

'We've kept the bones of the house and added colour'

Erica and Jim Burton sympathetically reworked the look and layout of their Leicestershire period semi with a modern twist to better suit family life

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Styling **MARISHA TAYLOR**

Kitchen

Topped with Veined Michaelangelo quartz from Yes Granite, an island was a must-have in Erica's new kitchen, where local company Heart Kitchens added bespoke reeded glass into the wall cabinets of the Aldana Shaker design in Marine. Henry reeded glass pendants from John Lewis & Partners tie in perfectly, and the Victoria stools are from Cult Furniture

SUMMER HOMES



↑ Design details

'I bought the pink Cevica Good Vibes tiles from Tiles Direct very early on, as I knew I wanted them to contrast with a dark blue kitchen,' says Erica. The couple bought wood for the shelves from a DIY shop and painted them in a colour-match to the cupboards, while the Abode Althia brushed brass mixer tap complements the cabinetry handles

When Erica Burton first viewed the dated 1930s semi that was to become home five years ago, she instantly pictured how it could work for her young family. 'I loved the idea of a big entertaining space at the back of the house, decorated with a modern dark and pink colour scheme,' she explains. 'I knew we could do something with the downstairs layout and also extend upwards, but we didn't want to get too excited until we got a couple of quotes.'

Moving from a new-build property, the couple craved the character of a period home with more space; plus, they wanted their two daughters to have their own bedrooms. 'We knew we couldn't afford to do a loft conversion as well as reconfigure →



← Dining area

Erica has continued the cohesive palette, painting the dining chairs the same colour - Personal Touch by Crown - as the shelves, and the dark blue table legs to match the kitchen cupboards



Step inside...

Meet the owners

Erica Burton (@renovating no53), a marketing director for a luxury carpet brand, lives here with her husband Jim, a warehouse manager for the same company, and daughters Amelie, 10 and Hattie, 8

House details

A three-bedroom, 1930s semi in Market Harborough, Leicestershire

When they bought it

January 2019



Seating area

The darker part of the extension was designated for relaxing, so a neutral scheme and William Wood Brooklyn mirror help bounce the light. 'I painted the gallery wall in Paint & Paper Library's Desert Rose to tie in with the Facebook Marketplace dresser I upcycled,' says Erica, who used reeded moulding and Mercury brass handles from Plank Hardware for the finishing touches



Erica

“It made no sense to pay for an architect’s design and find we couldn’t afford to build what we wanted, so our builder friends gave us rough costs for three ideas”

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the ground floor,' recalls Erica. 'So we focused on a design solution that would hopefully meet both options.' The couple drew-up three layout designs: a single-storey extension, a double-storey extension above the kitchen, and a wraparound extension with a double-storey on the side, then asked a builder friend to give them a rough pricing on all three. 'It made no sense to pay for architect plans and find we couldn't afford to build what we wanted,' says Erica. 'We really wanted the third option, and to include a large master suite, but financially it made sense to go with option two.'

Erica and Jim then took their final drawing to an architect who worked up their ideas, and even created →



space for a utility room using some of the old kitchen. Extending above the kitchen gave the couple a bigger main bedroom, while an unused box room was converted into a walk-in wardrobe. Opening up the downstairs space to enjoy more social activities as a family, the layout is now much more fluid, with the couple also aligning ceiling heights and reinstating period features such as the picture rail, coving and a fireplace. The family stayed put during the renovations, setting up a makeshift kitchen

in their living room and then later, moving this upstairs. 'The kids thought it was a great adventure and we all got used to watching TV in the evenings on a mattress in our bedroom,' recalls Erica. 'Apart from the oak parquet flooring that I saved for, as I had my heart set on it, the kitchen only took around four months to finish.'

Once the renovation work was complete, Erica couldn't wait to get started adding the interior finishing touches. 'I wanted the bones of the house to have a period feel with a →

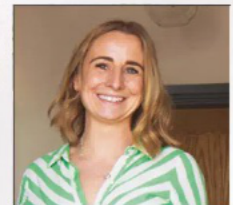
← Living room

Period features were reinstated with a 1930s fireplace from Ebay finished in Lick's Teal 03, and Marais Green hearth tiles from the Porcelain Superstore. The plush orange sofa, gifted by Erica's curtain-maker mum, provides a bold contrast that works perfectly against the teal backdrop

Hallway →

Erica made the shelves, painted in the same Lick shade as the living room, adding baskets for useful storage. The mix of blue with V4's Herringbone parquet flooring in ZB101 Frozen Umber from Fenston Carter, balances modern and traditional. 'I love parquet and wouldn't compromise, so we saved-up and it was one of the last things we did,' says Erica. The Sheridan Steampunk pendants are from Value Lights

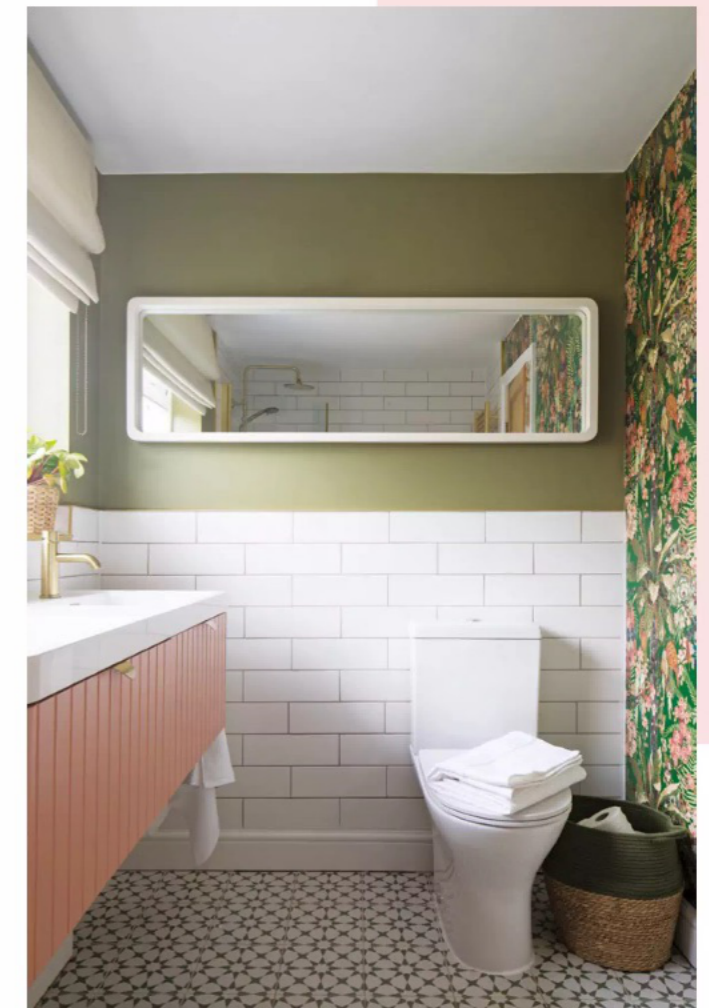




Erica

“ I prefer to upcycle furniture; I don't like getting rid of pieces we already have with life left in them ”

↑ Main bedroom
Walls painted in Lick's Beige 03 with green tones give the couple's room a relaxed Scandi feel. 'Our existing Ercol Teramo furniture is great quality but looked too orange so I used Osmo's Polyx oil tint in white to change the tone,' says Erica



↑ Bathroom Erica chose Linwood's vibrant Rainforest Rabble wallpaper in Juniper from Wallpaperdirect, which inspired the green walls, painted in The Botanist by Paint & Paper Library. Without the luxury of an en suite, the wall-hung Empire double vanity from Better Bathrooms provides both space and storage, finished with a JTP brushed brass basin tap from Victorianplumbing.co.uk. Discotheque Ultravox floor tiles from Claybrook complete the look

mix of dark, rich tones combined with warm, pale pinks, which I view as a neutral,' she explains. 'The colour palette is a family of pinks from different brands, as I didn't want everywhere to look the same.'

The starting point for the entire scheme was the pink hexagonal wall tiles in the kitchen, which have been complemented by the Shaker-style cupboards in a marine blue shade. Erica has continued her love of pink on the dining chairs, a dresser, shelving and a clever paint effect that has created a gallery wall. 'I wanted the house to feel cohesive, so the living room ceiling is also pink, with the walls in dark teal,' says Erica. 'While upstairs, I shifted the teal to a tranquil green.' →



← **Hattie's bedroom**

'I began with Farrow & Ball's Potted Shrimp for the walls in here then painted the furniture in Calke Green,' says Erica. 'The space needed another colour and the mustard works really well.' The pretty scallop wardrobe trim in India Yellow was achieved using a cardboard semi-circle template, while the print is from Abel and the Label

← **Design details**

Erica created the perfect curves in Hattie's rainbow mural with a pencil on string pinned to the wall. 'I didn't want typical primary colours so used leftover paint and tester pots, while the spotty pattern was inspired by a similar design on Instagram.' The storage baskets are from H&M Home



↑ **Amelie's bedroom**

Erica's mum made the curtains to blend with Farrow & Ball's Pink Ground on the walls of eldest daughter Amelie's room. 'The dado rail was already here so I took the opportunity to paint the bottom of the walls in Lick's Green 02,' says Erica

As well as sourcing accessories from high-street brands such as H&M Home and Dunelm, Erica also likes to browse Ebay for vintage items, as well as upcycle. For example, the green wardrobe in Hattie's room has been repainted, and Erica also made her desk, as well as shelves throughout the house. 'I prefer to upcycle Facebook Marketplace and Ebay finds,' she explains. 'I don't like to get rid of furniture we already have that has life left in it.'

'The couple are delighted with the renovation of their home, and although Erica says it's been a labour of love, they are still saving for that loft conversion to create the main bedroom suite of dreams. 'When you're going through a big project, there's always a doubt that something might not work,' she says. 'But I really love the space we've created and the colours we've used. They're warm, balanced and just right for our family home.' 🏡