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CLEAR CONNECTION

John Goacher and Jane Wakely's extension has given them a space where they can enjoy the garden all year round

Feature **IFEOLUWA ADEDEJI**

Photographer & Project **STUART JAMES ASSOCIATES**

Q What was the most challenging aspect of the building project?

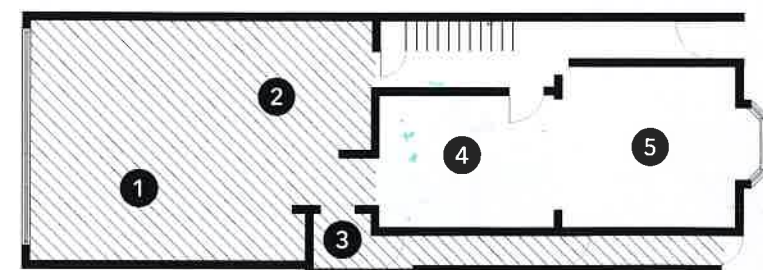
Before we extended into the side return we had a very long, narrow kitchen. During meals we'd all squash into a small conservatory space where the dining area was, which we have since removed. It was very inhospitable and you couldn't sit in there during the winter. We wanted to install a kitchen island that we could circulate easily, with views out to the garden. This island now allows us to have friends and family gather around a common space. We found it difficult to design a completely clear, open-plan kitchen, without any structural support in the middle of the room – this was eventually resolved with a steel beam. Another one of our must-haves was to install glazing to the rear to create a 'garden room' that almost feels like it's outdoors. We never used this space before and now we are always in it.

Q Did you already have a set idea about what you wanted to achieve?

We gave Stuart James Associates a fairly clear brief and already had some sketches. The team then worked with us to develop the design to incorporate all our requirements. This included lowering the kitchen floor level, so we didn't have to step down to get to the garden. This has helped create a good connection with the outside and has given us more ceiling height.

Q Is there anything you would have done differently?

No, although we initially wanted to have a flat-roof extension, but planning didn't allow this. In fact, we are probably happier with what we have now as it works really nicely. We also installed hydronic underfloor heating throughout the ground floor, which makes the space more comfortable, whatever the weather!



1 Dining/living area 2 Kitchen 3 WC 4 Snug 5 Reception

THE PROJECT DETAILS



BEFORE

MEET THE RENOVATORS

John Goacher, a surveyor, lives here with his partner Jane Wakely, a marketing executive, and their two children

BUILD BRIEF

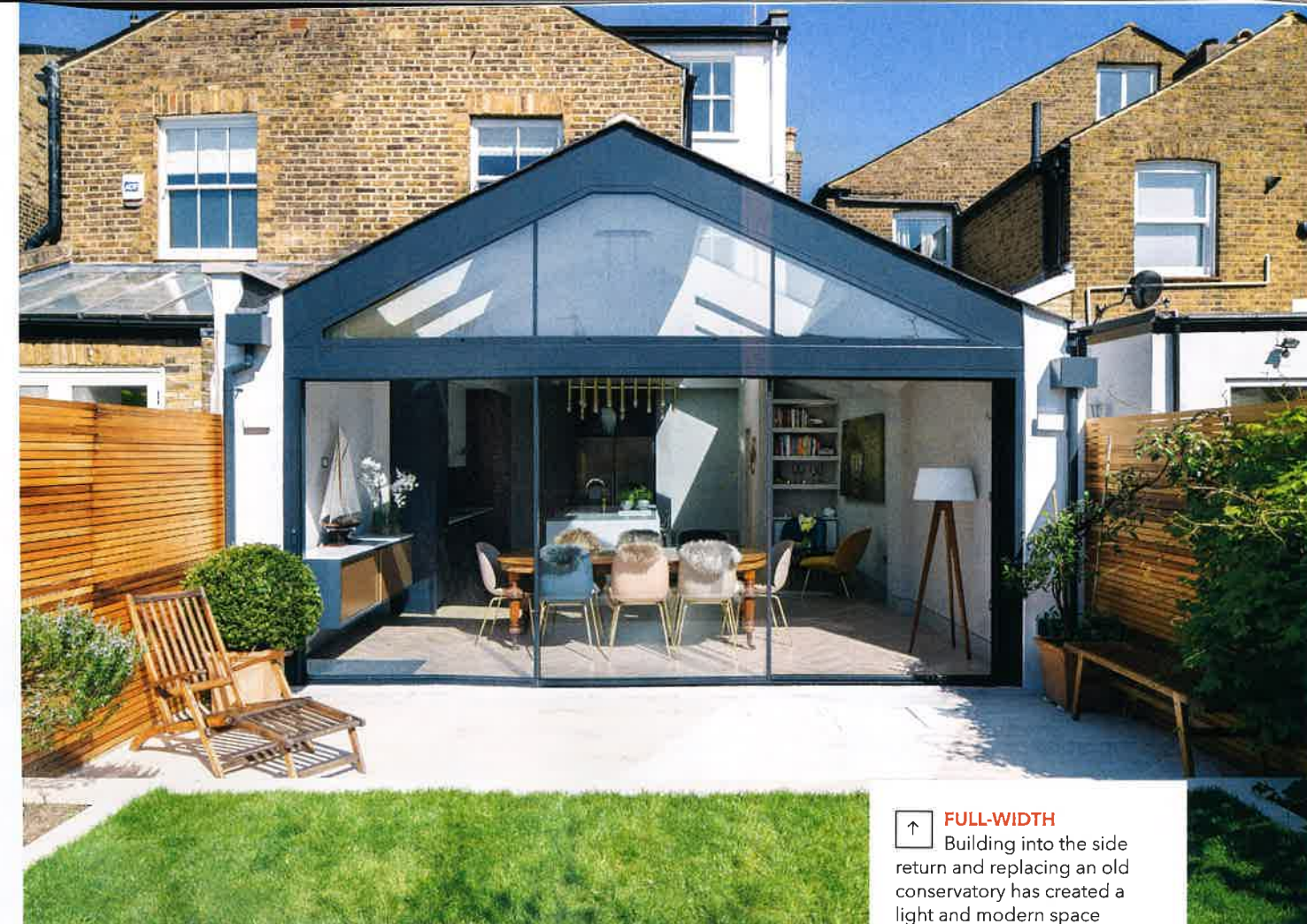
To create an open-plan kitchen-diner that connects with the garden without needing to go down steps

PROJECT COSTS

Building works **£144,000**
Glazing **£50,000** Kitchen **£50,000**

TOTAL SPEND

£244,000



↑ FULL-WIDTH
Building into the side return and replacing an old conservatory has created a light and modern space

↓ CLEAN CONTRAST
Dramatic black units offer a counterpoint to all the bright white, while wood and gold tones add warmth



NEED-TO-KNOW: PERMITTED DEVELOPMENT

PERMISSION GRANTED

Depending on size, some home improvements and extension projects fall under permitted development (PD). Since May 2019, any existing temporary PD rights allowing the extension of residential properties have become permanent.

RESTRICTIONS APPLY

If you live in a 'designated area', such as a Conservation Area, or have a listed building, you will still need to seek permission from your local council before you can carry out works.

INNOVATIVE ADDITIONS

If you're considering adding renewable tech, such as solar panels, to your property, this is also considered permitted development - provided that they do not protrude more than 200mm beyond the plane of the wall or roof, and are not higher than the highest part of the roof.



'We lacked any decent storage, so we've managed to free up a lot more space by reconfiguring the layout to work efficiently'

TRICK OF THE LIGHT
A splashback of mirrored metro tiles help bounce light around the matt cabinets, and reflects it off the glossier white units and worktop

POSITIVE OUTLOOK
The glazing at the rear gives unobstructed views of the garden, plus the pitched design of the side return allows sunshine to flood in



KEY CONTACTS Design & build, £144,000, Stuart James Associates. Glazing £50,000, Skyglaze. Interior design, POA, Diamond Interiors. Lighting, POA, Holloways of Ludlow. Kitchen, £50,000, Roundhouse. Brassware & hot water tap, £979, Quooker. Underfloor heating, £2,600, Wunda Underfloor Heating. Siemens CM633GBS1B built-in oven, £1,129. Siemens BRE30N1B warming drawer, £423. Blanco sink, £449, John Lewis & Partners. St Ives floor tiles, £3.74 each, Fired Earth

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