



Exposed brickwork and chunky windows contribute to the "industrial chic" look



Ikea kitchen units helped interior designer Joanna Young create a home out of a warehouse shell with only a tight budget of £70,000



A Barcelona chair and stool sit comfortably among three important original features that Young insisted should be retained: a sturdy timber staircase, a Victorian iron pulley and an impressive pair of loading bay doors

Factory of good ideas

On a tight budget, a busy mum with bags of imagination has turned a former Bermondsey leather warehouse into a glamorous family home, says **Katie Law**

WHEN Joanna Young bought a 1,250sq ft slice of a former Bermondsey leather warehouse last year, she knew exactly what she was doing. With two teenage children at school in Kent, she needed a home that was close to London Bridge train station to make for easy commuting. The warehouse would also fulfil a long-held ambition to live near the Thames and presented her with a satisfying design challenge. She had spent ages looking for such a project and she knew that this was The One. Young's brief to her architect, Richard Dudzicki, was to create a three-bedroom home, with three bathrooms and an

open-plan area for cooking, eating and living. She wanted it to look clean and modern, while retaining original details, such as rafters and brickwork, a set of loading bay doors and an iron pulley, not to mention a huge wooden staircase right in the middle of the space. The building had been empty for 10 years, so there was much to be done.

Young says she was determined to keep the stairs. "The architect suggested encasing the main RSJ through the middle of the rafters, behind white-lacquered wooden doors."

To achieve the requisite number of bedrooms, the architect created an upper floor over half the space. Upstairs now has two of the bedrooms and two bathrooms. The view from

Joanna's bedroom looks onto Tower Bridge to the right and London Bridge to the left, and has its own tiny decked patio. Young's compact en-suite wetroom saves space by having a rosehead shower in the centre of the ceiling, while storage space, with automatic LED lighting, is provided under the rafters, behind white-lacquered wooden doors.

Her bedroom leads onto a landing. On one side there is a cupboard for utilities, which sits next to a family bathroom. The other side, with a glass balustrade, overlooks the floor below. At the far end of the landing is her son's bedroom, which is a mirror image of own. Except that, since there is no patio, it has a large internal glass window also overlooking the living space

below, though it is easily closed off with a roller blind. All the doors have etched glass and bring in light but retaining privacy. Downstairs, the kitchen gently curves around the original outside stairwell and has a central island with a hob and oven. The white-lacquered units come from Ikea, while the greyish-white polished granite was sourced from a funeral director in Kent. Neatly tucked away behind the kitchen is another compact wetroom and, on the far side, her daughter's bedroom, which can double as a guest bedroom.

The floor in the large living area was, says Young, her biggest expense. It is made with oak boards, washed with grey to look like driftwood. She is thrilled with the results and says it was



One of the bedrooms has an internal window that overlooks the living area



The oak-board floor in the main living area was the single most expensive element of the renovation. Money well spent, insists Young



Off the main bedroom, Young has built an attractive rooftop terrace

'If you get the walls and the floors right, then you can do what you like everywhere else'

money well spent. "If you get the walls and the floors right, then you can do what you like everywhere else," says the 44-year-old. And she should know, having previously worked in the textiles and fashion industries but now establishing herself in London as an interior designer. She found most of the furniture and accessories in auction houses in Kent and Sussex, where much of her life has been spent, and she has recently begun investigating the antique market in Bermondsey.

KEEPING to her budget of £70,000 was crucial, she says, but only achievable by sticking to the Ikea and basic Neff appliances in the kitchen and by using affordable materials throughout the flat — from white tiles to lino. Apart from the oak floorboards, other wood floors were simply painted white. The results, however, look a great deal more expensive: the triumph of style over spending.

H&P FOR MORE FABULOUS HOMES, VISIT homesandproperty.co.uk

Inexpensive white tiles in the three bathrooms helped keep costs down

HOW to get the look

- **Architect:** Richard Dudzicki at RDA Architects (020 8299 2222; www.rdauk.com)
- **Kitchen units** from Ikea (www.ikea.co.uk)
- **Oak flooring:** from Natural Image (01580 895489; www.stoneandwoodfloors.co.uk)
- **Granite worktops** from Burslem of Frant, East Sussex (01892 750120; www.burslem.co.uk)
- **Kitchen appliances** from Neff (www.neff.co.uk)
- **For auctions** in Kent and Sussex, visit www.bentleysfineartauctioneers.co.uk; www.rye.auctiongalleries.co.uk; and www.denhams.com

Pictures by Robert Parrish