



‘Remodelling and extending has given everyone their own personal space’

With three kids, three bedrooms and no room to grow, Kerry and Angie Walters desperately needed a bigger home – even if that meant buying another three-bed house and embarking on a major build project



The Walters designed the new kitchen/dining/living area themselves, choosing stools from The Conran Shop and cabinetry from SDS London. Panels of birch ply flooring from James Latham create an unusual, hardwearing and relatively inexpensive floor finish



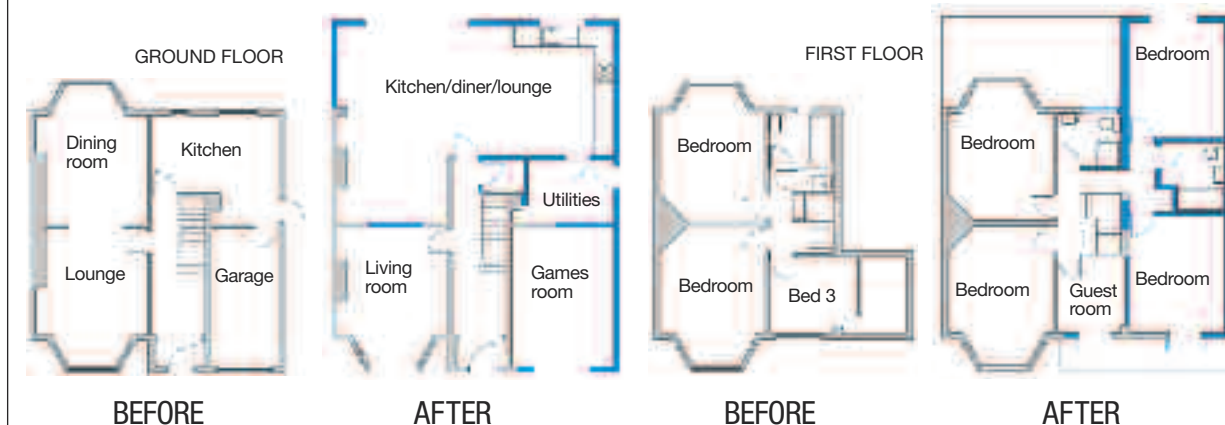
WHO LIVES HERE
 Owners: Kerry and Angie Walters with children Tom, 18, Morgan, 14, and Nia, 11
 Professions: Company director and housewife
 Type of property: Five-bedroom 1930s semi
 Location: New Malden, London
 Lived here since: 2001

PROJECT PROFILE

Remodel and extension
 Build route: Builder and subcontractors
 Build time: Six months
 Build dates: August 2004 – January 2005
 Valuation at start of project (2004): £365,000
 Cost of project: £150,000
 New valuation: Around £900,000
 Added value: £385,000

COST BREAKDOWN
 Building work and materials: £120,000
 Kitchen, appliances, worktops: £8,000
 Folding doors and windows: £6,000
 Bathrooms: £6,000
 Heating and plumbing: £4,500
 Flooring: £1,500
 Decoration: £4,000

HOW THE DESIGN WORKS



- EXTENSION LAYOUT**
- Garage converted into a games room for more defined family areas
 - Original dining room and kitchen combined with side and rear extension to create huge open-plan living/kitchen/dining space
 - Two extra bedrooms and a family bathroom added above the former garage
 - Fridge-freezer recessed into utility room to minimise impact in the kitchen
 - Folding, sliding glass doors added to allow for easy access into the garden

Turn over to see more rooms in the Walters' home

▶ A single-storey, flat-roof extension in rendered blockwork forms the new dining area and doubles the entertaining space by opening directly onto the decking



Warm woods and a feature wall help combine the living and dining areas in the multi-functional, new, open-plan family space



The revitalised dining space opens up in summer for a smooth transition to alfresco dining with Kerry's simple but striking design for a 3m-long walnut table as the showpiece

When the Walters moved into their 1930s semi seven years ago, it was with a view to extending. Like many young families, they were on a tight budget for the first few years with few luxuries. But with a great deal of preparation and hard work, they've managed to remodel their three-bed property into a five-bedroom home that incorporates something for every member of the family.

Angie has a relaxing chill-out lounge – dubbed 'the blue room' – complete with comfy sofas and a contemporary fireplace, for example. Meanwhile, husband Kerry can watch rugby on a large projector screen in the games room with sons, Tom, 18, and Morgan, 14, while 11-year-old Nia, a Dolly Parton fan, now has her

own gorgeous pink bedroom in which to entertain her friends.

'There were only three bedrooms when we moved in, so Morgan and Nia had to share and Tom was in the smallest room, which was pretty cramped,' says Kerry. 'The layout downstairs was also far from ideal but we had big plans for it and could see beyond the scruffy décor.'

Kerry and Angie had previously owned a three-bedroom Victorian house in the centre of Kingston, South-west London, where they lived for almost 10 years. With three growing children space was tight but there was little room for improvement as the low-pitched roof meant not much extra space for the cost of a loft conversion. So, instead, the couple started to look at other larger properties in the area.

'We couldn't move far because Tom had just started secondary school but there were few

four and five-bedroom houses within our price range,' says Angie. 'I went to view this house without Kerry and thought he'd hate it because it was stuck in an 1980s time warp, but he instantly saw the potential to extend.'

Although the interior and decorating style of the 1930s brick-built house was definitely not to Angie and Kerry's taste, the large garden and well-proportioned reception rooms convinced them to make an offer.

'I immediately started sketching out ideas for a new layout, which would involve extending sideways and to the rear,' says Kerry. 'We couldn't afford to begin the work at once but I knew exactly how we could change the house to give us all the space we needed.'

It took three years before the couple had saved enough to fund the project and realise Kerry's plans but then there was no stopping

them. They automatically obtained planning permission for the new extensions as these were specifically designed to be allowable within permitted development. The flank wall of the house has been moved out by one metre to increase the living space, while the two-storey side extension is flush with the front façade, continuing the existing ridge height. The design projects back into the rear garden to form a simple L-shape extension with a single-storey, flat-roofed rear addition containing the dining area and a wall of folding, sliding, glazed doors opening out onto the garden. The extensions were constructed in rendered blockwork to the rear, with brickwork on the front façade chosen to match the existing house.

'At first I thought we could all carry on living here and even started to buy camping equipment for us to use when the work ▶



An L-shaped leather sofa and red swivel chair from Cadira define the living area and add colour. The floor lamp is from Heal's

What used to be a busy family lounge has been transformed into a haven of calm with subtle shades and tactile materials



In the master bedroom the headboard and dressing table were designed by Kerry and made up by Tablemakers

started,' says Kerry. 'Clearly I was crazy because it was obvious that it would be impossible for us to stay in a house with no mains water and all the dirt and disruption – as well as being totally unsafe for the children. So we ended up having to move out and rent a flat in the local area for the duration of the build.'

Having also built up a good relationship with the builder, the Walters decided to leave them in charge and booked a two-week holiday in Turkey to escape the worst of the structural work. Walls were knocked down and foundations dug and, by the time the family returned, the side and rear of their home had been demolished and structural steelwork erected. Only the front of their home still remained intact.

'We did have a few sleepless nights in our rented flat,' says Angie, 'but it was too late to change our minds. By this point we were committed to seeing it through. Luckily, our builders were fantastic. Also, Kerry and I tend to like the same things so we agreed on what was important and what we could do without in order to stay within budget.'

The integral garage had previously been used as a glorified storage space and has now been converted into a spacious playroom for the children where they can watch television, play pool and have friends over for sleepovers.

The existing sitting room at the front of the house is now a tranquil chill-out room, while the former dining room and kitchen have been combined and extended to create a spacious

kitchen/dining/family room with folding, sliding glass doors opening onto the rear garden.

The staircase remains in the same spot but has been adapted in order to access the new rooms upstairs. Extending the house also created enough additional space on the ground floor to add a cloakroom off the hallway.

Upstairs, extending above the garage has added two bedrooms for the boys and a family bathroom, freeing up the small fifth bedroom as a guest room (as well as a walk-in dressing room for Angie).

'We needed to work to a very tight budget in order to achieve everything we wanted,' says Angie, 'but we saved an enormous amount because Kerry was able to draw up the plans and manage the project himself.' ▶

▶ The hardwood entrance door was made to order by The London Door Company with a contemporary mirror and console table, again designed by Kerry for the entrance hall and made up by Tablemakers in American black walnut

▶ Recessed hall lighting and glazed internal doors keep the centre of the house light. The existing staircase has been kept in the same location but adjusted at the top to allow for a new larger landing area





Kerry and Angie combined Colourwash sanitaryware with bespoke shelving



The original front bedroom is daughter Nia's pink and white domain. A bold feature wall anchors the scheme




Natural materials, light colours and modern fixtures are key to the Walters' décor scheme

Not only that but Kerry – who has a background in industrial product design – was also responsible for designing numerous items of furniture in the newly remodelled house, including the 12-seater walnut dining table, the games console table and the mirror in the hallway, as well as customised furniture for the bathrooms.

As the co-director of a door company, Kerry was able to design a bespoke hardwood entrance door and all of the internal doors, many of which are glazed. A sister company specialising in bespoke modern furniture, means that virtually every piece of wood in the house – from the couple's bed-head to the bathroom shelves – was made to order in the company's joinery workshop.

Even the sleek white kitchen has been created to Kerry and Angie's own spec. The couple are particularly pleased with the inexpensive laminated birch worktops, which match their flooring and have a practical

Formica finish. And they love the American-style fridge-freezer, which has been recessed into the wall and now backs into the neighbouring utility room – freeing up even more space in the contemporary kitchen area.

'The interiors are still changing and evolving as we find new things to add. And we're always updating the décor,' says Kerry. 'Now we have more than enough space for everyone we plan to stay here for the foreseeable future. Even so, I keep thinking that converting the loft space would make a really great studio – so maybe we're not quite finished yet!' 

PROJECT CONTACTS

Building contractor Cromwell Builders Ltd: 07931 370 995
 Entrance, internal and folding sliding doors
 The London Door Company: 020 7801 0877
 www.londondoor.co.uk
 Dining table, hall mirror, console table, headboard, shelves Tablemakers: 020 7223 2075
 www.tablemakers.co.uk

Have you transformed your home?

If, like the Walters family, you've recently extended, remodelled or renovated your home, however big or small the project, and you would like to share your story with other enthusiasts, do get in touch. Simply write a concise 200-word account of what you did, and send it, along with digital images or snapshots, to Amy Wright at the address on page 3 or email moveorimprove@centaur.co.uk. Remember to include pictures of your home before the work was done, and a daytime telephone number.

I look forward to including many more of your inspiring renovation projects in future issues

CARON BRONSON, EDITOR