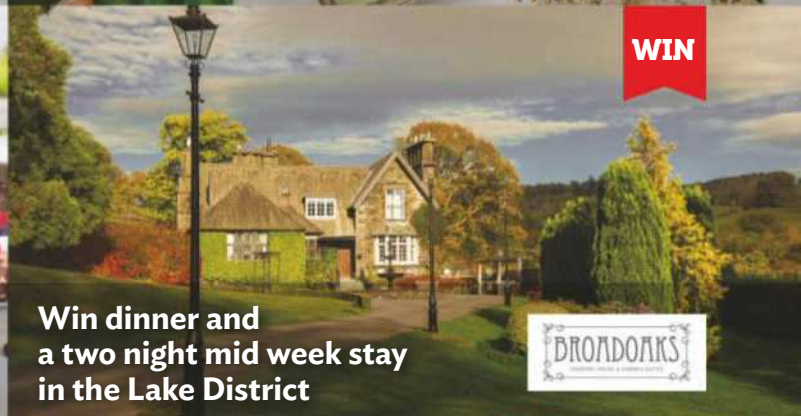
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# TECH SUPPORT

## BOOST YOUR HOME WI-FI

Good broadband is considered as important now as the other utilities. Smartphones, televisions, tablets, computers, even washing machines now rely on a strong wireless signal, so follow this advice to boost performance to every corner of your home...

**Q I pay a lot for a fast broadband service but I still have a weak signal, why?**

Broadband speed and wi-fi strength are different things and some simple tweaks could make a huge difference. Charles Reed, smart home expert at Maplin suggests, 'Don't hide the router behind furniture. Instead, fit a longer cable so you can put it in the middle of your home.'

**Q Can putting the router on a table improve things?**

Yes, but you can also improve your wireless broadband by plugging in more devices. TVs, games consoles and set-top boxes all have Ethernet cables, and if you plug them in, the demand on your wireless signal will reduce, improving its performance.

**Q Will a new router make a difference?**

The best wi-fi standard is 802.11ac, so if your router is 802.11b or 802.11g, you may see an improvement with a new router.

**Q Do we expect too much from our broadband speeds?**

'Recent surveys have confirmed that broadband users paying for 8Mbps often only get speeds of 2-3Mbps,' explains Charles. 'This could be due to the distance you are from the telephone exchange, the number of devices using the wireless signal and the quality of cables running to your home. The latest fibre-optic services have a better signal than older, copper cables.'



### ***Ideal Home Tip***

*Turn it off and on again! No really, it might sound obvious, but by regularly rebooting your router you can actually improve its performance and keep it working as efficiently as possible.*

**Q Are there settings on my router I can tinker with?**

Most routers automatically pick a particular channel, but if your neighbour is on the same one, they could interfere with each other. Change the channel via your Broadband supplier's homepage.

**Q What if I have fibre-optic broadband and a well-positioned router but still suffer from patchy coverage?**

Try a Powerline Extender plug - it uses your home's existing wiring

so you can effectively plug into the router using any socket. To improve wireless coverage, a plug-in wi-fi Range Extender, or a whole home wi-fi solution such as the Netgear Orbi (£355, Currys) will give your signal a healthy boost.

**Q What about the smart home - will connected lights and appliances drain my wi-fi?**

Use Ethernet cables to plug in as many of these devices as possible to reduce the strain on your wi-fi and achieve the most reliable connection.

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- Reflect on the horrors of war at Hiroshima's Peace Park and museum
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# GARDEN TECH

## 5 BEST SMART GARDEN GADGETS

Whether you're a natural when it comes to gardening, or allergic to the mowing, we've found our five fave hi-tech pieces of kit that help to take out the effort so you can spend more time sitting back enjoying the view with a glass of wine

1

### THE CAT DETERRENT

Constantly cleaning up after the local moggie can be a bit of a chore, but with this smart deterrent you can encourage unwanted animals to move on quickly and humanely. Plug your garden hose in, spike it in the lawn and the motion sensor sprayer will (harmlessly) squirt water, up to 130sq m.

**ScareCrow Home Defence animal deterrent, £49.98, Homebase**



2

### THE CLEVER PLANT POT

A godsend to those of us lacking green fingers, this is a smart app-controlled plant pot with sensors and a water tank with spray jets. Choose the plant from the library on the app and the pot will take perfect care of it, whether it's a rare lily or a super-hot chilli. It will water it when needed, tell you when to top up the water tank, and even let you know if it needs to be in a sunnier spot.

**Parrot POT, £130, Amazon**



4

### THE NATURE CAMERA

Set this waterproof camera to take a picture every hour or every day and you'll soon see wildlife exploring your garden.

Using motion-activated sensors, it captures pin-sharp time-lapse videos and is a great way to watch nesting birds - or the world's slowest shed build! Plus it comes with video-editing software.

**Wingscapes Timelapse camera, £120, Gardenature**



3

### THE ROBOT MOWER

If you want a Wimbledon-worthy lawn this smart mower is definitely worth the splurge. It has GPS and will map out your garden, remembering which areas it has cut and which need a trim and can mow up to 5,000sq m at the tap of your smartphone.

**Husqvarna Automower 450X, £3,200, Husqvarna.com**



5

### THE AUTO-WATERER

Keep your garden automatically watered when you're on holiday or just too lazy to get up from the sofa. Connect the hub to your wi-fi router and you can control a smart drip irrigation system. A sensor measures soil moisture, temperature and light intensity so it knows when your plants need a bit of help.

**Smart Sensor set, £450, Gardena**

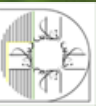


FOOD WITH FRIENDS

# *Pack up a picnic*

Whether you're headed to the beach or the park, lay out an impressive spread with these easy gourmet classics, designed to please a crowd...

**Venison & crab  
apple jelly rolls**  
See page 163 for recipe



**IDEAL HOME TIP**

*Try a few delicious variations, like smoked salmon, wild rice and pickled cucumber, or prawns and Little Gem with Marie Rose sauce*

**Super easy  
salad jars**

See page 163 for recipe



**IDEAL HOME TIP**  
*Serve your Scotch  
eggs with small pots  
of chutney or English  
mustard on the side*

**IDEAL HOME LOVES...**

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Veggie Rolls,  
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Sainsbury's

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Extra Special  
Maple-Cured  
Bacon  
Quiche  
Lorraine,  
£2.60 for  
400g, Asda



**EGG-CELLENT CHOICE**

Succulent Scotch Egg,  
£1.40, Waitrose

**Classic Scotch eggs**

See page 163 for recipe





SUMMER  
PICNIC  
*make*



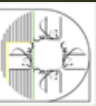
## PICNIC POUCHES

Attach small tear-off salt and pepper sachets to the front of brown paper bags by sewing a neat line of machine stitching up one side of the bag, about 1cm from the edge, slipping the sachets under the machine's foot as you go. Tuck a knife and fork, napkin and straw inside each pouch, then attach a name tag with baker's twine or ribbon.



## *Chicken & ale pie*

See page 163 for recipe



## DIY lemon & raspberry tarts

Makes 8

### INGREDIENTS

- 150g fresh raspberries
- 8 ready-made pastry cases\* • Jar of lemon curd
- \*Try Extra Special All-Butter pastry cases, £2.50 for eight, Asda

Have your guests help themselves to their own DIY dessert – filling buttery pastry cases with tangy lemon curd and fresh, sweet raspberries.





## Venison & crab apple jelly rolls

**Takes** 10min **Makes** 6

**INGREDIENTS** • 60g unsalted butter, softened • 1tsp pink or green peppercorns, crushed • 2tbsp finely chopped parsley, fennel or chives • 6 mixed grain or wholemeal rolls, split • Little Gem lettuce • 150g sliced venison, preferably smoked • Mustard and cress • Crab apple jelly or chutney, to serve

**1** Beat the butter with the peppercorns, herbs and some salt and use to butter the rolls.

**2** Fill the rolls generously with the lettuce, venison, mustard and cress. Serve with a pot of crab apple jelly or chutney on the side.



## Super easy salad jars

**Takes** 30min, plus cooling  
**Makes** 4

**INGREDIENTS** • 350g prepared squash, cut into small chunks • 1 red onion, sliced • 2tbsp olive oil • Few fresh basil leaves, torn • 200g cooked rice • 200g cherry tomatoes, halved • 150g ball mozzarella, sliced (or you could use cubes of feta or cheddar, if you prefer) • 1 large avocado, peeled and sliced • 1-2tbsp balsamic vinegar

**1** Preheat the oven to 200°C/Fan 180°C/Gas 6. In a roasting tray, toss the squash and onion with 1tbsp of oil. Roast for 20min then leave to cool completely.

**2** Stir the squash, onion and basil through the rice.

**3** Divide the veggie rice between four jars and top each with some tomatoes, mozzarella and avocado. Pour over the remaining oil and balsamic vinegar, and seal the jars. Shake well before serving.



## Classic Scotch eggs

**Takes** 45min, plus cooling  
**Makes** 6

**INGREDIENTS** • 450g sausagemeat • ½ bunch spring onions • Zest of 1 lemon • Bunch fresh lemon thyme, leaves picked • 7 eggs • Flour, for dusting • 75g breadcrumbs • Vegetable oil, for frying

**1** Combine the sausagemeat with the spring onions, lemon zest and lemon thyme leaves.

**2** Hard boil 6 of the eggs, leave to cool then peel off the shells. Beat the remaining egg. Lightly coat the hard-boiled eggs in flour, dusting off the excess, then dip each one into the beaten egg. Wrap an equal amount of sausagemeat around each egg, rolling them in your hands to seal and smooth.

**3** Roll each one in a little more flour, then dip into the beaten egg again. Finally, roll each egg in the breadcrumbs to completely cover the meat. Heat the oil in a deep-sided pan and fry the Scotch eggs in batches for around 10min, or until crisp and golden and cooked through.

**4** Drain on kitchen paper and leave to cool.



## Chicken & ale pie

**Takes** 4hr 15min, plus chilling  
**Serves** 12

**INGREDIENTS** • 150g lard, diced • 550g plain flour • 2tsp salt • 550g pork shoulder, diced • 1 shallot, chopped • 50g pistachios • 1tsp chopped rosemary • 450g chicken breasts, sliced • 1 egg, beaten • 3 sheets leaf gelatine • 150ml stock • 150ml ale

**1** Preheat the oven to 200°C/Fan 180°C/Gas 6. Grease and line a deep 18cm cake tin. Melt the lard with 275ml water and bring to the boil. Stir in the flour and salt to make a pliable dough.

**2** Roll out two thirds of the dough to a 32cm round. Press it into the tin. Line with greaseproof paper and half fill with baking beans; bake for 30min. Lift out the paper and beans. Bake for 10min.

**3** Combine the pork, shallot, nuts and rosemary. Season. Fill the pie, alternating layers of chicken and pork. Roll out the leftover pastry to top the pie. Crimp the edges. Make a hole in the top. Brush with egg and bake for 30min. Reduce heat to 180°C/Fan 160°C/Gas 4. Bake for 1hr. Remove from the tin, brush with egg, bake for 30min.

**4** Soak the gelatine for 5min, then stir it into the stock and ale. Cool and pour into the pie. Chill overnight.



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# Blueberry, honey & yogurt cake

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**Takes** 1hr 20min **Serves** 8-10

- 150g butter, melted • 175g caster sugar • 50g honey
- 150g Greek yogurt • Zest of 1 lemon • 1tsp vanilla extract
- 225g self-raising flour
- 125g blueberries, plus extra to serve

**1** Preheat the oven to 170°C/ Fan 150°C/Gas 3.

**2** Whisk together the butter, sugar, honey and yogurt with the lemon zest and vanilla. Fold in the flour and blueberries. Spoon into a 25x12cm parchment-lined loaf tin and level the surface.

**3** Bake for 1hr 10min until a skewer comes out clean. Cool for a few min in the tin then transfer to a wire rack.

**4** Serve with a dusting of icing sugar and extra blueberries on top.



## WHAT'S FOR DINNER?

# Falafel burger with tzatziki

Rustle up these meat-free burgers and serve with cool tzatziki and spicy potato wedges for a super-filling mid-week feast



**TAKES** 30min **MAKES** 8 burgers

**FOR THE BURGERS** • 800g tinned chickpeas, drained and patted dry • 2 garlic cloves, crushed • handful each of parsley and coriander • 1 red chilli, deseeded • 2tsp ground cumin • 2tsp ground coriander • 2tbsp wholemeal flour • 1tbsp vegetable oil • 8 burger buns, halved and toasted • Rocket leaves, tomato slices, mayonnaise and ketchup, to serve

**FOR THE TZATZIKI**  
• 100ml Greek yoghurt • 1tbsp lemon juice • 1 garlic clove, crushed • ½ cucumber, finely grated

**1** Whizz the chickpeas, garlic, herbs, chilli and spices in a food processor until finely chopped and almost smooth. The mixture should be thick and dry – if it's not, add a little or all of the wholemeal flour until it comes

together. Shape the mixture into eight burgers.

**2** Heat the oil in a large frying pan and fry four burgers at a time, until golden – about 3min on each side.

**3** Mix the tzatziki ingredients in a bowl. Top each bun with tomato slices, rocket, a burger and tzatziki. Serve with mayo and ketchup.





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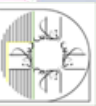


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EDITOR, HOW TO ADD SPACE & LIGHT

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YOUR GUIDE TO...

# Planning permission

Whether you want to convert, extend or build new, make sure you have permission first

The planning process can be daunting, but the good news is that there are a number of projects that can be built under Permitted Development (PD), without needing to apply for planning permission. Going down the PD route saves time, money and hassle, while adding value to your home.

## EASY WAY TO EXTEND

While PD does allow you to make changes to your home without obtaining planning permission, you are required to adhere to guidelines relating to size and appearance.

There are still procedures to follow and regulations differ between England, Scotland, Wales and Northern Ireland. Building Regulations need to be met and if you live in a conservation area, PD rights are likely to be more restricted, so check with your local authority. There are also different requirements for listed buildings. Visit [planningportal.gov.uk](http://planningportal.gov.uk) for full details of what's allowed.

In general, provided your property hasn't been extended in the past, you can extend by fifty per cent of the total area of land around your house, but remember outbuildings and sheds count towards this percentage.

## GROUND-FLOOR EXTENSIONS

A rear extension is an obvious way to add space and will often turn a cramped kitchen into a spacious, open-plan living area. For single-storey extensions, you can build up to 3m from the back of an attached house and 4m from a detached house, and in England a temporary change to PD guidelines mean this has doubled to 6m and 8m respectively until 30 May 2019. If you want to extend under the temporary changes, you'll have to go through the free neighbour consultation scheme to gain prior approval.

Side extensions can only be single-storey up to 4m high and no more than half the width of the original house. Side returns might only add a few metres, but will transform an interior and have no impact on the size or layout of the garden.

There are additional rules for ground-floor extensions regarding height, eaves and proximity to the boundary, which can also be found on the government's planning portal.

## WHAT ELSE CAN I BUILD?

Loft conversions are one of the most affordable additions. A local loft company will know what's permissible under PD, but as a guide it must not exceed 40 cubic metres for a terraced house or 50 cubic metres for a detached or semi-detached house. This gives scope for rear dormers to make space for a bedroom and en suite. Digging down



The Emily log cabin from Garden Affairs comes in standard and bespoke sizes

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An oak-framed extension from Border Oak brings character and space to open-plan living, but may require planning permission

and converting an existing cellar or basement into a living space is possible under PD. It's an expensive and lengthy process, however, and you'll need a specialist company to excavate and make it waterproof.

Provided you don't alter the footprint, garage conversions fall under PD, as does building a garden room as a home office, art studio or teenagers' hangout. To remain within PD, outbuildings should be no taller than 2.5m if they are within 2m of the garden boundary. Usage is a further issue: outbuildings built under PD can't be used as self-contained accommodation, you'll need planning permission for this.

### WHAT NEXT?

Apply for a Lawful Development Certificate, which proves work was permitted. If you decide to sell your property, buyers will want to see evidence that an extension or loft conversion was carried out legally.

### PLANNING PERMISSION

For multi-storey projects or when the level of PD rights remaining on your property is not enough, you'll need to apply for planning consent. It can take up to eight weeks for the planning office to consider an application and a fee is payable.

Loft conversions with a balcony or where the roof space needs to be altered, will also require permission, as will stand alone garage conversions and basements where a light well is added. Your local authority may also have a specific policy regulating construction that you have to comply with.

### PARTY WALL AGREEMENTS

If you're building up to the boundary wall or excavating near one, you'll need a Party Wall agreement as well as written consent from your neighbours. If they object, you'll need to employ a surveyor to oversee the process. Find one via the Royal Institution of Chartered Surveyors (rics.org).



### EXPERT ADVICE

Jude Tugman, co-founder of Architect Your Home, shares her advice for navigating the planning application process

#### ■ INVEST IN A PROFESSIONALLY-PRODUCED PLAN

Planners always respond better to professionally-produced plans as they clearly show intentions and include all the relevant information.

#### ■ DEALING WITH REFUSAL

If your application is refused, you need to understand the reasoning behind it. If you only need to make a few minor changes, do so and then resubmit. If the reasons are substantial, you can either rethink your plans or go to appeal.

#### ■ BUILDING REGULATIONS

As well as planning permission, you will also have to ensure your build adheres to Building Regulations.

#### ■ DON'T FORGET PART L

It is a Building Regulations requirement for the conservation of fuel and power to increase energy efficiency. As with most Building Regulations requirements they are generally based on good practice and your architect will know how to comply.

## WHAT YOU NEED TO KNOW WHEN...

# Building an extension

A well designed addition has the potential to transform your home. We share all the know-how you need to plan a successful project

As well as boosting your home's floor space, an extension can help pave the way to a reconfigured layout that complements your lifestyle. A cleverly-conceived project also has the potential to add wow factor and increase your home's resale value. Here's everything you need to consider before getting started, including tips on design, budgeting and planning.

### CREATE YOUR BRIEF

First you need to formulate a comprehensive design brief. 'The best way to start is by identifying your needs,' says Jelena Cousins, creative director at Cousins & Cousins (020 7482 4009, cousinsandcousins.com). 'For example, do you need a bigger kitchen or living space? A separate bedroom or a laundry room? Writing this down will help to identify what your priorities are.'

Once you've highlighted the key functions you want from your extension, the design process can begin. Remember to plan the extension around your unique requirements – don't fall into the trap of working around an idea you've seen on television if it doesn't reflect your day-to-day needs.

### ENGAGE AN ARCHITECT

While it isn't essential to bring a professional on board, a designer's vision can be hugely beneficial. Their insight on positioning, orientation, structural systems and building materials can help in creating a stunning addition. Having an expert involved can also help when construction begins – particularly if you encounter any unforeseen issues.

Once your design concept is in the bag, it's worth touching base with neighbours. 'Keep them informed throughout the process,' says Jelena. 'If you need planning consent for the works, their support could be crucial for the scheme's success.'

### MANAGE THE BUDGET

Keep a close eye on your budget throughout the project, from the design phase right up until completion, to avoid any nasty surprises. Start by allocating an available project fund for your architect to work with. If you let them know what your key goals are – a bespoke kitchen, for example – they'll be able to tweak other aspects of the scheme to bring it in on budget.

As a guide, you should set aside between £1,100 and £1,300 per sq m for small, single-storey schemes, and between £1,300 and £1,500 per sq m for two-storey extensions. Allow at least £2,500 per sq m for large scale projects or those featuring high-spec building materials. It's also a sensible idea to ringfence a 10% contingency fund to help minimise financial pitfalls, too.



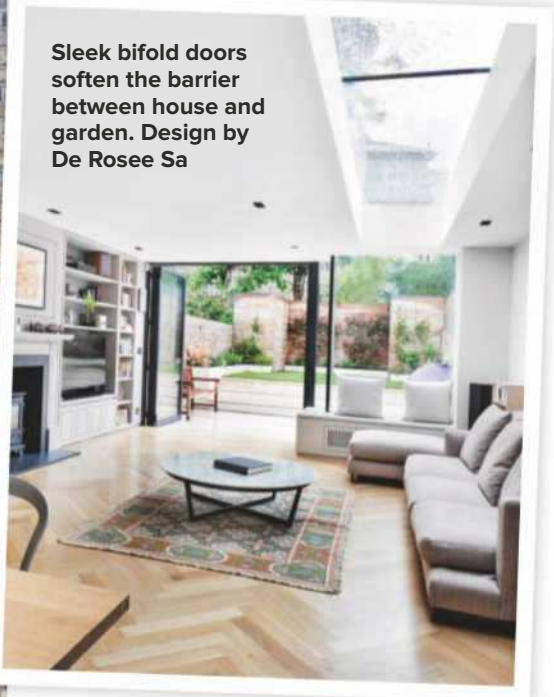
Extending both the ground and first floors has transformed this Victorian property. Design by Coupdeville Architects



Overhead glazing brings natural light into an otherwise gloomy space. Design by Cousins & Cousins

FEATURE REBECCA FOSTER PHOTOGRAPHS ALEX JAMES; SIMON KENNEDY; ADAM SCOTT; LUKE WHITE

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



Sleek bifold doors soften the barrier between house and garden. Design by De Rosee Sa

### APPLY FOR PLANNING PERMISSION

While many extension schemes can be achieved under Permitted Development rights, anything that's pushing the boundaries in terms of design is likely to require formal consent from your local authority; likewise if you live in a designated zone, such as a Conservation Area or Area of Outstanding Natural Beauty.

Working with an architect or professional planning consultant can increase your chances of success at this stage. They are aware of local planning policy and will be best placed to create a design based on a thorough understanding of the guidelines. It can also help to find relevant examples of similar extensions on your street, as these can serve as a precedent for your project.

### CHOOSE A BUILDER

Once you have the green light to go ahead with the build, you can put your project out to tender. Try to source quotes from at least three contractors – going by word of mouth recommendations is often a smart way to find a reliable firm. Alternatively, if you're working with an architect, he or she might be able to recommend a company they have worked with before. Always ask to see examples of past projects or find out if you can talk to previous clients. Then the build can begin. Depending on the complexity of the project and the size of the structure, construction will usually take between three and six months. Use this time wisely by sourcing products for the internal fit-out and bear in mind that kitchen suites and bespoke joinery often come with a significant lead time.



These striking angled windows frame the views into the garden. Design by Fraher Architects



**BEFORE**



**AFTER**



# *‘We doubled the size of our kitchen’*

David and Maria Jones reworked an earlier extension to create a kitchen-diner that the whole family could enjoy using together

**A**fter living in their Eighties house for several years, David and Maria Jones built a two-storey extension jutting out into the garden. This gave them a new dining area and first-floor playroom/study, but the L-shaped kitchen-diner lacked work space and the dining table was rarely used. After seven years, they decided to extend again to create a more practical working kitchen.

## **CHANGING NEEDS**

The family chose to build a single-storey kitchen extension which would give them enough space to cook, eat, entertain and relax. ‘Our daughter, Alex, enjoys baking, but we were all getting in each other’s way and struggling to make the room work for us,’ says Maria. ‘The dining area wasn’t

visible from the kitchen, so we rarely used it and tended to eat at the small kitchen table instead.’

## **FAST WORK**

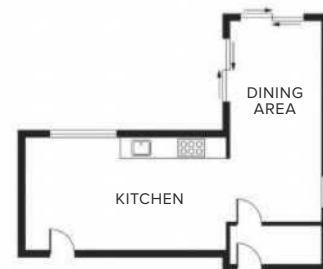
Whitshaw Builders ([whitshawbuilders.co.uk](http://whitshawbuilders.co.uk)) completed the work using brick and blockwork for the extension and structural steel to support the seven-metre-wide aluminium sliding doors.

## **YOUNG TALENT**

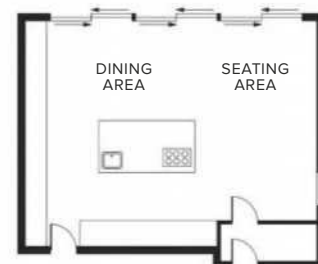
But it was Alex, then 13, who designed the new kitchen space with the help of My Fathers Heart ([myfathersheart.com](http://myfathersheart.com)). ‘Alex plans to be an architect,’ says Maria. ‘She included a baking area with lifting doors on the cupboards above the baking space, so that they don’t get in the way when open. Now we spend so much time together in the kitchen – exactly as we’d hoped to.’

*Take a quick tour...*

**BEFORE**

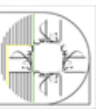


**AFTER**



**GROUND FLOOR**

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



## REAR EXTENSION



### *Welcome to our home*

David and Maria Jones are both accountants and live here with their daughter Alex, now 14.

#### **THE PROPERTY**

A five-bedroom detached Eighties house in Sheffield.

#### **THE COSTS**

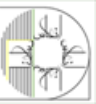
They bought the house in 1998 for £130,000 and the extension cost £119,000. The property is now worth around £650,000.



Extra space behind pocket doors hides baking equipment



Underfloor heating is hidden under Amtico flooring throughout the kitchen-diner



## REAR EXTENSION

**CLEAN LINES**  
Built-in extractor fans that sit flush with the ceiling look sleek and are unobtrusive

White gloss kitchen, appliances and Silestone worktops were all installed by My Fathers Heart



### WHAT I'VE LEARNED

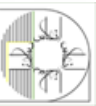
“We didn't want to waste space on bulky, unattractive radiators, so we decided to install a wet underfloor heating system instead. It provides a gentle, even heat that's far better than we could have imagined”

The Venetian plaster wall contrasts with the high-gloss kitchen



FEATURE DEBBIE JEFFERY PHOTOGRAPHS MARC WILMOT

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Aluminium-clad flush casement timber windows with slim profile, Lomax & Wood



uPVC Elite sash window, Anglian Home Improvements

## YOUR GUIDE TO...

# Great glazing

Increase natural light and improve the energy efficiency of your home with stylish doors and windows

One of the biggest areas to consider when planning an extension or renovation is glazing. Your choice of windows and doors is crucial in determining the character, style and appearance of your home. While glazing is costlier than other building materials, it's an investment buy and will have a dramatic impact on your home.

### FRAME MATERIALS

Timber, uPVC and aluminium are the most popular frame materials. The latest manufacturing techniques have made timber a stronger, more energy-efficient choice than others, but it can be expensive.

On the other hand, uPVC is generally lower in price and comes in coloured and wood-effect finishes (so it can emulate timber designs at a fraction of the cost), as well as white. Frames made from uPVC tend to be thicker than other materials, which may be a consideration for bifold doors if you want uninterrupted views.

Aluminium frames bring a sleek look to a façade and their durable construction makes them strong enough to hold large panes of glass. Pick a frame with a thermal break (or thermal barrier) to minimise heat loss between the inner and outer frame.

Crittall-style steel windows and doors are a smart choice and give extensions a stylish, architectural feel.

### GLASS CHOICES

Contemporary extensions lean towards more glass and less frame, so installing energy-efficient glazing is essential. To comply with Building Regulations, windows, bifold and sliding doors must be double-glazed for high levels of efficiency. Triple glazing holds in more heat but is pricey and its weight means it's not always an option for large sliding doors.

### HIGH PERFORMANCE

Specialised types of glass are available and worth considering for different situations. Self-cleaning glass is a good choice for rooflights and hard-to-reach windows. It features a special coating that reacts with sunlight to break down dirt, allowing rain to wash it away. For south-facing glazing, it's worth considering solar control glass to reduce glare or low-emissivity glass to help lock heat in during winter and out during summer.

### STRUCTURAL GLAZING

Frameless glazing is an innovative structural material. Thick, strong glass is fixed to the building itself and becomes part of the extension's construction. The demands of structural glass are complex, so it's advisable to employ a specialist to ensure great design and correct fitting.

## EXPERT ADVICE

Jill McLintock, Product Marketing Manager at Everest, gives us her top four glazing tips

### ■ BUY THE MOST ENERGY EFFICIENT

windows you can afford as these will hold more heat in your home as well as keeping bills down. Look for the rainbow labels to find out the Window Energy Rating; the scale runs from A++ for the most efficient to E for the least.

### ■ WINDOW AND DOOR FRAMES

come in a wide variety of colours and materials. Grey frames are on trend – whether that's a subtle pale grey or a deep anthracite – and suit both modern and period homes.

### ■ SECURITY IS A KEY consideration.

Look for windows and doors with the Secured by Design accreditation – an initiative backed by the police to 'design out crime' with physical security.

### ■ BIFOLD DOOR SYSTEMS

are advanced and lightweight, allowing for seamless connections between your indoor and outdoor living spaces. Fit them to open outwards so they don't encroach on internal space.

## WHAT YOU NEED TO KNOW WHEN...

# Converting your loft

Need an extra room but don't want to sacrifice your garden? Build upwards and create more space at home with a well thought out loft conversion

Lofts don't get a lot of love. Stuffed with 'just in case' junk and things that haven't seen the light of day for 20-plus years, they are often ripe for renovation. Clear yours of its clutter and you can turn it into somewhere you can still store essentials while it becomes a functional, beautiful space in its own right.

### CHECK YOUR LOFT'S SUITABILITY

Start by working out if your loft can be converted. Ideally it will be at least 2.2m at the highest point. If yours isn't, you may want to reassess, as although there isn't a minimum room height dictated by Building Regulations, there is for staircases and access. A workaround is to lower the ceiling in the room below – you'll have to fit a new floor in the loft as part of the conversion, so this isn't as drastic as it sounds.

### LOOK AT ANY OBSTACLES

Is there a water tank or a chimney stack that might need to be moved? Finally, check your roof – does it have a steep pitch that limits height around the room and may require a dormer or roof redesign? The roof should be weatherproof and insulated – felt under the tiles is a good indicator that it is.

### WORK OUT A BUDGET

Loft conversions can increase the value of your property by up to 20 per cent and be put to almost any purpose, such as a bedroom, en suite, office or playroom. 'Loft conversions can cost as little as £12,000 for smaller projects and £40,000 plus for bigger developments,' explains Jude Tugman, MD at Architect Your Home. 'They're at the cheaper end of developments, but it's still a big investment.' Prefab loft replacement conversions are another option but they're pricey, costing around £55,000

on average. But ways you can save include swapping a dormer (a window or door projection that's added onto the roof) for rooflights, which are more affordable and don't involve structural alteration.

### CHOOSE A PROFESSIONAL

Once you're ready to start planning, find a professional. More complex projects may require the expertise of an architect, but a building engineer or chartered surveyor could be a better fit. Most building engineers can produce plans for a conversion as well as the structural calculations needed for the timber and steel components of the roof space. Ask friends and family for their recommendations, ask neighbours who have had their lofts converted recently or look online for a specialist conversion company that can handle the whole project.



A dormer with floor-to-ceiling sliding doors from IQ Glass provides maximum light to this bedroom loft conversion.



This picture window maximises the sense of height and floods the room with light. Design by Architect Your Home

FEATURE RACHEL OGDEN PHOTOGRAPHS ANDREW BEASLEY, NICK SMITH  
\*WILL REQUIRE PERMISSION IF ROOF IS EXTENDED OR ALTERED AND IT  
EXCEEDS SPECIFIED LIMITS AND CONDITIONS. ALSO IF YOU LIVE IN A  
DESIGNATED AREA AND IT INCLUDES A ROOF EXTENSION. SEE PLANNING  
PORTAL.CO.UK/INFO/200130/COMMON\_PROJECTS/36/LOFT\_CONVERSION/

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Wet rooms are a great option for limited spaces. Design by Ripples

### GET THE RIGHT PERMISSIONS

Converting a loft rarely requires planning permission\* unless you're raising the roofline or changing its structure, but it will need Building Regulations approval. This ensures that the structural strength of the new floor will be sufficient and that the room and roof will be stable, with safely designed stairs and sound insulation as well as safe electrics, plumbing and glazing, if applicable. A building control surveyor will visit to make sure the work meets regulations and then issue a completion certificate. If your house is semi-detached or terraced, your project is subject to Party Wall Act requirements - this means you'll need to notify neighbours, too.

### PREPARE YOUR LOFT

A conversion is an opportunity for a good clear out but also to assess storage. You can add fitted furniture, cupboards and shelving in low areas, or add built-in wardrobes that fit the contours of your room. The next stage involves moving items, such as the water tank, checking the electrical wiring and rewiring where necessary, and fitting new insulated floor joists (so they'll support the extra weight) and pipework.

### START CONVERTING

This is when dormers, windows and roof lights are installed, rafters are reinforced, the roof insulated and access created with a new staircase. Any partition walls can be built along with first fix plumbing and electrics (deciding where sockets and switches will be located) and extraction if the conversion includes a bathroom. Then radiators are fitted and decorating begins.

Choose furniture that's in proportion with your new space. Bouji accent chair, £179, Made.com





# ‘Extending up made our home calmer’

A modest three-bedroom terrace began to feel too cosy for this family of four, prompting Kerry Smith and Kevin Whiteman to convert their loft

**K**erry Smith and Kevin Whiteman bought their Dulwich home 12 years ago. Reluctant to move for extra space, they opted to convert their loft into a bedroom for Finn, nine and Zeffie, six.

## EXPERT ADVICE

After investing £1,500 in their initial design, the couple decided it wasn't quite right and sought advice from a new architect, Darren Oldfield, introduced to them by their builder Mike Piludu from Urban Space. 'It was hard to walk away from our first design,' says Kerry. 'But Darren's logic was flawless. He showed us why the bathroom had to move and we liked the idea of relocating it to the box room. He gave us a beautiful double-height stairwell and two landings as well.'

## INSPIRED DESIGN

As a travel magazine editor, Kerry looked to some of the hotels she'd stayed in for inspiration. 'Our Victorian-style bathroom was inspired by New York's Marlton Hotel and the eaves storage by Rome's Villa Nocetta.'

## TACKLING PROBLEMS

When the building work started, the project became fraught with difficulties as they discovered the walls and roof were out of square. 'We had to rebuild the front roof plane and fix up the chimneys, which meant increasing our mortgage to pay for the work. But now we know everything has been done to the house and we love the sense of space and the views up there. We're no longer trying to cram into a house we don't fit. It's a much calmer place to be.'

## Take a quick tour...

### BEFORE



### AFTER



### SECOND FLOOR

### BEFORE



### AFTER



### FIRST FLOOR

## LOFT CONVERSION

**COLOUR CHECK**  
Painting the old windows  
to match the new gives  
a clean, stylish finish



### *Welcome to our home*

Kerry Smith and Kevin Whiteman live here with their two children. Kerry works in publishing and Kevin is an IT consultant.

#### **THE PROPERTY**

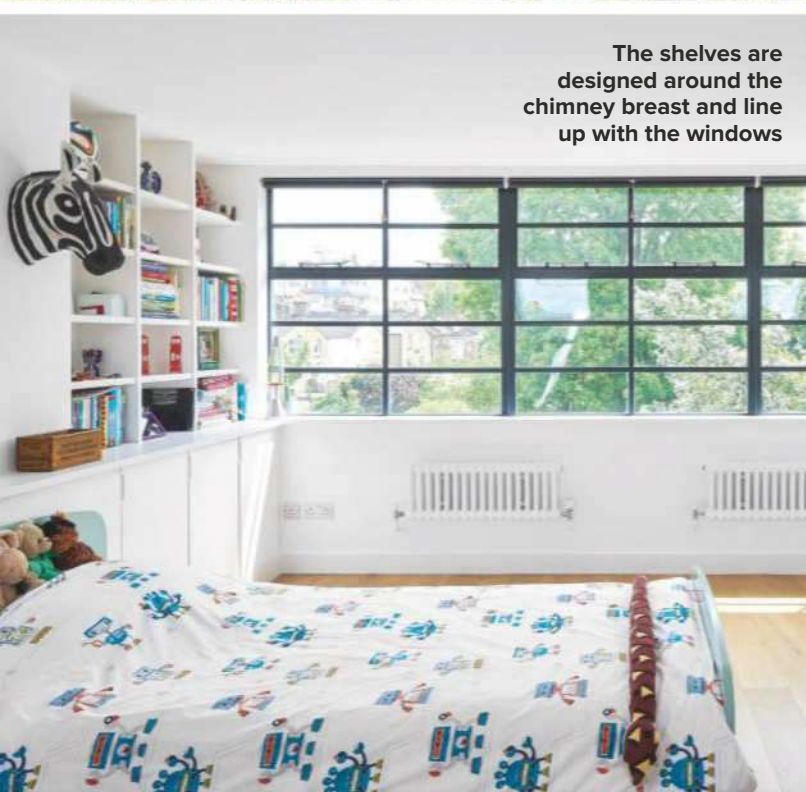
A three-bed, terraced Victorian house in Dulwich, London.

#### **THE COSTS**

They bought the house for £375,000 in 2006 and spent £101,000 on the renovations. It's now worth £1.050m.



The shelves are designed around the chimney breast and line up with the windows



The roof window allows natural light to pour into the stairwell. Roof window, £1,200, The Rooflight Company



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## LOFT CONVERSION

The loft bedroom is a great space for the children to share. Animal Fun Two By Two duvet cover and pillowcase set, £18, John Lewis

**SMART STORAGE**  
Contemporary shelving reflects the modern style of the conversion



### WHAT I'VE LEARNED

“If I'd known how much dust would be generated, I'd have put all the belongings we could live without into storage,” says Kerry. ‘We did this two weeks into the project and it made living on site much more manageable’”



Flooring in OLN160, The Natural Wood Floor Company



An internal panel transfers extra light into the bedroom

FEATURE JANE CRITTENDEN PHOTOGRAPHS GUY LOCKWOOD PLANS AGENCY SERVICE

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This mirror cladding from IQ Glass blurs the lines between the garden and building



Thermally-efficient bifold doors open out to the garden, from ID Systems

## YOUR GUIDE TO...

# Working with tradespeople

Make your extension or conversion run as smoothly as possible by hiring the right professionals for the job

There are several routes you can go down when extending or converting your property depending on your budget, skills and time. Word of mouth is often the best indicator of quality tradesmen, so ask people in your local area who have done a similar project for recommendations.

### HIRING PROFESSIONALS

It can pay to employ a professional with the know-how to add extra value to your home. Architects and designers will often visualise the space in a way you may not have thought of, due to over-familiarity. You can also employ an architect to manage the entire building process from planning to overseeing construction and arranging input from specialists.

Another option is to work with a company that designs and builds loft conversions, extensions and basements, who will take on the entire project from conception to completion so you don't have to worry about hiring individual tradesmen.

You can also design and oversee your project using a local builder or main contractor who will employ subcontractors and run the day-to-day build so you just have to deal with one firm rather than multiple companies. If you do go down

this route, it's essential that your builder understands what you want from the outset and has experience in the type of project you are after.

### GOLDEN RULES

Be sure everything is agreed in writing and your contract includes a breakdown of costs, how long the project will take and if it includes VAT. Check for any caveats which might involve extra expense. Making decisions early on is key to saving money as it's much easier to make changes during the planning stage than during the build.

Set up a payment schedule for installments to be paid as parts of the project are completed and never hand over large sums of money up front, although up-front payment for materials is fair. Allow a contingency fund of at least 10 per cent for unforeseen circumstances.

### USEFUL CONTACTS

Look to professional bodies such as RIBA (architecture.com) to search for an architect in your area or the Federation of Master Builders (fmb.org.uk) to find builders and tradesmen. HomeOwners Alliance (hoa.org.uk) can help you find a party wall surveyor and planning consultant.

## EXPERT ADVICE

Paula Higgins, chief executive at HomeOwners Alliance gives us her tips for a successful project

### ■ ALWAYS GET THREE QUOTES

This will help you judge what's reasonable. A quotation is a definite price, whereas a verbal or written estimate isn't legally binding. Each time you speak to a builder, architect or designer about your project, you'll be better able to judge if they're up to the job.

### ■ GET CERTIFICATES FROM TRADESMEN

By far the easiest route to Building Regulations compliance for electrical, gas or plumbing work is to get a certificate from your tradesman. They'll need to be a member of the Competent Person Scheme, a government-run accreditation programme, to be able to supply it. Otherwise, you'll need to request it yourself from your local authority.

### ■ DON'T BE FOOLED BY LOW QUOTES

They're often given in order to secure the job, and then the company will introduce extra charges as work progresses or cut corners to make savings.

## WHAT YOU NEED TO KNOW WHEN...

# Converting your garage

If you have a garage attached to your home, you can save both time and money by making that space work harder instead of building a brand new extension

Do you really need a garage? While they do provide storage space, garages are often one of the most under-used parts of the home. But converted into a living space – whether it's an office, playroom, utility room, bedroom, bathroom or home gym – it will add value to your property.

### EVALUATE YOUR GARAGE

The size, shape and style of your garage will determine what you can do with it. If your garage is long and narrow, it may be best to knock through to extend an existing room. But if the shape makes it possible, it's usually better to keep it separate, as most garages are located away from the main living space, making it tricky to incorporate them without additional construction.

Next, work out where the garage will be accessed from within your home – an existing door from the hallway may not be the most practical option if it impacts on the new room, for example. It will also make a difference to costs whether your garage is a single-skin, lean-to structure or part of your house – the latter is usually better built so requires less upgrading.

Check if anything in the garage has to be accommodated, such as a boiler or electricity meter – these can usually be boxed in rather than moved, which is more costly. It's a good idea to check the garage's wiring, too – if the new room is being rewired for lights and sockets, you may need a separate consumer unit to prevent overloading your mains.

### WORK OUT A BUDGET

The best conversions are the ones that look and feel like part of your home rather than a hasty addition, so it's worth investing in matching brickwork (to fill in the garage door) and good insulation – a cold, draughty room won't get much use. 'A lean-to garage

is just a thin-walled shed, and only slightly better made than one,' explains Jude Tugman, MD at Architect Your Home. 'Converting means upgrading the walls, roof and floor, so costs around £1,700sq m. If the garage is built into the house and already has internal walls and a functioning ceiling, things get easier, but there's still lighting, windows, plastering and decoration to consider, costing around £1,200sq m.' If it's a lean-to and in poor repair, you may find it more cost-effective to demolish and rebuild rather than upgrade.

### CHOOSE A PROFESSIONAL

While using an architect for your conversion can mean a more creative result and is ideal if you're thinking of building on top, an architectural designer, structural engineer or specialist conversion company are also



FEATURE RACHEL OGDEN

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



Previously a garage, this is now an ensuite bedroom and utility. Conversion by Berry Construction



A whole house renovation included turning the garage into an office. Remodel by Ensoul

good options, depending on your project's size. A builder should be able to carry out the conversion, but you can do some of it yourself if you're confident that your work will meet Building Regulations.

**OBTAIN PERMISSION**

Garage conversions rarely require Planning Permission. So long as the footprint and elevations stay the same, it's considered Permitted Development. However, if you're planning to make significant changes to the exterior or the conversion will increase the size of your home beyond what's allowed by Permitted Development, you may need to submit an application. If you're not sure, apply for a Lawful Development Certificate from your council.

The conversion will be subject to Building Regulations as it's a 'change of use', which means that the walls, windows, floor and roof need to be energy efficient, the building must be structurally sound and the electrics and plumbing have to be compliant (for example if you're adding radiators or a bathroom). A building control inspector will oversee these at different stages of the conversion. The Party Wall Act may also apply if your project affects a structure shared with another property.

**START CONVERTING**

After any structural alterations, the floor should be damp-proofed if required, the walls, floor and roof insulated, and underfloor heating added. Next, windows and doors (bifold glass doors are a great way to fill the void left by a garage door) and first fix wiring and plumbing can be installed. You can then plaster, lay the floor, add lighting and finally, decorate the room.



This kitchen by Cue & Co of London is housed within an extended garage. Renovation by NFA Architects



**BEFORE**



They demolished the large garage at the side of the house, rebuilding to the same footprint

**AFTER**



'The cool colours and contemporary touches make this a relaxing guest room'

# 'We turned a garage into a guest room'

Needing an extra bedroom and bathroom more than a double garage, Alicia and Leon Manco created this new space on a tight budget

**A**licia and Leon Manco bought their home knowing it had lots of potential, but would require some renovation.

## MAKING PLANS

Having decided to knock through to create a large kitchen-diner at the back of the house, the couple decided to convert the garage at the same time. 'I'm from Malaysia originally,' says Alicia, 'so we have lots of people visiting us and they often stay for several weeks at a time. Leon uses one of the upstairs bedrooms as a study, and we liked the idea of having separate guest accommodation, so a garage conversion seemed ideal.'

## FIRST STEPS

'We found a great local builder, Dan Chownsmith of DC Carpentry

and Construction ([dcarpentryandconstruction.co.uk](http://dcarpentryandconstruction.co.uk)), who could do both jobs at once. The plans went through easily as we weren't changing the footprint, but Dan explained that it made sense to demolish and rebuild the garage to modern standards, instead of simply upgrading it.' As well as the guest bedroom and bathroom, Alicia and Leon also had space for a utility room to complement their new kitchen-diner. The project took four months to complete.

## FINAL TOUCHES

They already had the furniture for the guest room from their previous house, but added some special touches to make the space feel extra inviting and cosy – such as the knitted throw and woodland scene canvas. 'We've made it look so lovely, I'm almost jealous!'

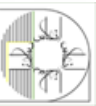
## Take a quick tour...



**GROUND FLOOR**

FEATURE STEPHANIE SMITH PHOTOGRAPHS DAVID GILES  
PLANS AGENCY SERVICE

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## GARAGE CONVERSION



### *Welcome to our home*

Alicia and Leon Manco live here with their daughters, Amelia, four, and Eliza, one. Alicia works in HR and Leon is a company director.

#### THE PROPERTY

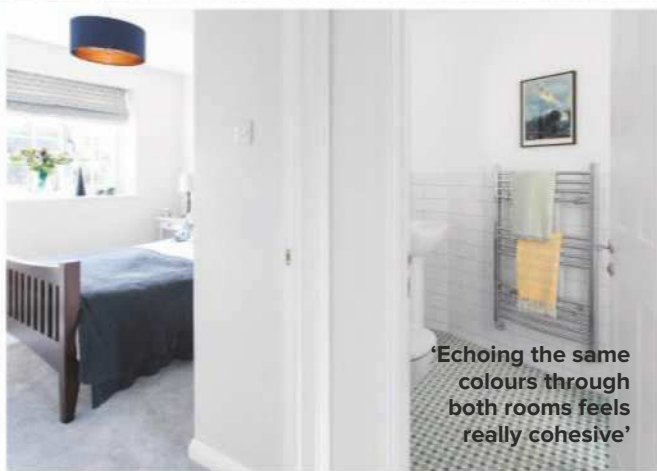
A four-bed, detached Fifties house in Walton-on-Thames, Surrey.

#### VALUE

They bought the house for £400,000 in 2014 and it's now worth £650,000; the garage conversion cost £3,650.

#### OUT WITH THE OLD

The window is where the garage door used to be, looking out over a quiet street



'Echoing the same colours through both rooms feels really cohesive'

'The door to the shower folds in on itself, taking up hardly any space'



## WHAT WE'VE LEARNED

“Renovating doesn't need to be really complicated or expensive. So long as you stick to your property's original footprint, it can be pretty straightforward”

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## WHAT YOU NEED TO KNOW WHEN...

# Converting a basement

Extending underground is a fantastic way to add heaps of space to your property and increase its value. We take a closer look at what's involved

Digging down can provide an excellent solution to create more space in your home, particularly if you live in an urban area where land values are high and you don't want to sacrifice part of your garden. However, integrating ventilation and natural light is a lot trickier when you're going underground – not to mention more expensive. That's why clever design and careful planning are both essential. Here's how to get it right.

### FORMULATE YOUR BRIEF

The first stage of the basement extension process is to create your design brief. This should address what you intend to use the space for and the overall aesthetic you'd like to create. 'Without careful planning, it would be easy to end up with a large, poorly-lit zone with limited uses,' says Richard Gill, an associate at Paul Archer Design ([paularcherdesign.co.uk](http://paularcherdesign.co.uk)). Given the great expense associated with subterranean projects, where the lion's share of the budget will go on excavation and underpinning, it pays dividends to establish an inviting space that adds real value to your home.

### SEEK EXPERTISE

The key to establishing a light-filled, airy zone often involves hiring a professional to formulate the design concept. While many basement construction firms offer their own in-house design services, employing a recommended designer could make the difference between an efficient basement and a spectacular one. 'Engaging an architect shifts the focus to the creation of beautiful spaces,' says Richard. 'They will be able to address issues such as how to connect the basement with the main house and how to maximise natural light, while making it aesthetically pleasing, too.'

### CONSIDER THE PRACTICALITIES

There's a raft of design and construction essentials to think about before submitting your planning application. For example, bear in mind that a fire escape strategy will need to be factored into the plans. 'Soil conditions and the water table also need to be properly investigated prior to any detailed design taking place. A clear waterproofing strategy has to be implemented,' says Siobhan Maguire, associate director at Paul Archer Design. If your priority is to create a bright, airy space, think carefully about how this will be achieved. 'Don't fall into the trap of skimping on floor-to-ceiling height,' says William McGuinness, director at UV Architects ([uvarchitects.co.uk](http://uvarchitects.co.uk)). 'You need to ensure a minimum height of 2.7m.'

Basement extension with three storeys of roof lights, designed by UV Architects

Two light wells keep this space flooded with natural light, designed by Granit Architects

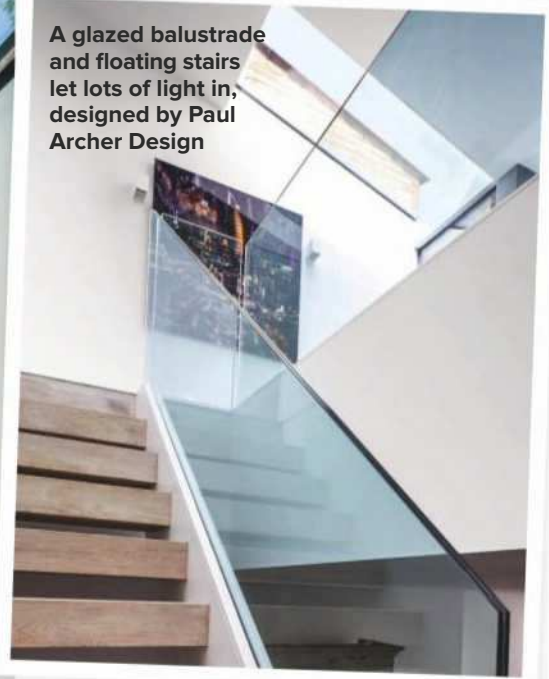


FEATURE REBECCA FOSTER PHOTOGRAPHS ANDREW BEASLEY

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A glazed balustrade and floating stairs let lots of light in, designed by Paul Archer Design



### INFORM YOUR NEIGHBOURS

It's wise to get your neighbours on side from the outset. 'Unlike regular extensions, basement projects can cause massive issues with neighbours – largely based on stories they might have heard about developments going wrong,' says William.

### PLANNING PERMISSION

At one time, it was possible to create a basement extension under Permitted Development. These days, however, the chances of that happening are highly unlikely. 'A lot of authorities have clamped down,' says William. 'In some London boroughs, any subterranean development automatically requires formal consent. Or if you introduce a light well, for instance, that will necessitate planning permission because of the alteration to the exterior.' Consequently, it's essential to factor in the additional time and cost of planning into your project schedule. Find out more information at [planningportal.co.uk](http://planningportal.co.uk).

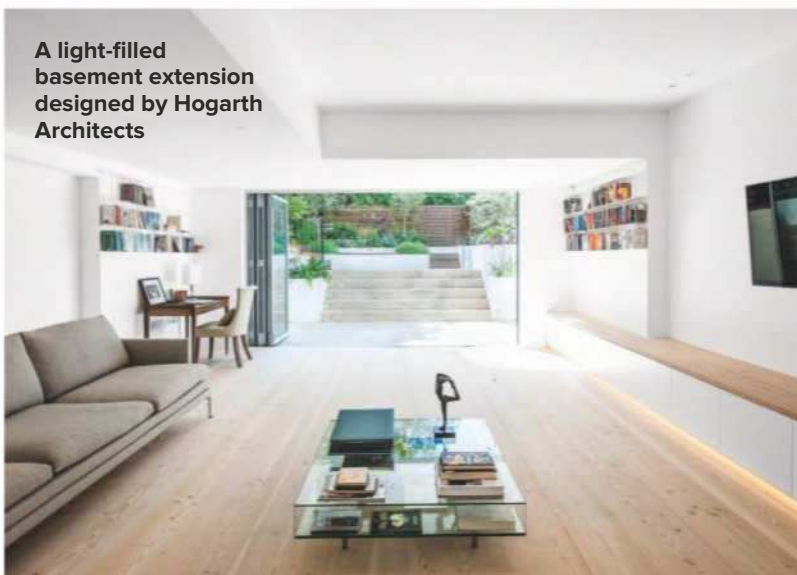
### HIRE A CONTRACTOR

'Some are better than others,' says William. 'It's very specialised work, so do your homework and make sure your contractor has relevant experience.'

### MANAGE YOUR BUDGET

It's vital to keep a close eye on the pot of money you've allocated to your basement extension throughout the build. Plus, as you would with any extension scheme, it's a good idea to set aside a 10 per cent contingency fund in case any problems arise. Typically, you'll need £3,500-£4,000/sq m for a fully-fitted basement.

A light-filled basement extension designed by Hogarth Architects



## EXTERIOR



## AFTER



# 'We dug out an extra storey'

Fiona and Tim Peregrine lacked a large family room so they extended beneath the footprint of their house to create a contemporary basement

Fiona and Tim Peregrine were delighted to find this Victorian property in 2010. It needed a lot of work, but with two young children to look after, they decided to wait. 'At this stage we had no plans for a basement room at all,' says Fiona.

### CHANGING PLANS

Space-wise, the house was top heavy with five bedrooms split across the first and second floors, and a small living space on the ground floor. 'We needed more functional family space, but didn't want to disturb the lovely brick pattern on the back of the house with an extension,' says Fiona.

### DIGGING DOWN

Instead, they began talks with Chris Scott at Mascot Bespoke Homes ([mascotbespoke.com](http://mascotbespoke.com)) about

the possibility of converting their 17sq m cellar into a big basement. 'We thought we might dig out under half of the house,' says Fiona. 'But we were advised that excavating under the whole house would be a better investment as we could also have a utility room, shower room and an extra bedroom.' In late 2014, plans were approved for a 99sq m basement level and excavation began by hand the following September. 'We needed to work carefully as we had to underpin the perimeter of the house in one-metre sections of steel reinforced concrete,' explains Chris.

### COMPLETE WORKS

By June, the project was finished. 'Having a whole new floor was definitely the right investment – we use it daily and have a self-contained space for family visits.'

## Take a quick tour...



BASEMENT

**ALL LIT UP**  
Using a mix of soft and bright lights helps create zones



The kids have a music and play area in the sunniest part of the family room. Billy shelves, £110, are Limited Edition Ikea



## Welcome to our home

Fiona and Tim Peregrine live here with daughters Anjali, eight, and India, six. Fiona is a lawyer and Tim works for a bank.

### THE PROPERTY

A semi-detached, six-bed Victorian house in Chiswick, London.

### THE COSTS

Bought for £1.375m in 2010; now worth £3m; basement conversion cost £80,000.





Gold and marble coffee table, £155; large vase, £12; Abigail Ahern hydrangeas, £14 each; Nami brass vases, from £14.50 each, all Design Vintage

**TUCKED AWAY**  
Floor-to-ceiling bespoke shelving houses the TV and speakers



## WHAT I'VE LEARNED

“We asked our builder to give us a fixed price to dig down as far as he could. The high ceilings make the basement feel like another floor, which is enhanced by the natural light drawn in from the courtyard”



Storage was essential for the girls' toys. Ikea PAX wardrobes with Superfront Illusion door fronts in Infinity Blue, £2,000





O-Lite round roof light, from £1,275, Roof Maker



Glass and steel doors, Steel Window Association

## YOUR GUIDE TO...

# Boosting light

Clever glazing solutions, rooflights and sun pipes will fill your home with daylight and brighten dark corners

Natural light is one of the most desirable qualities an extension or conversion can have, but despite its ability to transform a space, it's often overlooked. Here's how to introduce more light into your new space.

### LIGHT FROM ABOVE

Rooflights let far more light into the home than vertical windows. They're wonderfully versatile, too – available in both opening and fixed styles, they can be fitted on flat or pitched roofs, over kitchen islands or above staircases. Raised pyramid and lantern designs will allow daylight to flood the space while adding drama and height to the interior, and can even be fitted with remote control openings for ventilation.

If you live in a conservation area or listed building, specialised conservation rooflights and lanterns will bring plenty of daylight into your home.

Natural light is especially crucial for the success of any basement extension – if you're extending beyond the back wall of the property, look into installing a flat, walk-on rooflight.

### OPEN UP

It goes without saying that if you fit a large expanse of glass like sliding or bifold doors, wrap-around corner glazing or even a full-height glass wall, you'll be rewarded

with plenty of daylight. Glazing a gable end with fixed windows will introduce even more light and create a striking focal point, both internally and externally.

If you're looking for something really show-stopping, descending window systems (six-metre-wide walls of glass that disappear below the floor at the touch of a button, leaving a level threshold) will create an almost seamless link between your interior and exterior.

### BORROWED LIGHT

A sun pipe – also known as a sun tunnel – is an easy and efficient way to brighten a space with little or no natural light. They work by capturing light at roof level, and diverting it down a reflective pipe to a ceiling diffuser. You can get rigid pipes for shorter distances and ingenious flexible tubes to bypass obstructions.

### CLEAR WINNERS

Choosing glazed elements for internal walls and doors allows light to flow between rooms. Off-the-peg frameless glass doors in standard sizes make smaller spaces feel more open, while glass wall dividers allow you to partition a basement extension without sacrificing any light. Switchable privacy glass can be used for the walls of an en suite.

## EXPERT ADVICE

Steve Bromberg, General Manager of Express Bi-Folding Doors, shares his tips for maximising light

### ■ WRAP AROUND CONFIGURATIONS

make the most of natural light and are perfect for extensions with more than one exterior wall facing the garden. Sliding doors can be placed at a right angle without needing a corner post, so the ceiling will look like it is floating.

■ **PANORAMIC SLIDING DOORS** are architecturally designed to display minimal structure profiles, reducing the sightlines of aluminium frames dramatically.

■ **BIFOLD DOORS** are the best option for flooding small spaces with light – especially in rooms of less than 4sq m.

■ **ROOF LIGHTS AND LANTERNS** are simpler to install than a fully glazed structure or extension, so are a really cost effective way to bathe a room in light.

■ **FLAT ROOFING** is becoming popular again. To give it a modern look, choose architecturally-led flat roof skylights for an aesthetically-pleasing, minimalist finish.

## WHAT YOU NEED TO KNOW WHEN...

# Installing a garden room

If you've already extended or converted, or you're looking for extra space without much disruption, a garden studio can be a speedy, hassle-free alternative to a big build

As a flexible space that you can use as an office, gym, art studio or even as an annexe to your home, a room in the garden is often a convenient way of extending your home, provided you have the outside space to install one. Depending on its complexity, you can build your own or get a company to do all the hard work for you, making it a relatively straightforward project. We give you the lowdown on what to expect.

### DO YOUR RESEARCH

First you need to find a design you like. There are plenty of options available, depending on the space you have and the style you prefer. Contemporary designs with bifolds or sliding doors allow the space to open directly out into the garden, like a summerhouse. Pod designs are convenient for smaller gardens and ideal if you don't need much internal space, perfect for a home office. If you prefer a more traditional design, shepherd's huts can squeeze in a bedroom, kitchen and even bathroom. If you do want a kitchen or bathroom, check that the company will incorporate them.

Most companies design and manage the build from start to finish, including organising approvals or permissions, but if you'd rather do the work yourself, companies like Building With Frames ([buildingwithframes.co.uk](http://buildingwithframes.co.uk)) sell kits from £7,020.

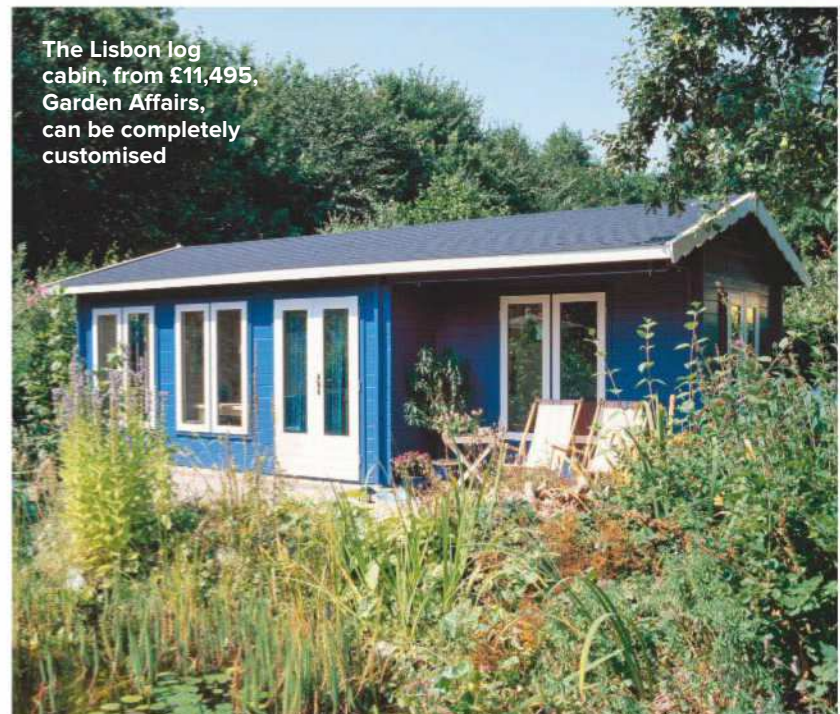
### DISCUSS YOUR NEEDS

Once you have two or three designs you like, contact the companies, explaining what you want and how you'll be using the space. 'There are two statutory things that you need to iron out: Planning Permission and Building Regulations,' says Karl Stokes, MD of TG Escapes. 'You can build a garden room under Permitted Development (PD), but the building can't be over 2.5m in height. This can be restrictive, especially if

you're planning a gym or yoga studio as that only gives you about 2.1m internal height. Anything taller than 2.5m, or plans to use the space as an annexe, will require Planning Permission. The other restriction is Building Regulations approval. This applies within a metre of a boundary or if the building is over 30sqm in size.' Also, if you have specific plans for the decor and fittings, make these clear from the outset. Some companies will tweak their plans to accommodate these, others won't.

If you have the time, apply for Planning Permission to transform the space into an annexe at a later date. It may not apply to you but will prevent any issues if you decide to sell your house in the future.

'From inception to completion, the whole thing should take around 18 weeks. That's a couple of weeks to design it, taking into



The Lisbon log cabin, from £11,495, Garden Affairs, can be completely customised

FEATURE GINEVRA BENEDETTI

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی





Unwind at the end of the day in a cosy den. Crane Garden Buildings The Hub Studio, £12,499, John Lewis



Need a guest room? A shepherd's hut could be cheaper than extending. From £22,200, Plankbridge

account any special requirements,' says Karl. 'Then you need at least 10 weeks for Planning Permission if necessary, three to four weeks for construction off-site and another three to four weeks for the build.' Once you have chosen your preferred quote the company takes over.

### **INSTALLATION BEGINS**

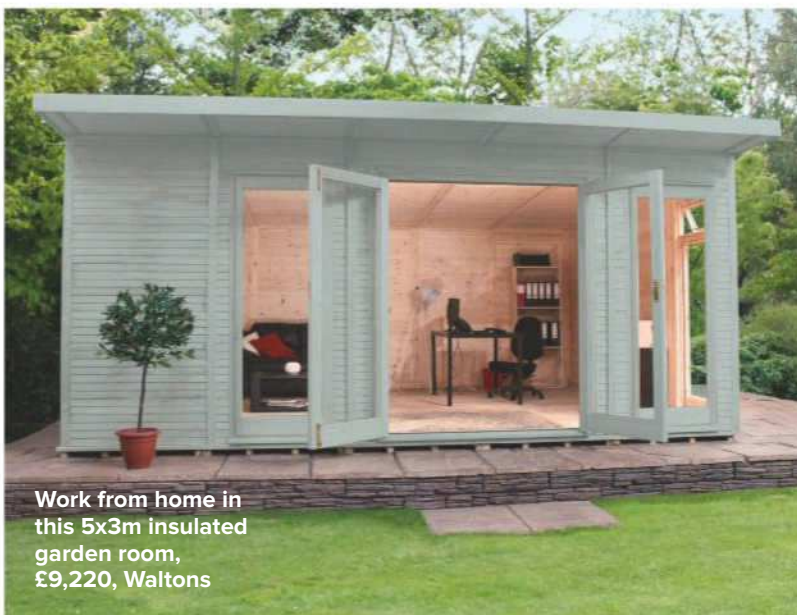
Once permissions and approvals (if any) have been sought, the build can begin. Garden rooms are usually constructed off-site and delivered to your home to be assembled. A site visit at quote stage will assess access to your garden.

'We've built lots of studios in central London, where access is very limited,' says Karl. 'Companies should be able to build the panels to size so whatever restrictions there may be, it shouldn't be too much trouble getting them into the back garden.'

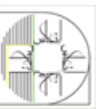
Just before installation, the company will visit to prepare your garden and build the foundations. Any trees or plants that may affect the build will have to be relocated and if you're installing any pipework for water or sewerage, this will be done too. Once the site is ready, the building will arrive. First comes the pre-insulated shell, then plasterboard on top, followed by glazing and flooring. The build shouldn't take longer than a month and the room should be ready to use as soon as its done.

### **FINISHING TOUCHES**

Depending on the upheaval that was required, your garden may need a little love once the builders have finished. Remember to budget for some landscaping to tidy up the garden after they've gone.



Work from home in this 5x3m insulated garden room, £9,220, Waltons



**BEFORE**

As the garden was 125m long, adding a studio wouldn't take up too much space



**AFTER**



The garden room was built to the exact footprint of the old treehouse and shed that once stood here

# 'We built a room to escape to'

Bianca Foley and husband Jonny Ellis installed a self-contained garden room to give Bianca's mum her own space when she visited

**A**fter Bianca's father passed away in 2016, she began to think about how her mother, who lives in Northampton, could visit more often, yet still have her own space. 'I was also thinking of the future,' says Bianca. 'I wanted to create a place that she could eventually move into.'

## GOING OUTSIDE

'We were lucky to have a 125m-long garden with a shed and treehouse at the bottom, which we could replace with a garden room. We picked TG Escapes (tgescapes.co.uk) to carry out the work as they allowed us to choose the exact decor and fittings that we wanted. We originally planned to create a one-bedroom property, but we decided an open-plan layout would give us more flexibility for now.'

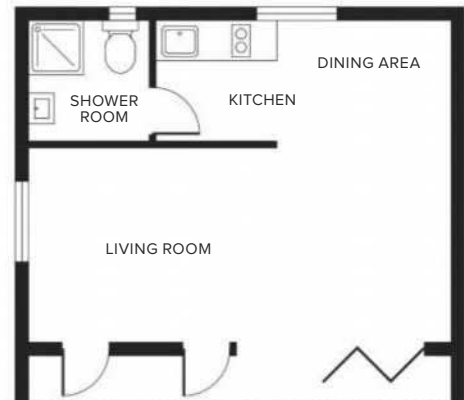
## SPEEDY WORK

After they received Planning Permission for the annexe with ensuite, TG Escapes subcontracted Pine Tree Services (024 7627 7770; pinetree-services.co.uk) to clear the back of the garden and prepare for the plumbing. 'Andrew and Ian from TG then came in and built the whole thing in three weeks!' says Bianca. 'The studio arrived in three parts and was joined together on site, then they did the windows, flooring and plastering before installing fixtures and fittings.'

## JOB DONE

While the idea began as a space for Bianca's mum, the whole family enjoys the room. 'I use it as an office and the kids hang out there after school. Plus, the new decking is bathed in sunshine all afternoon, so it's our new entertaining spot!'

*Take a quick tour...*

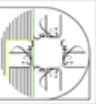


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**FUTURE PLANS**

By installing a door as well as bifolds, Bianca has the option to add a partition wall later



## Welcome to our home

Bianca Foley and Jonny Ellis live here with their daughter Beau, 11, and son Finn, eight.

**THE PROPERTY**

A five-bedroom, semi-detached Victorian house in Twickenham.

**THE COSTS**

Bought in 2008 for £1.2m; now worth around £2.2m. Garden room cost £60,000.



The kids love to hang out in the open-plan space, relaxing on the sofa and bean bags in front of the flatscreen TV



## GARDEN ROOM

Bifold doors are perfect for garden rooms, providing a seamless transition between inside and outside



**TAKING ROOT**  
Rather than cutting down this apple tree, the landscapers were able to construct the decking around it



### WHAT I'VE LEARNED

“I’m quite hands-on and I found that choosing the more practical elements of the design really contributed to how happy I was with the finished space. It helped that TG Escapes were accommodating!”



The neat galley kitchen leads to a small shower room. Kitchen, Howdens Joinery Co

FEATURE GINEVRA BENEDETTI PHOTOGRAPHS TG ESCAPES PLANS AGENCY SERVICE

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The Sanicompact loo doesn't require a cistern – perfect for small spaces, £399, Saniflo at Plumbworld



This Cabin Shepherd's Hut is movable, from £29,500, Plankbridge

## YOUR GUIDE TO...

# Adding a loo

Squeeze an extra washroom into your extension, conversion or garden room for added versatility

Whether it's to ease the morning rush for the bathroom, prevent you having to traipse up flights of stairs, or simply for use when guests come to stay, an extra loo is always a useful addition. However, installing a new one can sometimes be less straightforward than replacing an existing one. Fortunately, there are a few options for making your new convenience more convenient.

### PLAN YOUR PLUMBING

The ideal location for any additional loo is above or below an existing bathroom, so that it can connect to existing pipework and the soil and vent stack. However, if it's further away, one option is to add a new soil and vent stack either inside or outside your home, which works as long as there's a sewer that it can flow into.

If there's no immediate access or if the water needs to go uphill, such as in a basement installation, consider choosing a macerator pump or a loo that has its own macerator. 'Macerators enable the sewerage to be pumped through a small, thin flexible pipe,' says Robert Wood, founder of Simply Extend (simplyextend.co.uk). 'This means they can be installed without lifting existing floors. Remember that any connection to a drain owned by the local water authority may need

permission.' Macerators can move waste to your soil stack either vertically (a few metres) or horizontally (several metres). They'll be noisier than standard plumbing and can be prone to blockages from anything other than loo roll, but they do let you have a loo almost anywhere. Basic macerators start from £100, and ground floor cloakrooms from £3,000-£6,000.

### GET PERMISSION

Adding a loo to your extension or conversion will rarely require Planning Permission unless your home is a listed building, but Building Regulations will apply to plumbing, drainage and ventilation.

However, adding a WC to a garden room will mean the project is more likely to need Planning Permission. Check with your local planning department.

### BUDGET FOR THE GARDEN

Any new pipework should be buried in your garden or insulated, so it doesn't freeze. You may be able to link to an existing soil drain or septic tank. A sewage pumping station with a macerator can also be used to remove waste – but you'll need to add electricity to power this. Allow £2,000-£6,000 to add a loo to a garden room. A 'dry' eco toilet can be a more affordable option but requires maintenance.

## EXPERT ADVICE

Ann Boardman, head of marketing and product development at Saniflo UK, explains how to add a macerator to your project

### ■ FOR CONVERSIONS AND EXTENSIONS

you'll need to check whether the existing drainage infrastructure is accessible for the new installation. Don't panic if it's not. A macerator can be installed with small-bore pipework to send the waste to a soil stack.

### ■ SELECT THE RIGHT MACERATOR

for your project. There are models for use with a single loo, a loo and basin or a full bathroom.

### ■ ENSURE THE MACERATOR CAN BE INSTALLED

behind your chosen loo (or behind a demountable panel if the unit needs to be obscured from sight).

### ■ NEXT, PLAN THE ROUTE

for the small-bore pipework. It can run under floors, behind walls and in ceiling voids to join existing drains.

### ■ FINALLY, ENSURE ADEQUATE ACCESS

to the unit for maintenance checks and make sure it's installed according to the manufacturer's guidelines.

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# Essential contacts

**Abigail Ahern** abigailahern.com

**Antico** 01217 450800; antico.com

**Anglian Home Improvements**

0808 115 1275; anglianhome.co.uk

**Architect Your Home** 0800 849

8505; architect.yourhome.com

**Border Oak** 01568 708752;

borderoak.com **Building With**

**Frames** 01872 273757;

buildingwithframes.co.uk

**Coupedeville Architects** 020

8811 2660; coupedeville.net

**Cousins & Cousins** 020 7482

4009; cousinsandcousins.com

**Cue & Co of London** 020 7731

4728; cueandco.com **Darren**

**Oldfield Architects** 020 8425

2209; darrenoldfield.co.uk

**DC Carpentry and Construction**

01784 102 724; dccarpentryand

construction.co.uk

**De Rosee Sa** 020 7221 5495;

deroseesa.com **Design Vintage**

01243 573852; designvintage.co.

uk **Ensoul** 020 3637 0700;

ensoul.co.uk **Everest** 0800 540

4100; everest.co.uk

**Express Bi-folding Doors** 0333

270 5803; expressbifolds.co.uk

**Fabco Sanctuary** 01903 718808;

fabcosanctuary.com **Federation**

**of Master Builders** fmb.org.uk

**Fraher Architects** 020 8291 6947;

fraher.co **Garden Affairs** 01225

774566; gardenaffairs.co.uk

**Granit Architects** 020 7924 4555;

granit.co.uk **Hogarth Architects**

020 7381 3409; hogartharchitects.

co.uk **HomeOwners Alliance**

hoa.org.uk **Howdens Joinery**

**Co** 01202 677097; howdens.com

**ID Systems** 01603 408804;

idsystems.co.uk **Ikea** 020 3645

0000; ikea.com/gb **IQ Glass**

0844 800 2432; iqglass.co.uk

**JM Interiors** 01580 291 221;

jminteriorsuk.uk **John Lewis**

03456 049049; johnlewis.co.uk

**Lomax & Wood** 01277 353857;

lomaxwood.co.uk **Made.com**

0344 257 1888; made.com

**Mascot Bespoke Homes** 020

3771 7978; mascotbespoke.com

**My Fathers Heart** 0114 250 0177;

myfathersheart.com **NFA**

**Architects** 01227 668125; nfaltd.

co.uk **Paul Archer Design** 020

3668 2668; paularcherdesign.co.

uk **Pine Tree Services** 024 7627

7770; pinetree\_services.co.uk

**Plankbridge** 01300 348141;

plankbridge.com **Planning Portal**

planningportal.co.uk **Plumbworld**

01386 800750; plumbworld.co.uk

**Ripples** 0800 107 0700;

ripplesbathrooms.com

**Roof Maker** 01162 147121;

roofmaker.co.uk **Royal Institute**

**of British Architects** architecture.

com **Royal Institute of Chartered**

**Surveyors** rics.org **Saniflo** 020

8842 0033; saniflo.co.uk

**Simply Extend** 0800 917 7571;

simplyextend.co.uk **Steel Window**

**Association** 020 8543 2841;

steelwindowassociation.co.uk

**Superfront** superfront.com/uk

**Sweetpea & Willow** 0345 257

2627; sweetpeaandwillow.com

**TG Escapes** 0800 9177726;

tgescapes.co.uk **The Natural**

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