

# High hopes

By restructuring the ground floor and adding an additional level, this bungalow has been transformed into a beautifully light and spacious home

Report: Felicity Borthwick



**Left:** A bold red splashback injects rosy warmth into this stylish kitchen and denotes the cooking area within the galley-style run of units. Open shelving positioned between the cabinetry highlights the linear aspect of the design. **Above:** A generous sprinkling of spotlights has been incorporated into the ceiling to ensure the space appears bright and welcoming at all times

Although Victorian properties are often rich in character with beautiful architectural features, their traditional cellular layout just isn't conducive to modern-day living. Today, people want open, flowing rooms flooded with light and a large, central hub where they can cook, relax and entertain in the same space. Thus, when Reinhard Weiss of 3s Architects and Designers was asked to modernise Mark and Olivia Kemp's old-fashioned bungalow, he immediately demolished most of the internal structure, redesigned its layout and extended by adding another floor.

"The planning restrictions were quite tight so we effectively had to restructure the whole house, and enlarge it, while keeping it on the same footprint," Reinhard recalls. "Now, the

ground-floor is very open-plan with all the circulation incorporated into the centre and just a narrow partition wall delineating the kitchen, dining and living zones."

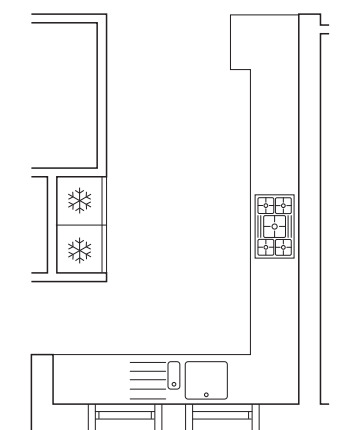
Positioned at the front of the house, the kitchen flows into a dining area, which opens onto a pretty paved terrace at the rear and a vast living-garden room at the side. However, as the kitchen is entirely shielded from the living room, neither space appears too cluttered or chaotic. "When you have a completely open-plan area like this, it can get pretty busy if the kitchen is fully exposed because you can see all the pots and pans and mess that comes with entertaining," says Reinhard. "This is one of the reasons for partially enclosing the kitchen but also because we wanted to maintain that central link."

Mark and Olivia opted for a clean, streamlined kitchen from Absolute Kitchens, combining white-gloss finishes with oak for a fresh, modern look that ties in with the surrounding space. The red glass splashback, meanwhile, delivers a hit of colour for additional warmth and character and plenty of storage has been built in to keep the room looking as tidy as possible.

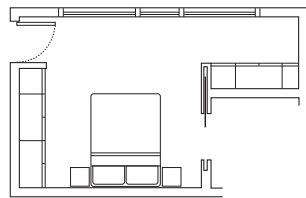
Moving into the adjacent dining area, ceramic flooring gives way to wooden floorboards to establish the same warm, welcoming feel and also defines the rooms' functional boundaries. The stylish black pendant lights suspended above the table emphasise its presence within the vast open-plan space and add interest to the clean, minimal scheme. ▶



**Left:** Oak and white-gloss cabinetry are teamed together for a fresh, modern kitchen design that's also warm and welcoming **Above:** The dining table has been positioned in such a way that it can engage with the garden and living area while also maintain a close proximity with the kitchen for easy transferral of food and dishes **Below:** Sliding glass doors extend across the rear of the house, allowing the living and dining areas to merge with the garden and facilitate a modern, indoor-outdoor lifestyle



**Right:** A crisp white palette and elegant black light in the master bedroom echo the design of the dining area downstairs to establish a sense of continuity between floors. Built-in floor-to-ceiling units eliminate the need for any additional furniture, keeping the space as clean and minimal as possible. **Below:** The clean white palette has been used throughout the house to create a light, airy feel that's in keeping with its new modern layout, while accents of red and orange enliven each room and add warmth. **Opposite page:** A monochrome palette has been used in the guest bathroom for a striking yet sophisticated look that complements the adjoining bedroom.



## SourceBook

### DESIGN

**Architect** 3s Architects and Designers (020 8332 9966 or [www.3s-ad.com](http://www.3s-ad.com))

**Builders** Analytic Building Contractors (0845 279 7604 or [www.anabuild.co.uk](http://www.anabuild.co.uk))

**Kitchen Design** Absolute Kitchens (0844 414 6046 or [www.absolute-kitchens.co.uk](http://www.absolute-kitchens.co.uk))

### KITCHEN

**Cabinetry** Oak and white gloss, Absolute Kitchens, as before

**Worktop** Quartz composite in divinity white, Absolute Kitchens, as before

**Ovens** AEG-Electrolux (0870 535 0350 or [www.aeg-electrolux.co.uk](http://www.aeg-electrolux.co.uk))

**Fridge-freezer** Bosch (0870 727 0446 or [www.boschappliances.co.uk](http://www.boschappliances.co.uk))

**Hob** Whirlpool (0870 600 8989 or [www.whirlpool.co.uk](http://www.whirlpool.co.uk))

**Sink and tap** Franke (0161 436 6280 or [www.franke.co.uk](http://www.franke.co.uk))

**Flooring** Ceramic tiles. For similar try Ceramic Collection (01244 377755 or [www.wallandfloortiles.co.uk](http://www.wallandfloortiles.co.uk))

**Floor in dining room** Engineered oak. For similar try Natural Wood Floor Co (020 8871 9771 or [www.naturalwoodfloor.co.uk](http://www.naturalwoodfloor.co.uk))

**Dining table and chairs** For similar try Ikea (0845 358 3364 or [www.ikea.co.uk](http://www.ikea.co.uk))

**Pendant lights** Ikea, as before

### BEDROOM

**Bed and light** Ikea, as before

**Chair** For similar try the Palace Bedroom Chair from Simply Chic (01279 814644 or [www.simply-chic.net](http://www.simply-chic.net))

### BATHROOM

**Flooring** Porcelain. For similar try Porcelanosa (0800 915 4000 or [www.porcelanosa.co.uk](http://www.porcelanosa.co.uk))

**Wall tiles** Porcelain. For similar try British Ceramic Tile (01626 834774 or [www.britishceramictile.com](http://www.britishceramictile.com))

**Shower enclosure** For similar try Merlyn (+353 567791555 or [www.merlynbathrooms.com](http://www.merlynbathrooms.com))

**Vanity unit** For similar try Utopia (01902 406400 or [www.utopiagroup.com](http://www.utopiagroup.com))

### COSTS

A similar kitchen would cost around £20,000, similar bedroom around £1500 and a similar bathroom around £10,000



**Above:** Luxurious black tiles highlight the shower area and provide a striking contrast to the white porcelain walls and cream flooring in the guest bathroom

Another table also appears in the living area alongside an elegant cream sofa and armchairs, although this serves as more of a casual spot where the couple like to enjoy tea or coffee when guests drop round during the day. Its position offers uninterrupted views out into the leafy garden and, when the glass doors are pulled back, the two areas merge seamlessly together to create one large sociable space.

The fresh, neutral palette that defines the ground floor continues upstairs where two larger bedrooms, complete with ensembles, extend across the right-hand side of the house and two slightly smaller rooms share a bathroom on the left. The master bedroom in particular echoes the lower level with its clean, minimalist layout and an elegant black light suspended above a sumptuous white bed. All storage requirements are satisfied by the integrated, floor-to-ceiling cupboards and the only other piece of furniture is a period-style armchair in grey and gold.

The guest bathroom also features a sophisticated monochrome palette with crisp white tiles shrouding the walls and opulent black tiles used to pick out the huge walk-in shower area. "Mark and Olivia didn't want anything too

high maintenance in here so they opted for cream porcelain flooring, which complements the rest of the room and keeps it looking fresh and modern," Reinhard explains. "With plenty of space available, they also splashed out on a large built-in bath and a vanity unit, which provides ample storage for all their toiletries." The WC, meanwhile, is discreetly positioned behind a short-projection wall.

Smaller details such as sleek wall-hung brassware, a ceiling-mounted showerhead and recessed ceiling lights also subtly add to the bathroom's clean, contemporary feel. Like the rest of the house, the space is now very modern and minimal without ever feeling cold, and the Kemps are delighted with their luxurious new home. **KBB**

