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EXTENSION 2

'WE'VE CREATED A SOCIAL HUB'

Adding to the side and rear has brought Andrew Overin and Chris Warner's Victorian terrace into the 21st century

BEFORE



EXTENSION DETAILS

AFTER



HOMEOWNERS
Andrew Overin, head of fundraising at a charity, and Chris Warner, who runs a theatre education company

LOCATION
South-east London

PROPERTY Three-bedroom Victorian mid-terrace house

COST OF NEW EXTENSION

Design & fees (for rear extension and loft) £5,994

Build cost (ground floor extension only) £51,150

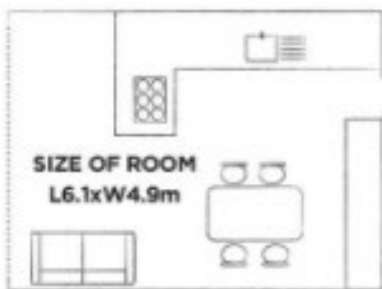
Downstairs WC £3,600

Kitchen & worktops £7,922

Appliances £1,439

Flooring £793

TOTAL £70,898



PROJECT BRIEF

To modernise a terrace house with the addition of a wraparound extension to create a spacious open-plan kitchen and living area

↑ STEP OUTSIDE
Timber decking creates a seamless link with the interior flooring

↓ CLEAN LINES
Shaker-style units in an L-shape form a distinctive kitchen area in the new room



STYLING TIP

Bounce extra light around a large space by hanging stylish, reflective metallic pendants in close proximity to roof windows

CLASSIC CHOICE
A simple colour scheme of grey and white helps to link the separate zones



STOCKISTS
Turn to p183

Shopping list

- KITCHEN** Units, £7,260, The Shaker Kitchen Company
- WORKTOPS** Oak worktops, £662, Worktop Express
- APPLIANCES** For a similar Neff hob and oven, try Ao.com
- FLOORING** Natural engineered oak oiled, £26.65 per sqm, Wood & Beyond
- FIXTURES & FITTINGS** Mini metro wall tiles, £25.78 per sqm, Tons of Tiles. Radiator, from £15 per section, Cast Iron Radiator Centre. Vincent pendant lights, £32.99 each, My Furniture. Lighting cable, from £4.80 per m, Factorylux
- FURNITURE** Agatha sofa, £699, Sofasofa. Bacco dining chairs, £170 each, Habitat. Drift bar stools, £69.99 each, Atlantic Shopping. For a similar table, try Barker and Stonehouse

After swapping his two-bed flat for a period house, untouched for decades, Andrew Overin couldn't wait to start renovating. 'I saw past the dated kitchen and threadbare carpets,' he says. 'The biggest selling point was there was space to extend, offering lots of potential to modernise.'

With a small galley at the rear and limited access to the garden, Andrew decided to extend into the side return and across the back of the property, creating a large wraparound extension with room for a contemporary kitchen, dining and living area leading out to a terrace through bi-fold doors. The large loft was also perfect for conversion into a bedroom and en-suite bathroom, giving Andrew and his partner Chris a spacious master suite.

Keen to complete both projects at the same time, Andrew approached Design Team and Build Team for its ideas. 'The company's designer took on board my suggestions and then came up with a scheme

that fitted within our budget,' Andrew says. 'As well as finding a way to fit a new WC under the stairs, they also included cost-saving proposals – for example, by recommending we swap the expensive glass roof I wanted over the side return for a row of three standard roof lights, I was able to create a similar effect for a fraction of the cost.'

Favouring a classic kitchen design in keeping with the period of the property, Andrew opted for Shaker-style units painted in complementary tones of dark grey and white, teamed with an oak worktop to match the wooden flooring. A vintage dining table and traditional cast-iron radiator contrast with more modern elements, such as the bar stools, dining chairs and industrial-style pendant lights, creating a bold scheme that's filled with character.

'The extension transformed our small and tired terrace into a modern home with lots of room for entertaining,' says Andrew. 'It's great to have such a quiet, relaxing space to come back to every day.'