

EXTENSION 1

# 'OUR AIM WAS A BRIGHT OPEN-PLAN AREA'

John and Chris Eastgate's light-filled kitchen extension has transformed an impractical layout into a multipurpose zone that perfectly suits their lifestyle



BEFORE



AFTER

## EXTENSION DETAILS

### HOMEOWNERS

John Eastgate, who works in banking, and his wife Chris

**FAMILY** Matt, 18, and Oliver, 17

### LOCATION

Cambridgeshire

**PROPERTY** Four-bedroom, modern detached house

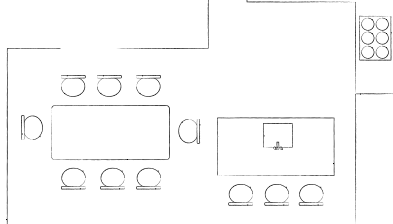
### COST OF THE NEW EXTENSION

<b>Demolition</b>	£2,985
<b>Foundations</b>	£11,160
<b>Building work</b>	£61,345
<b>Doors &amp; windows</b>	£9,060
<b>Kitchen, including appliances</b>	£13,500
<b>Worktops</b>	£5,000
<b>Floor tiles</b>	£6,336
<b>Lighting system</b>	£6,000
<b>Professional fees</b>	£7,269

**TOTAL £122,655**

### SIZE OF ROOM

W8.9xL4.2m



### ↑ VIEW THE FLOORPLAN

To the left-hand side of the L-shaped room is a modern dining area. An island unit sections off the kitchen from the rest of the zone

### PROJECT BRIEF

To extend the rear of a detached house to create a bright, large open-plan kitchen-diner that links to the existing living room and incorporates bi-fold doors across the back for access to the garden

### → CLEAN LINES

A modern dining table, perfectly positioned for great views, occupies a separate zone in the living-dining extension

### ← SEAMLESS LINK

Bi-fold doors help to blur the boundary between inside and out, developing a better connection with the rear garden

### → SPACIOUS DESIGN

John and Chris have gone from a cramped, impractical layout to a well-thought-out space suitable for the family and for entertaining



### STYLING TIP

Porcelain floor tiles not only add a touch of contemporary glamour, they're also hard-wearing, a valuable consideration for a high-traffic kitchen-diner



**W**ith a cramped kitchen at the rear of the house and a small adjoining dining room, John and Chris Eastgate's home was a far cry from the modern, open-plan space they dreamed of living in. 'We first moved in when our two sons were under five,' explains John, 'and the layout was absolutely fine back then. But, as the boys became teenagers, the space no longer worked for our individual needs.'

John was apprehensive about taking on an extension project, however, so searched for a local architect to help put his mind at rest. 'I came across Ian Harvey of Harvey Norman Architects. We had an initial chat about how the process worked and it helped to reassure me,' says John. 'Ian was the right man for the job. He told us he could manage the project from start to finish, which was like having an insurance policy.'

The Eastgates wanted a large, bright kitchen-diner in which they could relax as a family and entertain

friends, plus the new extension needed to have an improved connection with the garden. 'The rear of John and Chris's house had quite small windows and felt cut off from the outside space,' explains architect Ian. 'We wanted to open up the circulation of the house so that the new kitchen and dining areas would feel linked to the living room.'

In addition to managing the planning permission process, the architects drew up detailed tender documents, which they sent out to four builders to quote for the project. 'We decided to go with James Home of Hem Building Services, even though his quote was the most expensive,' says John. 'We immediately felt at ease with him, and that was crucially important to both myself and Chris.'

The extension project took around four months to complete, with the family setting up a makeshift cooking-eating space in their old dining room while the building work took place. Removing the rear wall of the original kitchen and linking this space ▶



*'I realised there was so much more we could do in this space'*



## SHOPPING LIST

**KITCHEN** Astral Blue units with built-in AEG and Caple appliances, £13,500, Magnet **WORKTOPS** Blanco Zeus Extreme, £5,000, Silestone **FURNITURE** Mimi bar stools (H76-100xW40xD41cm), £59.99 each, Atlantic Shopping. Lema Antonio dining table (H74xW180xD90cm), £1,760, Go Modern. Alcazar faux-leather dining chairs in white (H87xW43xD55cm), £146.99 each, Furniture Mind **APPLIANCES** For a similar fridge-freezer, try Samsung RB37 J523 OSL, £729, John Lewis **FLOORING** For similar tiles, try Contract light-grey porcelain, £39.99 per sqm, Topps Tiles **LIGHTING** Lumina Moove pendant lights; Rako-controlled coloured LED lighting system; wall lights; downlights; lighting above and below units, all £6,000, Lighting Sensations **BI-FOLD EXTERNAL DOORS** Eurofold aluminium, £7,620, Klöber

to the new extension has created a spacious L-shaped room which overlooks the garden.

When it came to choosing the fixtures and fittings, John and Chris knew that they wanted to create a simple, contemporary scheme. They were won over by a stylish, pale-blue, high-gloss kitchen from Magnet. Teamed with white Silestone worksurfaces, grey porcelain floor tiles and crisp white walls, it creates the modern look they were after.

The new extension was conceived and designed with entertaining in mind. A vaulted ceiling with two large rooflights adds to the bright, airy, feeling. The elegant Lumina Moove pendant lights over the island unit and dining table couldn't be suspended from the ceiling directly overhead, however, due to the rooflights. Instead, the Eastgates opted for designs that could be installed on long arm brackets.

A specially-designed lighting system adds to the contemporary and sophisticated aesthetic. Running the entire width of the extension, the LED strip has a whole spectrum of colour combinations, so the couple can change the atmosphere of the space with just one touch of a remote control.

'The architects had originally put us in touch with the lighting expert because we needed a very specific style of hanging light for over the dining table and island unit,' says John, 'but once we met the designer we realised that there was so much more we could do in this space.' He is delighted with the result: 'This system has given us the wow-factor we wanted.'

### ↑ POP OF PASTEL

Pale-blue units from Magnet add a subtle hint of colour to the kitchen scheme

### ← USEFUL ADDITION

This kitchen island has a built-in sink, making it a practical spot to prepare food while socialising

### ● *Things we love*

- **Our lighting system** is a great investment – by changing the colour, we can alter the mood. At Halloween, the room was green.
- **Paintings** by Fabian Perez in the dining area are particular favourites of ours.
- **The island unit** in the new kitchen was one of our best decisions. It really is the hub of the space.