

# KITCHENS BEDROOMS & BATHROOMS

**WIN!**

A kitchen makeover  
worth **£15,000**  
from Optiplan  
Kitchens

## Family living

How to go open  
plan and get it right  
(for you and the kids)

### TILE STYLE

Creative ways  
to update your  
walls and floors

### STRUGGLE SLEEPING?

5 steps to buying  
your perfect bed

### KNOW HOW

Creating an  
ensuite bathroom

Appliances with  
the latest safety  
features

Drawing Board:  
designs for a  
compact kitchen  
and living space

### \* Trending...

Jackson & Levine.  
Freestanding clothes  
rails. L-shape sofas.  
Modern Mexicana.  
Butler sinks.

07





## Plan ventilation and lighting

Depending on your ensuite's location, you may be fortunate enough to have an external opening affording natural light and essential access to fresh air. However, if you don't, you'll need to install an extractor fan to avoid mould and damp. Building regulations require you to ensure ventilation by a mechanical system if there is no window, so remember to include this in your plans. "An extractor fan is required by Building Control for all wet areas that include a WC to reduce condensation by extracting the moist air," explains Adam Jannece at JCI Construction. "The necessary performance for an extractor fan is normally measured in litres per second (l/s). Typically for a bath or shower room, an extraction rate of 15l/s, including an additional overrun of up to 15 minutes after the light is switched off, is required."

If your space does have windows, however, good news. Remember, letting them do their work is key – so try not to block light and ventilation with elaborate dressing or knickknacks on the windowsill. Remember to include different light sources, too. Pair wall sconces or an illuminated mirror with down lighting, in-unit options, and ceiling-mounted designs if there's space. Bright 150kw LED bulbs are ideal, as they are as close to daylight levels as possible. You can also add dimmers to take the levels down for a relaxing mood or nightly trips to the loo. Remember, bathroom lighting should be specifically designed for this space so it is safe around water. Look out for IP ratings (see page 50) and consult the manufacturer if in doubt.



If you love Art Deco, the Hebdern vanity basin with black Marquina marble in nickel finish, from £3300, is for you. Pair it with the Nene shower with wall arm and 300mm shower rose in nickel finish, £2664.



## Remember your budget

An ensuite's cost is mainly down to how much you want to spend on fixtures and fittings and the level of structural work involved. Adam Jannece at JCJ Construction recommends adding £1250 for the labour on existing pipework, or £1650 if new pipework is required, to a budget of £1500 for fittings. "General plastering and making good could be an additional £700, and tiling would cost around £1000 subject to how much is required," he says. "As a guide, an ensuite using existing pipework could be achieved for approximately £4500." Remember, plumbing work – such as installing new mains supplies and rerouting a waste pipe – will add significant expenditure. Always consult a plumber, electrician, or bathroom designer – at least three of each – to gather quotes before committing to a design or service.

It's the small details that make the difference to a design. Burlington's arched mirror, £249; Victorian 56cm Basin and Regal Pedestal, £214 are sure to do just that.



## Need to know

## Need to know: IP ratings

Lighting used in proximity to a water source must have an IP rating – meaning ingress protection rating. This ensures that the fitting's design has been created with safety in mind. The first number represents protection against solid objects, and the second protection against liquids. Generally speaking, the higher the number the better the protection. The bathroom is split into zones with each requiring different IP levels.

**Zone 0:** inside the bath or shower, at least IP67.

**Zone 1:** above the bath or shower, up to 2.25m from the floor, at least IP65.

**Zone 2:** up to 0.6m outside the perimeter of the bath, 2.25m from the floor, at least IP44.

**Outside zones:** anywhere outside zones 0 and 1 where no water is likely, at least IP20 to be safe.

## SOURCE BOOK

**Crosswater** 0845 873 8840 or [crosswater.co.uk](http://crosswater.co.uk)

**Drummonds** 020 7376 4499 or [drummonds-uk.com](http://drummonds-uk.com)

**Crown** 0330 024 0281 or [crownpaints.co.uk](http://crownpaints.co.uk)

**CP Hart** 020 7902 5250 or [cphart.co.uk](http://cphart.co.uk)

**The Watermark Collection** 020 7740 7340 or [thewatermarkcollection.eu](http://thewatermarkcollection.eu)

**Alternative Bathrooms** 020 3375 8990 or [alternativebathrooms.com](http://alternativebathrooms.com)

**Lapicida** 01423 400100 or [lapicida.com](http://lapicida.com)

**Ripples** 0800 107 0700 or [ripplesbathrooms.com](http://ripplesbathrooms.com)

**DesignSpace London** 020 7228 8088 or [designspacelondon.com](http://designspacelondon.com)

**Geberit** 01926 516800 or [geberit.co.uk](http://geberit.co.uk)

**Aestus** 01902 387000 or [aestus.co.uk](http://aestus.co.uk)

**Merylyn Showering** 0808 1011 429 or [merlynshowering.com](http://merlynshowering.com)

**Walls and Floors** 01536 314730 or [wallsandfloors.co.uk](http://wallsandfloors.co.uk)

**Burlington** 01322 473222 or [burlingtonbathrooms.com](http://burlingtonbathrooms.com)

**Chasingspace** [chasingspace.co.uk](http://chasingspace.co.uk)

**Build Team** 020 7495 6561 or [buildteam.com](http://buildteam.com)

**JCJ Construction** 01273 857886 or [jcjconstruction.co.uk](http://jcjconstruction.co.uk)



# GET THE LOOK



1 Bianne Rattan hanging chair in Black, £285, Out There Interiors. [outthereinteriors.com](http://outthereinteriors.com) 2 Brooklyn vintage metal dome pendant light, £69, Industville. [industville.co.uk](http://industville.co.uk) 3 Spey freestanding bath, from £2975, Drummonds. [drummonds-uk.com](http://drummonds-uk.com) 4 Railings state emulsion, from £45 per 2.5 l, Farrow & Ball. [farrow-ball.com](http://farrow-ball.com) 5 Wire end table with marble top, £115, Maisons Du Monde. [maisonsdumonde.com](http://maisonsdumonde.com) 6 Cross extending dining table by Matthew Hilton for Case, from £2395, Heal's. [heals.com](http://heals.com)

## SOURCE BOOK

### DESIGN

**Design and build** Luke Brystead and John Medhurst, House (07823 772664 or [housebrighton.com](http://housebrighton.com))

**Architect** M.J Humphrey (07701 055 182)

**Interior designer** Holly Cooper, House, as before

**Sash windows** Smart Sash Windows (07736 714533 or [smartsashwindowsltd.co.uk](http://smartsashwindowsltd.co.uk))

**Garden landscaping** Tom and Harry Woolley, CW Landscapes, Hove

### KITCHEN

**Cabinetry** Koop (01273 891 797 or [koopfurniture.co.uk](http://koopfurniture.co.uk))

**Worktop** P Challen Ltd (01903 885000 or [pchallen.co.uk](http://pchallen.co.uk))

**Tap** Quooker (0345 833 3555 or [quooker.co.uk](http://quooker.co.uk))

**Appliances** Ovens with slide and hide door, Neff (0344 892 8989 or [neff-home.com/uk](http://neff-home.com/uk)); Hob and fan, Smeg (0844 557 9907 or [smeguk.com](http://smeguk.com))

### DINING AREA

**Pendant lights** Rockett St George (01444 253391 or [rockettstgeorge.co.uk](http://rockettstgeorge.co.uk))

**Dining table** similar from Neptune (01793 427427 or [neptune.com](http://neptune.com))

### LIVING ROOM

**Pendant lights** Tom Dixon Lava pendants, Heal's (0333 212 1915 or [heals.co.uk](http://heals.co.uk))

**Sofa** Love Your Home (01483 410007 or [love-your-home.co.uk](http://love-your-home.co.uk))

**Wall paint** Railings from Farrow & Ball (01202 876141 or [farrow-ball.com](http://farrow-ball.com))

**Shutters** Bella Vista Shutters (01273 303842 or [bellavistashutters.co.uk](http://bellavistashutters.co.uk))

**Side tables** Rockett St George, as before

### MASTER BEDROOM

**Light shade** For similar try Ikea ([ikea.com/gb](http://ikea.com/gb))

**Bedding, cushions, and throws** For similar try The White Company (020 3758 9222 or [thewhitecompany.com](http://thewhitecompany.com))

**Bed** made from reclaimed pallets

### BATHROOM

**Taps and shower** For similar try black taps from Vola (01525 720111 or [vola.com/en](http://vola.com/en))

**Freestanding bath**, For similar try Frontline Bathrooms (0845 470 2424 or [frontlinebathrooms.co.uk](http://frontlinebathrooms.co.uk))

**Flooring** For similar try Fired Earth (0845 366 5661 or [firedearth.com](http://firedearth.com))

### COSTS

A similar kitchen would cost from £23,000. A similar master bedroom would cost around £5,500 and similar bathroom from £15,000.

## THE PLANS

Luke and Holly didn't want an island unit to block the flow of the space. They opted for a large 2.4 x 1m dining table instead, to create a large, sociable family dining area. **KBB**

