

# Real

*More Space. More Light. More Wow!*

# HOMES

## BEFORE + AFTER

### 49 PAGES OF REAL HOMES & GARDENS

### BEAUTIFUL BEDROOMS

Storage solutions for every space

### NEW LOOKS FOR KITCHENS

## 10

THINGS YOU NEED TO KNOW ABOUT LOFT CONVERSIONS

### EXPERT ANSWERS

How can I cut the cost of my extension?

£3.90

Do I need special insurance for my project?

How can I find the right tradespeople?



## HOW TO RENOVATE YOUR VICTORIAN HOUSE



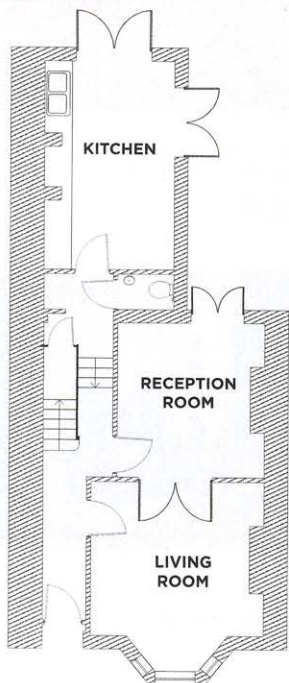
# Family affair

Charles Maggs worked with his architect son-in-law to redesign his home, resulting in a light-filled extension and loft conversion

WORDS JANE CRITTENDEN PHOTOGRAPHS ALISON HAMMOND

**BEFORE**

**GROUND FLOOR**



**NEW LAYOUT**

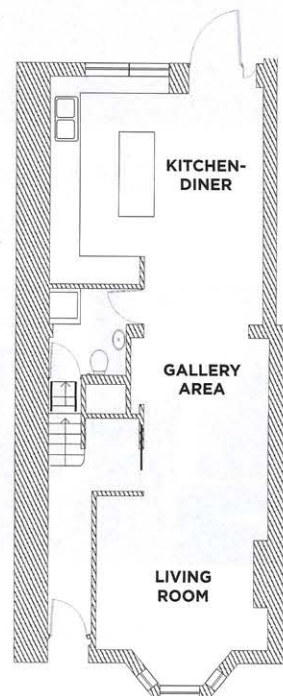
Above left and right  
The ground floor was enlarged with a side-return extension, and the rooms knocked through, into an open-plan space

Charles' move from his former home in Islington to this Victorian terrace in Stoke Newington was a family collaboration right from the word go. His daughter, Lucy Maggs, and her architect husband, Neil Dusheiko, found him a house a few streets away from where they live, and they knew they'd be involved in transforming it into a modern home. 'After my wife passed away, I wanted to be closer to Lucy, Neil and my granddaughter, Stella,' Charles says. 'So we narrowed the search down to three roads and Lucy and Neil put in an offer on this property while I was on holiday.' The sale was in full swing by the time Charles viewed it, and he realised there was potential to renovate. The downstairs rooms were small and dark, particularly the kitchen, so this would be one of the first areas to tackle, while the loft looked suitable for conversion, too. 'Neil had lots of ideas, so he took charge of the redesign,' Charles explains. 'I sold my house and moved into rented accommodation and set a £350,000 budget for the renovation.'

Working closely with Neil, Charles put forward a simple brief requesting two spare bedrooms for visiting family from his native South Africa, and a bigger kitchen. Neil suggested converting the loft, updating the bedrooms and bathroom, extending into the side return, and reconfiguring to create a zoned, open-plan layout.

Although both the proposed side-return extension and loft conversion fell under permitted development, Neil still gained consent via prior approval from the council to be sure the work was allowed and that the neighbours were happy with the proposed designs. Neil also applied ▶

**AFTER**





**NEW LOOK**

The remodelled house features plenty of glass to improve the natural light in the interior spaces, while the dormer loft extension boosts head height in the new bedroom. Glazing and doors, Maxlight



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#### CLEVER CONNECTION

The brick steps transition into a light smoked oak floor from Goodfellow UK. This circulation space provides a place for granddaughter Stella, to play. All the downstairs walls are painted in Dulux's Ash White. For similar walnut table and bentwood chairs, try Selling Antiques. Armchairs and coffee table, Bonhams

for a certificate of lawfulness for both projects, allowing him to specify materials that didn't match the existing house, including zinc cladding, aluminium windows and doors, and a glazed roof along the side-return extension. With all the paperwork in place, the project could begin with the help of Sutton Construction, who'd been recommended by an architect friend.

The ground floor, the first area to tackle, was to see the biggest change. Walls were knocked through to create an open-plan space with steps down to the new kitchen-diner, while the central area between this and the living room would become a gallery room to display Charles' collection of art and crafts. These artefacts were key to Neil's design as he wanted to capture the ambience of Charles' previous home, which was filled with his kilim rugs, art and South African ceramics. 'I feel it is important to create spaces that are in harmony with the owners,' Neil says. 'This really shapes the architecture and materials used. I introduced the impressive display shelves, created by G Wood Designs, within the new open-plan extension, and designed wood fins, which act like a framework to support the roof glazing and form the structure for the shelves. Plus, I commissioned bespoke cupboards, shelves and niches in the loft stairwell to really make the most of any usable space for storage and displays.' The chosen wood is a light, white-washed oak, oiled to match the oak flooring, which gives a light, modern feel. 'I wanted to get away from dark finishes because the house felt depressing before,' Charles explains. 'Perhaps I've fallen back on my South African roots because I wanted a feeling of light and natural materials. I was also keen >

**REDECORATED ROOMS**

**Below** Upstairs, the layout remains the same, but the bedrooms and bathroom have been updated

**DARK SPACE**

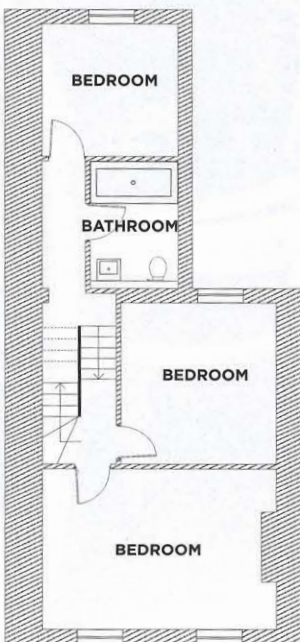
**Above inset** The existing kitchen was dated in style and felt dark. Plus, storage space and a connection to the other rooms were lacking

**BESPOKE DESIGNS**

**Right** Wood fins connect Maxlight roof glazing to the wall and provide support to the oak shelves built by Sutton Construction. The ceramics on display are mostly the work of the late South African artisan potter, Hyme Rabinowitz, who was a friend of Charles. The collection has become integral to the interior design. **Pendant lights**, Nest. Neil designed the kitchen in line with Charles' instructions for lots of workspace, and included units from Howdens with MDF doors from G Wood Designs, and an oak worktop from Wood & Beyond made in a wraparound style by Sutton Construction. Oxford brick floor tiles, Capitol Designer Studio

**AFTER**

**FIRST FLOOR**



**AFTER**



**THE OWNERS**

Charles Maggs, a retired lawyer, lives here

**THE PROPERTY**

A four-bedroom Victorian terraced house in Stoke Newington, London

**CHARLES LOVES**

His new kitchen-diner  
Shopping at Studio Flock or Search & Rescue  
The colour blue  
Late Junction on Radio 3  
The metal handrails on the stairs

**TOTAL PROJECT COST**

£349,600



‘Perhaps I’ve fallen back on my South African roots because I wanted a feeling of light and lots of natural materials’



**DISPLAY SPACE**  
Charles' collection of artwork is on show on the gallery room wall and the bespoke shelf, built, like the cupboards beneath, by G Wood Designs. The kilim rug came from an auction

## THE COSTS AND CONTACTS

Loft conversion

**£196,800**

Glazing and doors

**£42,000**

Joinery

**£31,200**

Lighting

**£24,000**

Kitchen

**£22,000**

Flooring

**£18,000**

Bathrooms

**£10,800**

Tiles

**£4,800**

TOTAL

**£349,600**

Purchase cost in 2014

**£1.5million**

Estimated current value

**£1.8million**

**Architect** Neil Dusheiko, neildusheiko.com  
**Builders** Sutton Construction, suttonltd.com  
**Joinery** G Wood Designs, mg-woodesigns.co.uk  
**Kitchen carcasses** Howdens, howdens.com

on a brick kitchen floor because I'd seen it in a South African architect's home in Cape Town.'

Once the extension was complete, the builders moved onto the loft conversion, while the first-floor bedrooms were brought up to date and a new bathroom fitted. A dormer was added to the roof to improve head height in the loft, which would become an additional bedroom. Neil saved Charles money by drawing on his extensive contacts through work, employing the joinery firm and electrician directly, as well as obtaining reduced-cost flooring, tiles, sanitaryware and kitchen. 'When the rooflights for the extension came in at £10,000, the builder, Rui Abreu, offered to do the work for half price, which was a great help,' Neil explains.

The project progressed smoothly and, around a year after starting the redesign, Charles' home was complete and he moved back in. As soon as he could, he hosted a dinner for his family, the builders and trades and their families to say thank you for all their work. 'I like the house very much as does everyone else who sees it,' says Charles. 'The outstanding quality is the feeling of light and space downstairs. There's nothing I'd change at all.' 🍷



### LOFT BEDROOM

**Below** The loft master bedroom is kept snug with Kingspan breathable insulation while cross-ventilation stops the room over-heating in summer. The walls are painted in Farrow & Ball's Picture Gallery Red. Charles bought the kilim rug at an auction; for a similar design, try Criterion Auction House or Bonhams Auction House. The wardrobes were made bespoke by Sutton Construction

### STYLISH STAIRS

**Above** A straight flight allows the footprint of the loft to be as wide as possible, while open treads diffuse light. The handrail is from Architype Metalwork





**SLEEK BATHROOM**

A window was blocked up in the bathroom and the flat ceiling removed to reveal the sloping roofline. Velux skylights bring a sense of space and light. Duravit WC, Bauhaus basin and Crosswater tap, all from Bathroom by Design. Wall tiles, Surface Tiles. Flooring, Capitol Designer Studio



**NEW FLOOR**  
Below A dormer loft extension on the top floor creates space for a bedroom and en suite

**BEFORE**

**LOFT**



**AFTER**

