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HOMES

BEFORE + AFTER

55 PAGES OF AMAZING HOME & GARDEN TRANSFORMATIONS

10

STEPS TO CREATING YOUR DREAM KITCHEN

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home and garden

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How to get the
go-ahead for
your next project

TWO-STOREY EXTENSIONS

Clever design ideas to inspire

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Real Homes

SIDE-RETURN EXTENSION & REMODEL

HOUSE *of* FUN

Swedish designer Lotta Cole and husband Sándor Hatvany transformed two flats into a vibrant family home filled with playful colour



PHOTOGRAPHY: JAMES WATSON FOR REAL HOMES
STYLING: JESSICA WATSON FOR REAL HOMES
DESIGN: LOTTA COLE AND SÁNDOR HATVANY

INDOOR-OUTDOOR LINK

Improving the connection between the house and garden was a driving force for the renovation, so creating a seamless threshold with complementary flooring inside and out was key. For similar engineered oak flooring, try UP Flooring Direct. For timber bi-fold doors and overhead glazing, which runs along the length of the new side-return extension, try IQ Glass.

THE OWNERS

Lotta Cole, an interior and product designer, lives here with her husband, Sándor Hérvény, a private investor, and their two children, Cascor, eight, and Molly, two.

THE PROPERTY

A three-bedroom Edwardian terraced house built in 1894, in Lauderhoe Grove, west London.

GRAINNE LOVES

Her front living room
Shopping at SCP
The colour yellow
Watching Grand Designs
The 3D printed forest chandelier in the hallway
Designs by Patricia Urquiola
Visiting Milan

TOTAL PROJECT COST

£435,000



KITCHEN COLOURS
Above left and right
 The bold kitchen cabinets and island are made from plywood painted in black, white, yellow and pink, and combined with slim Zodiaq quartz worktops. For a similar kitchen, try Ikea. Lotta created bespoke drawer and cupboard handles using silver antique cutlery. She also made the kitchen table herself from planks from a cheese factory with reclaimed legs. For similar colour pops, see best lights, try Galt.

Lotta and her husband Sándor had spent many years living in flats, but always imagined having a house with a garden and plenty of space for the family to enjoy. However, when searching for a new property in London, they found themselves attracted to flats, but this time with a much grander plan in mind – to convert two adjoining flats into one spacious home. ‘Both of the flats here had been rented out and hadn’t been renovated for a long time,’ Lotta recalls. ‘There were many small, poky rooms on the ground floor and even an outdoor loo, with a second flat upstairs.’ But the potential was evident to the couple, who decided that by tearing down a little here and adding more space there, the two residences could successfully become one modern home, complete with an open-plan living area and great links to a generous garden.

The couple made an offer and bought both flats, selling two properties they owned to finance the purchase and to leave enough to complete the renovations. They planned to knock the two flats into one, and reconfigure the internal layout to create a spacious, contemporary open-plan kitchen-diner linked to a fun play zone for children Casper and Molly. A zinc and glass side-return extension, in place of a dated outbuilding, would enlarge the ground floor and provide ample



AFTER



BEFORE



DATED LOOK

Top right When Lotta and Sander took on the flats, there were two dated kitchens to tackle. One was removed and replaced with a new bedroom and the other replaced with the open-plan kitchen-diner

COMPACT STUDY

Bottom right Lotta's work station is located in the end of the dining area and enjoys views to the garden. For a similar desk, try Dwell. Lotta created a bespoke feature wall using oak, led in a herringbone pattern. Try Graham & Brown for a herringbone-style wallpaper

opportunity to improve natural light through overhead glazing. The new property would also feature a classic-style front living room, large family bathroom and three generous bedrooms, including a master en suite – all with bold colour at the heart of the design.

But before turning their reveries into reality, the couple had to ensure the proposed works would gain planning permission, particularly as the flats were within a Conservation Area. 'We asked a planning consultant to come on board so that we had an idea of what design would be approved before submitting our plans to the local authority,' Lotta explains. This proved a worthwhile investment as they were advised to reduce the extension by around 30 centimetres and to alter the height of the roof so it wouldn't be too dominant. He also recommended they choose modern, but still sympathetic door and window designs, which paid off, as their application was accepted first time.

With planning consent in place, Lotta could start refining the design with help from architect friends at Trellick Design Studio. She then enlisted the skills of construction firm Aksema Builders, found through recommendation, to start work while the family moved into rented accommodation on nearby Portobello Road, just 10 minutes' walk away. Unfortunately, it wasn't long after work on

DINING AREA

In addition to the brick planters, a full-height glazed window provides more natural light, as well as a view to the outside from the dining area. Lotta made the fitted bench and the table. The dining chairs are reclaimed, for a similar style, try Brass. For a similar pendant light, try Scottlight Direct.





INSPIRATION

Above left and right

The kids' playroom was created using bespoke emery- and colourful vinyl flooring from Atralfloor. The tunnel entrance was Lotta's idea and Casper picked the pink shade for the padded upholstery, which adds more colour to the fun space. For similar storage, try Ikea. For a similar chair, try Swivel Edition.

site began that structural issues started to arise. The builders found that when the exterior side wall had been removed and propped up by temporary steel ready for the extensions, the brick in the adjoining wall had started falling out, so the structure had to be strengthened and bricks replaced. "It was really worrying," says Lotta. "It looked like the whole wall might collapse." Lotta and Sander had also planned to dig down to create a submerged playroom leading from the kitchen, but it became too expensive to go the desired two steps down, so they settled for one step instead. By knocking together a bedroom, kitchen, bathroom and a hallway of one of the flats, as well as adding the side-return extension, the new kitchen-diner measures about 70 square metres and is filled with light.

Upstairs, the structure remained the same, but an existing kitchen was converted to a bedroom, a WC and bathroom knocked into one room, and another bedroom turned into a bathroom, requiring new plumbing and underfloor heating.

Once the construction work was complete, Lotta relished the chance to unleash her creativity and penchant for bright colour and patterns. Her artistic approach and daring use of shades are evident in every corner of the house, from the colour-block kitchen, geometric flooring in the playroom, with its bright



LIVING ROOM

Above: The front room is furnished with a pink sofa and retro-look wallpaper. Try Rockett St George for similar wallpaper, and Mulberry for a similar sofa. Lighting, Curtains & Co. (see page 100)

pink tunnel entrance, to the yellow stair banisters and dark, rich tones in the living room. Clever design choices balance the bright shades, including a white herringbone wood panelled wall and pale oak flooring in the kitchen diner, as well as neutral wall coverings in the upstairs rooms. 'I didn't follow any particular colour scheme, or commit to a style regime,' Latia says. 'Every decision was made according to my personal taste. One of the builders even turned to Sander one day and said "we think your wife is an acid", she laughs.

After 18 months of planning, design and construction the work was finished and the family was able to move into their much-loved bright and colourful new home, complete with plenty of space for living and beautiful connections to the outside. The result of the couple's creative vision and bold ambitions is a family home with unique features everywhere you look – one that can definitely be described as a house filled with fun. 🍷

'I didn't follow any particular colour scheme, or commit to a style regime. Every decision was made according to my personal taste'

FUN BEDROOM

Casper's room is furnished with bespoke joinery in resin green, by Plicker for a similar cot and Vulpox for green paint. A yellow and green striped lampshade is by Plicker. The chair is by Plicker. The rug is by Plicker. The window is by Plicker. The curtains are by Plicker. The wall paper is by Plicker.





BEFORE

GROUND FLOOR



AFTER



BEFORE

FIRST FLOOR



AFTER





DIY STYLE
 Above left: We designed the floor tile pattern and the tiles were made by concrete slabs. Try Aston Matthews for a similar freestanding bath

NEW LAYOUT
 Left: Two flats were combined and converted into a contemporary three-bedroom house. A side-return extension was built to boost open-plan kitchen-diner, complete with a dog

MASTER BEDROOM
 Above: The bed in mustard-coloured velvet is the main attraction in the master bedroom. For similar, try LooL. Latta made the hemispheric headboard/shelf. For similar flooring, try Quick-Step

THE COSTS AND CONTACTS

Construction
£165,000
 Decoration
£100,000
 Bathrooms
£60,000
 Kitchen
£50,000
 Windows
£30,000
 Flooring
£15,000
 Garden
£15,000

TOTAL
£435,000

Purchase cost in 2014
£1,995,000

Estimated current value
£2,500,000

Potential profit
£70,000

Interior Design Lotta
 Cole Design, 07305 780043
 littacole-design.com
 Architect: Troika Design
 Studio, 020 781
 30328, troikadesign
 studio.com
 Builder: Alexey Gubert



RUG
Funt Funt multi-colored patchwork wool rug, W110x L200cm, £429, The Rug Seller



PENDANT
Husto/Hny yellow aluminium pendant, H26xW16x D20.3cm, £65, Home



MIRROR
Cradington antique gold ornate wall mirror with wood surround, H102x W95cm, £329, The Chandelier & Mirror Company



ARMCHAIR
Colvin armchair in blue velvet and linen, H85xW75x D77cm, £204, Adin & Thyme



TILES
Top Fennace Tile, L66xW45cm, £16.95 per m², Walls & Floors
Left Doysey Devile light/bleu blue on Dover White, W15x L15cm, £204.95 per m², Original Style

DESIGN EDIT

Playful shades

Mix and match styles and colours for a characterful home, like Lotta Cole's



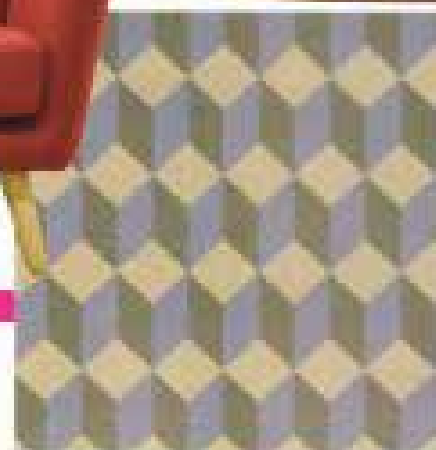
PAINT
Earls Lavender, 1kg/250ml matt emulsion, £21 per lit, Mylands Paints



SOFA Kingsbury large sofa in Knibsworth Red with oak legs, H60xW170xL188cm, £599, Sofas & Stuff



BATH
Copper Babylon bath with finished copper exterior and polished metal interior, H65xW108x L150cm, 6cm £5499, Fired Earth



WALLPAPER
Geometric II Deluxe paper in aqua and blue, £75 per roll, Cole & Son

TOP LEFT: JEFF ARNOLD/GETTY