

• DIVIDED DESIGN •

BREAKING THE RULES

Extending and remodelling their Victorian terrace has given Mark and Lara O'Rorke a selection of fun and flexible spaces

Feature **DEBBIE JEFFERY** Photography **RICHARD CHIVERS** Project **SAM TISDALL**

Q What did you want to change about the house?

After living here for five years, and considering moving, we instead decided to transform the lower-ground floor into a family kitchen, dining and living space. Originally it was divided into a separate annexe, with a small kitchen and uninspiring conservatory. One of the main challenges was to work with the existing structure. So, instead of opening everything up to create a single open-plan room, our architect, Sam Tisdall, devised a series of connected spaces. He positioned dining to the front, a kitchen and larder in the middle, and a living space to the rear in a new extension. Keeping some existing walls reduced costs and gave us an interesting layout, with the kitchen at its heart.

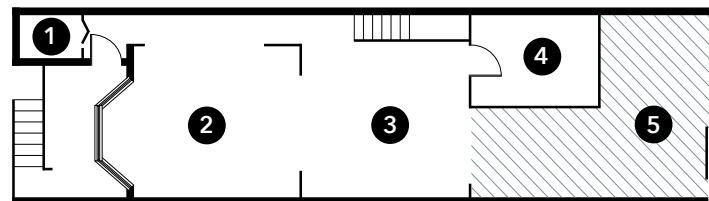
Q Was there a lot of building work required?

A local builder did the work for us, which involved demolishing the conservatory and building a pale-brick extension, as well as remodelling the interiors. For the extension roof, our

builder used a structural engineered timber called Kerto, which comes in sheets and large-scale beams. These were treated with white oil and left exposed to create a feature around the rooflight. A glass pocket door to the garden can be slid back out of sight, and the extension roof has been planted for a pleasant, green outlook from the upper rooms.

Q How did the interiors change during the project?

Our art inspired some of the colours we chose, and we also worked with interior designer Emilie Fournier, who made some really bold choices. These work well against the calm, white-oiled ash floor and the exposed structural timber of the extension roof. Our architect designed the island unit, made with a reclaimed science bench top, complete with old graffiti – and our kitchen's concrete worktop and glass splashback add different textures. Using colours and different materials to break up the spaces has given us the light, open layout we wanted, with places to play, eat and relax – perfect for a young family.



1 WC 2 Dining area 3 Kitchen 4 Larder 5 Living area

THE PROJECT DETAILS

BEFORE



MEET THE RENOVATORS

Mark O'Rorke, who works in commercial property investment, and wife Lara live in this four-storey, five-bedroom Victorian terraced house in West London with their three sons

BUILD BRIEF

To build a six sqm dining extension with a planted roof, and to reconfigure the kitchen-diner, installing new glazing, cabinets and flooring

PROJECT COSTS

Extension windows, doors and rooflight **£11,000** Plastering and joinery **£12,000** Flooring and installation **£11,500** Kitchen and pantry **£20,000** Electrics **£5,000** Decoration **£2,500**

TOTAL SPEND

£62,000



CREATE CONTRAST Instead of matching the original brickwork, the extension was built instead in pale bricks, with a planted roof and pocket sliding doors that let the outside in



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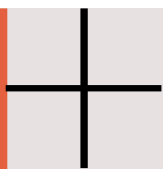


← **CREATE A CORNER**
The green-painted snug in the extension provides a cosy space in which to relax, away from the busy kitchen area

↑ **SHELVE IT**
The old kitchen has been transformed into a larder, with a huge internal rooflight flanked by shelving either side, creating storage for toys and books

**GO BESPOKE**

With its unique recycled iroko worktop, the specially designed kitchen island was matched to the green colour of the glass splashback, and can be moved out of the way to increase floor space for entertaining



NEED-TO-KNOW: BROKEN-PLAN DESIGN

THINK OUTSIDE THE BOX

Broken-plan living spaces are becoming increasingly popular, with distinct zones created using partitions, different wall finishes, lighting and split levels. These give a sense of separation without losing the airy, spacious feel of a completely open-plan home.

DIVIDE AND CONQUER

A snug, nook or alcove offers a little privacy in an otherwise busy room. Sliding doors and room dividers enable space to be easily reconfigured and closed off, and a separate utility room reduces noise. Seek professional advice before attempting structural work.

SOLVE YOUR STORAGE

Seek building regulations approval for major internal alterations, such as removing a load-bearing wall or chimney breast. With each removed wall there will be less room for furniture, pictures and radiators, so integrate storage solutions to prevent clutter.

START WITH ART

The colours for feature walls and furniture were chosen using artwork as a starting point - including the yellow sideboard in the open-plan dining area, which was made by the couple's builder. The vibrant painting is by Mark's uncle



KEY CONTACTS Burwell White Light weathered **bricks**, approx. £1 each, BEA Clay Solutions. Timber **joists**, £1,300, Alsford Timber. Sliding **doors**, £6,840, Maxlight. **Window**, £990, Velfac. **Rooflight**, £3,360, Glazing Vision. UV oiled natural ash **flooring**, £95 per sqm, Woodflooring Engineered. **Kitchen**, £10,000, Naked Kitchens. Concrete **worktop**, £4,150 including installation, Morris Concrete Designs. Reclaimed island **worktop**, £600, Retrouvius. Absolute matt **emulsion** in China Clay Mid, £48.50 per 2.5ltrs, Little Greene. For a similar **dining table**, try the Maddix round four-seater, £120, Habitat. For a similar **island** unit, try the Sussex sage green kitchen island, £650, Cotswold Co.