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GLASS ROOF EXTENSION

Emma and Sam Forster have enhanced their home with a light-filled and vibrant open-plan space

FEATURE BY BETH MURTON PHOTOGRAPHS BY BUILD TEAM

When the roof of their Edwardian house needed repairing, Emma and Sam Forster made an important decision – to take the plunge by carrying out a bigger project simultaneously, with the aim of extending their kitchen to the side and rear to create a fully open-plan ground floor.

The couple bought the property in 2011 before they had their two children and now wanted a more family-friendly layout with a large kitchen-diner leading out to the garden. 'Although the house was liveable when we bought it, the idea of extending was always at the back of our minds,' Emma explains. 'The original kitchen was small

and separated from the rest of the building, so whoever was cooking felt shut away, particularly when we were entertaining,' she adds.

The pair were keen to find a company that could project manage the entire process of creating the new space for them. 'We'd never even hired a decorator before,' Emma admits, 'so a large extension felt daunting.' After meeting with several companies, Emma and Sam chose Build Team, as they felt the designers there were more open to taking on board their ideas for the project.

'Lots of the firms had a set formula for side return extensions and didn't want to waver from their design,' Emma says, 'but Build Team was prepared to accommodate our suggestions.' Key to achieving the couple's ideas for the

↑ MODERN APPEAL
Combining soft pastel hues, bold citrus shades and industrial-style accessories, the bright, open-plan kitchen is packed with personality

PROJECT NOTES

Offset bright, boldly coloured furniture, accessories and lighting with a neutral backdrop of white walls and pale wood flooring



PROJECT DETAILS

Homeowners Emma Forster, a product manager, and her husband Sam, a writer and game designer
Family Callie, 4, and Sebastian, 1
Location Stoke Newington, North London **Property** Edwardian, four-bedroom, mid-terrace house

BUDGET BREAKDOWN

Fees £9,811 **Build cost** £74,300
Glazing £22,200 **Kitchen** £30,000
Appliances £6,928 **Flooring** £15,580
Furniture & lighting £15,698

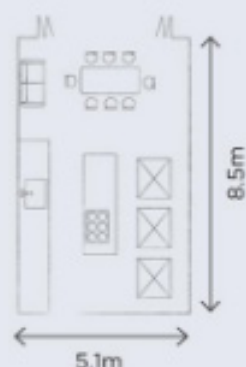
TOTAL SPEND

£174,517

THE BRIEF

To open up the ground floor layout and extend the original kitchen to the side and rear of the house to create a family-friendly kitchen-diner

THE FLOORPLAN



CLEVER DESIGN
 Solar-control glass prevents the room overheating in the summer months

GOOD IDEA
 Contrasting flooring materials help to break up an open-plan space

SHOPPING BASKET

KITCHEN Bespoke kitchen and worktops, £30,000, Crispin and Gemma Furniture Design. For a similar Belfast sink, try Taps UK. For a similar tap, try Victorian Plumbing. Peg board, from a selection, Kreis Design
APPLIANCES For a similar Neff hob, try Appliances Direct. Cookerhood, from a selection, Icon Appliances **GLAZING** Roof and bi-fold doors, £22,200, Build Team
FLOORING Tiles, £1,600, Mosaic del Sur. Wood flooring, £13,980 (including installation), Hitt Oak **LIGHTING** Jieldé wall lights, from £180 each, Holloways of Ludlow. For similar pendant lights, try Pooky **FURNITURE** Berlin sofa, £995, Loaf. Delta dining table, £1,235; Delta dining bench, £535; Eames side chairs, from £390 each, all SCP. Mattiazzi Radice counter stools, £454 each, Nest.co.uk

WHERE TO BUY
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space was removing the rear wall of the front reception completely to open it up to the back of the house. This required extensive structural work to support the new opening. 'Plenty of the companies we saw couldn't understand why we would want the entire ground floor to be open-plan,' says Emma, 'but Build Team realised why this was so important to us.'

The blueprints also included extending out to the side and the rear of the original kitchen, with a bespoke glazed roof on the back section of the room and three roof lights over the side return to bring as much light as possible into the centre.

With planning permission approved, work started in July 2015. Husband Sam and daughter Callie moved out to live with his parents; Emma, who was pregnant with Sebastian at the time, continued living in the house three days a week so she could oversee the work. 'Sam came to look at the progress and couldn't believe that I was trying to live in the middle of a building site,' Emma recalls. 'So to make everything more comfortable, we decided to move into a nearby property together, which we rented through Airbnb for the remainder of the project.'

The build ran quickly and smoothly, and the extension was completed by the end of January the following year. Soon afterwards, the family

moved back into the house and work began on fitting out the new space. Keen to introduce a quirky loft-apartment vibe, Sam's brother designed and built a bespoke timber kitchen for the couple. Painted in complementary tones of pale green and grey with chunky iroko handles and matching worktops, it gives the space a bold injection of personality. To help define the different zones within the kitchen, the solid oak central island is topped with a polished stone worktop.

This eclectic mix of colours and materials is continued in the couple's choice of flooring, which teams geometric encaustic tiles with wide oak planks. 'I'd seen something similar online and just knew it would look fantastic in here,' says Emma. 'The flooring company was amazing, as installing it was a very skilled and labour-intensive job. All of the encaustic designs had to be put down first and then each oak plank was cut out by hand to fit the zig-zag pattern of the tiles perfectly.'

Industrial-inspired lighting and vibrant furniture in the couple's favourite sunshine shades complete the scheme, adding to the light-filled atmosphere. The Forsters are delighted with the end result: 'Our extension has turned out better than we imagined,' says Emma. 'We now have a brilliant multifunctional layout – ideal for family life and just as perfect for larger social gatherings.' GH