



KITCHEN
 'With so much glass, there are different places to sit and look through spaces or to outside,' says James. Brooklyn flat pendant in copper is similar, £79 each, Industville



SITTING ROOM
 The staircase rises through the middle of the house and separates the double-aspect sitting room into two parts. Steel and birch staircase, from £45,000, Shape London

ALL IN THE DETAIL

An innovative redesign of a traditional terrace has given James Findlay more light and open space than he ever thought possible

FEATURE JANE CRITTENDEN | PHOTOGRAPHY ADAM SCOTT

A radical shake-up of the layout in this Victorian terrace was a leap of faith for its owner, James Findlay, after his architect business partners at Fraher & Findlay suggested relocating the staircase to the middle of the house. 'It took a little courage to go with the idea at first because I was concerned that the bedrooms wouldn't be big enough,'

says James. 'In fact, the design by Lizzie Webster and Joe Fraher, achieved the opposite. Placing the stairs at the core has maximised space on every floor and created a beautiful piece of architecture.' At first, James thought the former railway cottage on the doorstep of King's Cross station would be a business venture. But the neglected property surprised him. 'I'd been contemplating

buying a loft apartment for myself, but I was taken with the wonderful triangular garden,' he says. 'It's a green, tranquil space where you can hear the birds, and yet only streets away from the creative buzz of King's Cross.' James set out a practical brief for Lizzie and Joe to interpret – an attic master bedroom suite with dressing room, two en-suite bedrooms on the



KITCHEN-DINER
 This light-filled space extends into a tranquil garden that drew James to the property. Bespoke table, £4,000, Shape London



HOME TRUTHS
THE PROPERTY Victorian terraced house
LOCATION Central London
ROOMS Sitting room, kitchen-diner/living area, TV room, study, utility room, three bedrooms (all en suite), dressing room, shower room
PURCHASED 2015
PREVIOUS PROPERTY 'I was living in a Victorian terrace in Waterloo,' says James.



TV ROOM
 A relaxing snug area behind the kitchen looks out onto the lower courtyard. Scandinavian retro sofa in Duck Egg Blue, £625, Vinterior



STUDY
 Glazing wraps the study so that it appears to float. Bespoke desk, £4,500, Shape London. No. 42 chair in light blue wool is similar, £187, Swivel UK



MASTER BEDROOM
The loft bedroom is laid out with an interconnecting dressing-room and en suite. Todd table lamp in Teal and bamboo, £39; Charley king-size bed in Sealoom Blue velvet, £499, both Made.com

DESIGN TIP 'Invest money in a good architect. Lizzie and Joe came up with some fantastic design solutions'

first floor, plenty of living space and, of course, a connection to the garden. 'The lower ground floor extends into the garden and has a poured concrete floor and lots of glazing,' James explains. 'It's fantastically atmospheric to sit in.'

Above, a suspended study overlooks the kitchen, where the two reception rooms have become one sitting room, divided by the central staircase. The

spaces throughout the house are drawn together with an industrial palette, as nod to the property's railway heritage. Black metal, concrete and pale wood tones underlie the construction of the staircase, kitchen, flooring and furniture.

A high-quality finish pervades throughout, which is all down to the way the project was managed, says James. As he is often away on business, Lizzie and

Joe agreed to take on the whole design-and-build process – a service they now offer all their clients at Fraber & Findlay.

'In many ways I live in a loft space, after all,' says James. 'Huge volumes created by the glass make the house feel so much bigger than it actually is, and the layout is a series of open spaces with the industrial steel staircase at the core – I'm amazed at what has been achieved.'



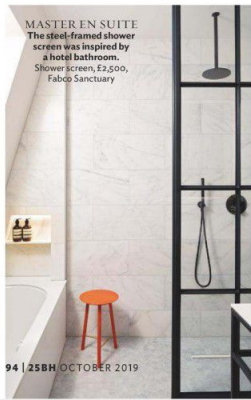
pooky

arty style,
smarty prices

decorative lighting from pooky.com

MASTER EN SUITE

The steel-framed shower screen was inspired by a hotel bathroom. Shower screen, £3,500, Fabco Sanctuary



EXTERIOR

A pivoting door on the extension complements the quirky shape of the garden. Pivot door, £5,700, Merondem Designs



FOR STOCKISTS GO TO WHEEL.TO BUY

Ideal Home.co.uk
FROM THE MAKERS OF BRITAIN'S BESTSELLING HOMES MAGAZINE

VISIT US TODAY!

• STYLE IDEAS & DECORATING TIPS • GORGEOUS REAL HOMES • PRACTICAL PROJECT ADVICE