

EXTENSION 1

'WE WANTED A SPACE WITH CHARACTER'

Extending the rear of their home to create an open-plan layout has given Mayoni and Daniel Byrne an impressive kitchen-diner



← MODERN ZONE

Removing one of the original kitchen walls and extending out to the side return has created a large family space. The polished concrete flooring is a practical choice

→ SEAMLESS LINK

Bespoke bi-folding doors allow the entire back wall of the extension to be opened up to the terrace and garden

BEFORE



EXTENSION DETAILS

HOMEOWNERS Mayoni Byrne, a doctor, and her husband Daniel, a graphic designer and artist

AGES 39 and 43

FAMILY Wilfie, 4, Maya, 3, and Neve, 1

LOCATION South-east London

PROPERTY Edwardian five-bedroom semi

COST OF THE NEW EXTENSION

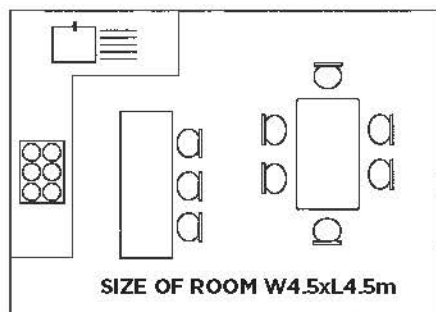
Professional fees	£6,000
Build costs	£80,000
Roof glazing	£12,000
Bi-fold doors	£10,000
Flooring	£6,000
Kitchen & worktops	£12,000
Furniture & decoration	£4,000

TOTAL **£130,000**



STYLING TIP

To create a chic industrial look, mix and match materials and finishes such as exposed brick, polished concrete, wood and rustic metal, and team with a bold colour



↑ VIEW THE FLOORPLAN

The extension fills the side return of the house and the kitchen sits in the original space with units on the opposite wall and a large island unit dividing the old and new area. Bi-fold doors open out to the terrace and then the garden

PROJECT BRIEF

Remove a side wall and erect RSJs to support the back of the house and extension, creating a roof with two glazed sections. Install bi-fold doors across the width of the dining area

Looking around their period home for the first time, Mayoni and Daniel Byrne were won over by the character and size of the property, but the small kitchen let it down. 'We love the house,' recalls Mayoni, 'but knew we would have to extend in order to create a large family kitchen-diner. I wanted a light, airy space with direct access to the garden – somewhere I could cook while keeping an eye on the children.'

The couple also had clear ideas about how it should look. 'I wanted to reflect my Sri Lankan heritage in the design of the extension,' says Mayoni. 'This meant recreating a colonial-style look with white walls and wood, plus a few industrial touches thrown in, too.'

Plans for the building project were drawn up by their architect Simon Whitehead, and as soon as they were ▶



'The extension has given us a versatile living space'

← VINTAGE STYLE

To create an industrial feel, the couple opted for bespoke units with a distressed finish, which have been combined with metal surfaces and furniture to continue the effect

↙ GLAZED ROOF

Side roof windows are angled slightly upwards so as not to block the view of the original brick arch over the French doors



approved, their builder, Simon Henderson, got to work removing the side wall of the kitchen and installing several RSJs to support the rear of the house and the extension, with the new space stretching across the width of the former side return. The structural steel corner post has become an integral part of the kitchen design, adding to the industrial vibe the couple wanted to create. Overhead, there's a large central light, while glazed sections on two sides of the roof form the connection between the extension and the house.

'The builders were fantastic throughout the project,' says Mayoni. 'They were really mindful of the fact that I was pregnant, and they even set up a temporary kitchen for us elsewhere in the house.'

With the initial build phase completed in eight weeks, it took a further three months to fit out the space, due in part to the complexities of installing the concrete floor. 'It took ages to find a supplier that could achieve the highly polished look we wanted,' explains Mayoni. 'Even then, we had to get them to come back and work on it again, as it looked more like a rough garage floor than the smooth finish we asked for.'

Key design features include the dark wood bi-folding doors that are reminiscent of Mayoni's Sri Lankan heritage. The painted kitchen units, which the couple had made to their own design, feature a distressed finish that's perfectly in keeping with the industrial-style zinc worktop on the island, metal bar stools and stainless-steel range cooker.

'The extension has given us a versatile living area,' says Mayoni. 'I can be in here with the children during the day, and then at night we use different lighting to turn it into a more adult zone. It was certainly worth the stress of taking on a building project while pregnant, as we've now got the best possible space in which to enjoy our family growing up.'

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Things we love

- **The zinc worktop** is really hard-wearing as you can put hot pans straight on to it. Any marks simply add to its aged appearance.
- **Roof windows** bring in plenty of natural light and also create an interesting connection with the original house.
- **Original brick wall** - keeping this exposed, along with the arched detail above the old French doors, was imperative.

SHOPPING LIST

BI-FOLD DOORS Bespoke wood doors, £10,000, Timbertherm Windows **KITCHEN** For similar painted units, try the Shaker range at Harvey Jones **WALL TILES** Elephant & Castle grey Metro tiles, £19.95 per sqm, Walls and Floors **PENDANT LIGHTS** Prismatic vintage classic, £75, Artifact Lighting **FURNITURE** Chichester 5ft glazed dresser, from £2,195, Maison Home Interiors. For similar metal bar stools, try replica Tolix stools, from £49.99 each, Atlantic Shopping. For a similar leather bar stool, try the Factory, £79, Andy Thornton. For a similar dining table, try the Seven table by Caligaris, £1,089, One Deko **APPLIANCES** For a similar range cooker, try the Smeg SYD4110, £1,699, John Lewis. For a similar cookerhood, try the Baumatic F110.2SS chimney, £209, Currys

FEATURE BETH MURTON PHOTOGRAPHS WILLIAM ECKERSLEY/SIMON WHITEHEAD ARCHITECTS