



EXTENDED VICTORIAN HOUSE

LIFE OF LUXURY

A combination of smart extensions, clever layout changes and deep, moody colour schemes has turned a dated Victorian house into a joyful family home

Profile

THE OWNER

Stephanie Peltier, a happiness consultant (thehappinesssociety.com), lives here with her daughters, Juliette, 14, and Manon, 12

THE PROPERTY

A four-bedroom, detached Victorian house in west London

PROJECT COST

£354,000

PHOTOGRAPH BY ALISTAIR NICHOLLS STYLING MAXINE BRADY

Left The stepped roof on the new extension separates and defines the kitchen-diner and TV room. An open corner creates a wonderful link to the garden. At the top of the house, remodelling the original loft conversion by adding a dormer has increased the usable space to include a stylish master en suite.

Sliding doors, Schueco





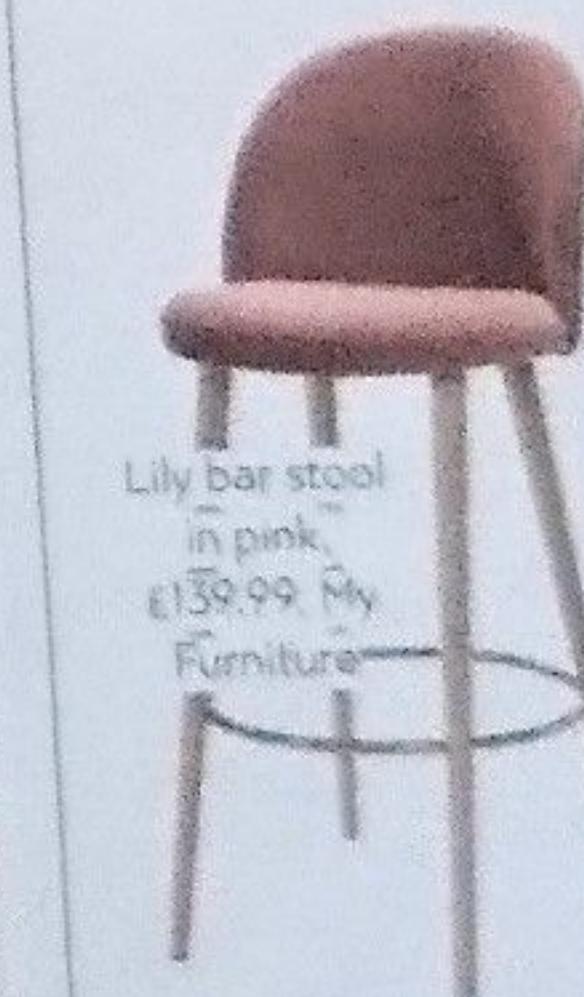
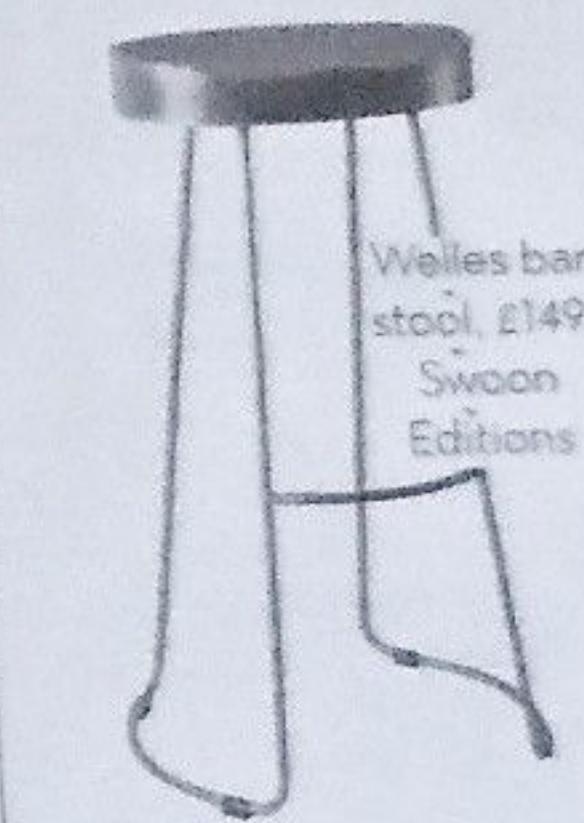
The exposed brick wall was an aesthetic that evolved during the project. Stephanie had the wall painted in Farrow & Ball's Skimming Stone and then distressed with sandpaper. Along with the brick, the wood floor and dark blue feature wall give texture to the white kitchen.

Kitchen: Absolute Kitchens. **EAT sign:** The Old Cinema. **Pendant lights:** Urban Cottage Industries. **Stockholm table:** Ikea. **Philippe Starck for Kartell master chairs:** John Lewis & Partners



BAR STOOLS

Whether it's a breakfast bar or after-dark gin bar, pull up a perch for a drink and a chat



The kitchen floor has been lowered to be level with the garden, and is lit with light from the glazing around the looks, including a band of glazing above the island and large glass over the units. At the end, the new door wraps around the corner and slides into the wall, revealing space to mount a television.

Small plants in clear blue vases. Basin: Simple Human. Sink: Franke. Chevron wood flooring: Edwards Jarrow One. Cesar Luccini wall-hung cupboards. Chocolate Kitchens. Worktop: Corian. Kartell Ghost bar stools. Nest

TOP TIP

Cupboards on the living area side of a kitchen island are perfect for storing things to keep children entertained as you cook

Despite the fact that there was little going for this dated Victorian house in west London, Stephanie and her ex-husband knew they could turn the property into something special. 'Honestly, there was nothing right about the house, but it *felt* right somehow,' Stephanie says. The house hadn't been touched for 50 years, so the layout comprised a series of cramped, dark rooms and no proper garden access. 'Despite this,' she adds, 'there was a sense of spaciousness in the high ceilings that could be improved upon.'

Stephanie began talks with 3s Architects before the sale had even completed in January 2012. They spent six months on the design, discussing how to remodel the entire house so it could work for them and daughters Juliette and Manon. A light-filled kitchen-diner and TV room extends the house and opens onto the garden. The front living room remains, but the middle room has been turned into a clever juncture for the WC and cloakroom cupboard, connected by the hallway and a new passage on the other side. This radical shake-up was only made possible by moving the staircase. 'The stairs were in the middle of the house and now they're on the side,' says Stephanie. 'Even though I've lost the middle room, the house feels so much bigger because redesigning the layout has created a visual connection from the front door to the garden.'

The third bedroom – now Manon's room – was enlarged by removing a separate toilet and bathroom. Another bedroom is now a bathroom, while the architects also created a narrow en suite in the guest bedroom. It's only 900mm wide with the shower opposite the loo, Stephanie says. 'We'd seen one in a hotel and did our measurements, so we knew we could make it work.'

On the top floor, although the loft had already been converted, the ceiling sloped steeply to the eaves, leaving little floor space. 'It was like a shoe box with a tiny bedroom and bathroom,' Stephanie says. 'We wanted to optimise the space with a dormer and make this the master bedroom.'

With a budget of around £350,000, the family went through a tender process and the building contractor came on board in September 2012. 'Matt, the owner, was friendly and honest and knew where to save money,' says Stephanie. 'For example, he designed our bedroom wardrobes with Ikea fittings and bespoke doors.'

Matt also helped Stephanie plan the loft layout. 'I wanted to be able to see the whole room but with separation between the en suite and bedroom,' she says. 'My idea was a full-height wall with sliding doors either side. Matt's joiners designed and made this for me.'

Although the dormer could be built within permitted development, Stephanie wanted to install a triangle window within the gable end roof, thus changing the front facade. She sought planning permission for changes, but didn't make a final decision until the loft structure had been built. 'My instincts were right,' she says. 'Once the old walls had been removed, I could see the window would look amazing with a freestanding bath beneath it.'

The downstairs has its fair share of striking glazing, too. A rooflight stretches along the kitchen galley, and there's a high band of glazing around the dining area thanks to a stepped roof extension. Sliding doors overcome space limitations in the WC and cloakroom as well as closing off the kitchen-diner when needed. It's this kind of functional thinking that Stephanie returned to time and time again. 'I wanted the kitchen "experience" to be right,' she explains. 'The designer asked me how I use the kitchen, which made a lot of sense. The layout is perfect – I even have a breakfast area with drawers that store everything we need.'

Stephanie chose an all-white kitchen warmed with an exposed brick wall, chocolate brown chevron wood flooring and a striking blue-black painted wall. Through the rest of the house, the intensity of colour continues. Rich purple envelopes the living room, studded with jewelled turquoise and mustard furniture. Deep grey walls in the master bedroom have a cocooning effect, opening onto the cool tones of the en suite. 'There are very few white walls in the house,' Stephanie says. 'I like dark, moody walls and bold colours.'

The project was finished in eight months and the house is unrecognisable from how it was before. 'Although we kept virtually nothing of the original, we've created purposeful space,' Stephanie says. 'It's multifunctional and I love the strong identity and atmosphere in each room.'

The house feels so much bigger as we can now see from the front door through to the garden

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Above The master bedroom is a sanctuary at the top of the house, which Stephanie decorated in a dark, cocooning shade of grey. The dividing wall doubles up as a practical headboard with recessed shelving.

Walls painted in Down Pipe, Farrow & Ball. Cushions, Next. Faux-fur throw, Habitat. Mason Jar pendant lights, Rockett St George. Bamboo carpet, RH Carpets. Mango French Versailles-style drawers, Maisons du Monde



Above The dividing wall hides the pipework and sliding doors, which can be left open to enlarge the master bedroom and share the light.

Acre basins, Aquaplus. Oak Oxy vanity unit, Adatto Case. Kai taps, Crosswater. Baskets, TK Maxx. Oval Louis mirrors and Isaac Mer Indus metal wall lights, Maisons du Monde

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Contacts

Below: The sloping en suite accommodates a walk-in shower, two basins and a freestanding bath, which has a view out of the window in the gable roof.

Walls and ceilings painted in Blackened and Plummet, both Farrow & Ball Rawhide Shakespear grey tiles. Stone & Ceramic Warehouse Porcelain bath. Clearwater. For a similar chevron towel, try Marks & Spencer



DEEP IMPACT

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EXTENDING UPWARDS

Make the most of the room you've got with a loft conversion from Econoloft

Do you find your loft is just a place to store items such as suitcases and Christmas decorations? If so, perhaps you should put it to better use. There is a way of taking full advantage of all that square footage to create additional room for your family, as well as adding value to your home. A loft conversion is surprisingly straightforward; here's what you need to know to get started.

Will my loft be suitable for conversion into living space?
Most are – and as a general guide, if your loft measures 2.3m at the highest point, you should be fine. Design experts at Econoloft will make full use of the potential space, and assuming it's feasible, they'll

always recommend having an extra bathroom, as it adds value should you ever decide to sell.

Will I need planning permission?
The vast majority of lofts can be built without planning permission, although there are exceptions to the rule. If you live in a flat, a listed building, a Conservation Area or you're having an unusual conversion, you will need planning permission. But the experts at Econoloft will be able to guide you.

How much will a loft conversion cost?
All Econoloft conversions are bespoke and designed to meet the needs of your family, as well as ensuring the

build works for your property and the local area. However, as a guide, you should expect to pay between £30,000 – £50,000 depending on the type of conversion.

As a loft conversion is the home improvement quoted by most property experts as the one that gives you the best return on your money, it is also an investment for the future. Econoloft can even complete the project in two to three months. So, find another place for your clutter and make 2019 the year you transform that dark, dusty loft into a lovely, light-filled room you can actually use.

You can book your free, no obligation home visit with Econoloft by calling 0800 269765, or visit econoloft.co.uk.



Above and left The possibilities are endless for what your attic could be. Create an indulgent master suite, complete with private bathroom, that can be your retreat at the end of a busy day. Have it as a playroom for your little ones that'll give them a sense of freedom as they grow. Or work from home or on your hobbies in the peace of your lofty haven.



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