

# Good Homes

August 2016 | £3.65

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EXTENSION 1

# 'WE NOW HAVE ROOM TO GROW'

Brendan and Cathy Boxall have transformed their Victorian home, creating a kitchen-diner that's ideal for busy family life

AFTER



← **SEAMLESS FLOW**  
The low-maintenance garden functions as an extension of the open-plan area, thanks to the bi-fold doors that link the two spaces together

→ **GEOMETRIC DETAIL**  
Featuring a bold mix of patterns and colours, Moroccan-style wall tiles make an eye-catching splashback behind the white, high-gloss units



**STYLING TIP**  
Eames-style dining chairs are a classic design that will add sophistication to both traditional and modern schemes



BEFORE

## EXTENSION DETAILS

**HOMEOWNERS**

Brendan Boxall, a stay-at-home dad, and his wife Cathy, who works in film and TV production development

**FAMILY**

Ruby, 8, and Florence, 6

**LOCATION**

Tooting, south London

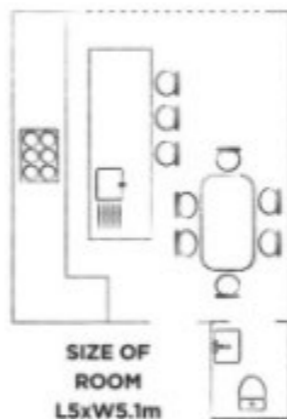
**PROPERTY**

Three-bedroom, semi-detached Victorian house

**COST OF NEW EXTENSION**

Party wall surveyor	£4,500
Building work	£62,299
Kitchen, worktops & built-in appliances	£9,300
Kitchen installation (including flooring, tiles & WC)	£4,976
American-style fridge-freezer	£1,299

**TOTAL** £82,374



SIZE OF ROOM  
L5xW5.1m

### PROJECT BRIEF

To increase the size of the kitchen by extending into the side return, plus create a new downstairs WC leading off the kitchen in a former storage space at the side of the house

**B**rowsing magazines and searching the internet for ideas on how they could incorporate a downstairs WC, Brendan and Cathy Boxall soon realised there was far more potential to add value and space to their Victorian home than they thought. 'Initially we were just planning to update the existing kitchen with new units and rearrange the ground-floor layout, but once we started looking for inspiration we got carried away,' says Brendan. 'We saw so many fantastic projects where people had used an empty side return to create an open-plan kitchen-diner that we decided to invest more money and do something similar, by turning our narrow galley kitchen into a large family room leading out to the garden.'

The couple had completed a loft conversion three years previously, hiring a specialist company to look after the plans and build. Pleased with the result, Brendan and Cathy approached Design Team and

Build Team to handle this project, too. 'Its designer had a clear idea of what we could achieve within our budget,' says Brendan. 'They also understood that we wanted to include lots of glazing to make the new space as bright as possible, suggesting an extra skylight over the kitchen zone, which was a really great idea.'

To create the downstairs WC, which was an essential for the couple, they decided to take two metres from the covered storage that ran down the side of the house and incorporate it behind the new area.

With building work well under way, the Boxalls discovered the importance of having a contingency fund to deal with any unforeseen issues – a common occurrence on many building projects. While the foundations were being dug, the builders came across unexpected mains pipework, which ran down the side and across the rear of the property. 'Thankfully, they were able to resolve the issue,' says Brendan. The structural engineer suggested incorporating the





*'With the doors open,  
we have the perfect  
indoor-outdoor space'*

foundations within the extension rather than extending them out beyond it, which effectively means the floor floats over the top of the pipes without disturbing them. 'Making these necessary changes did use up all our emergency money, but it was definitely the best way to get round the problem,' Brendan adds.

With the rest of the project progressing without any further complications, the couple were now able to focus their attention on the interior. From the outset, Cathy knew she wanted a white, high-gloss kitchen with a large central island unit and vibrant Moroccan-style tiles to add a splash of colour and pattern. The couple found their ideal scheme at their local Homebase, where the kitchen designer also created three-dimensional plans for them to

look at. 'We hadn't been able to visualise how the finished room would look, so this helped bring it to life for us,' explains Cathy. 'It made us both realise how much square footage we were going to have.'

Undeniably, that additional area has been put to excellent use: since the construction was successfully completed, the couple say they spend the majority of their time at home in the new room – whether that's cooking meals with their two daughters in the kitchen, helping them with their homework at the dining table, or entertaining family and friends in the evenings.

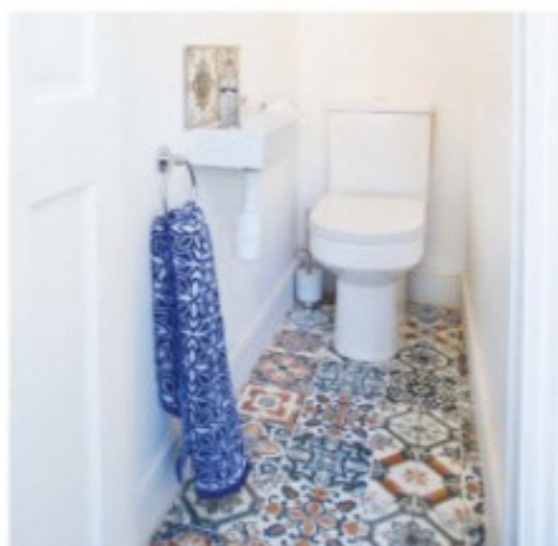
'It's even better now we've updated the garden with a new terrace and a zero-maintenance Astroturf lawn,' Cathy adds. 'And with the bi-fold doors open during the summer, we have the perfect indoor-outdoor space.'

#### ↑ **TIMBER MIX**

A combination of dark-wood flooring and contemporary oak furniture adds warmth and texture to the neutral kitchen scheme

#### ✓ **VINTAGE VIBE**

Using the same vibrant tiles in both the WC and on the kitchen walls links the two spaces visually



## Shopping list

STOCKISTS  
Turn to  
p179

**KITCHEN** Hygena Sanvito white-gloss kitchen with Maia white and Minerva white worktops on island, £9,300 (including built-in appliances), Homebase  
**APPLIANCES** Samsung G-Series RSG5UCRS American fridge-freezer, £1,299, Ao.com **FLOORING** European engineered oak in distressed charcoal with UV-oiled finish, £40 per sqm, Wood & Beyond **TILES** Eastern patchwork tiles, £25 per sqm, Tons of Tiles **FURNITURE** Drift oak and white bar stools, £69.99 each, Atlantic Shopping. Eames-style dining chairs, £78.89 each, Notonthehighstreet.com. For a similar table, try Furniture Village **LIGHTING** Foto pendant lamps in green, £12 each; Maskros pendant lamp, £50, all Ikea