

TOP TIP
 To recreate this mosaic tiling on a budget, stores like Topps Tiles have tile sheets from £1.99.
www.toppstiles.co.uk



The side and rear walls of the original kitchen have been stripped away to accommodate the new extensions, leaving complex steelwork and a single structural column to support the structure.

Two elements of roof glazing and a wall of glass patio doors mean that what was once a relatively dark, north-facing room is now filled with natural light from all directions, with electrically-operated rooflights to help ventilate the space.

In addition to extending the kitchen, Richard Dudzicki was also asked to fashion a useful ground floor study area and a cloakroom, which stand back-to-back at the bottom of the steps in the junction between the dining room and kitchen. "Anyone with a toddler will understand how important it is to have a toilet on the ground floor," says Donna.

"In our previous house we felt there was never enough living space, but here we're able to spread out. In fact, we had to return the new kitchen table and order a bigger one because we weren't used to furnishing such a large space. It's perfect for a young family and it still has the same welcoming atmosphere that drew us to it in the first place, which means we really enjoy coming home." **Moi**



If they'd moved

If Donna and Julian had wanted to move into an already modernised house in the same area they would have been looking at paying a lot more. Currently, a five bedroom house with three reception rooms nearby is on the market for £845,000 with John D Wood & Co.

Solicitor's Fees for Sale and Purchase:£1,175
Estate Agent's Fees:£6,500
Surveyor's Fees:£600
Stamp Duty Land Tax:£33,800
Removals:£500
POTENTIAL COST OF MOVING:	... £886,975
TOTAL SAVED BY IMPROVING:	... £56,975

Contacts

Architects and interior designers RDA Architects: 0208 299 2222 www.rdauk.com **Structural engineer** DJP Consulting: 01179 639 993 **Building control** MLM Building Control: 0207 613 7500 **Corian worktops** Westwood Fabrications: 0208 579 8815 **Render** Sto Ltd: 01256 332 770 **Sanitaryware** Ideal Standard Ltd: 01482 346 461 **Underfloor heating** Osma Underfloor Heating: 01392 444 122 **Boiler** Keston Boilers Ltd: 0208 462 0262 **Rear skylight** Vitral UK Ltd: 01223 499 000 **Roof glazing** Solaglas Limited: 01895 424 900 **Sliding door gear and ironmongery** Hafele: 01788 542 020 **Blue sofa** Ligne Roset: www.ligne-rosset.co.uk **Bathroom flooring** Forbo Flooring: 01592 643 111 **Kitchen** Tecnocucina: www.tecnocucina.it **Sliding doors** Velfac: 01223 897 100 **Kitchen table and chairs** Viaduct: 020 7278 8456 **Wall and floor tiles** World's End Tiles: 020 7819 2100 **Walk-in wardrobe fit-out** Ikea: 0845 355 1141 www.ikea.com

Above: Go for the latest trend in circular basins. Bathroom Heaven's counter top version is £75. www.bathroomheaven.co.uk