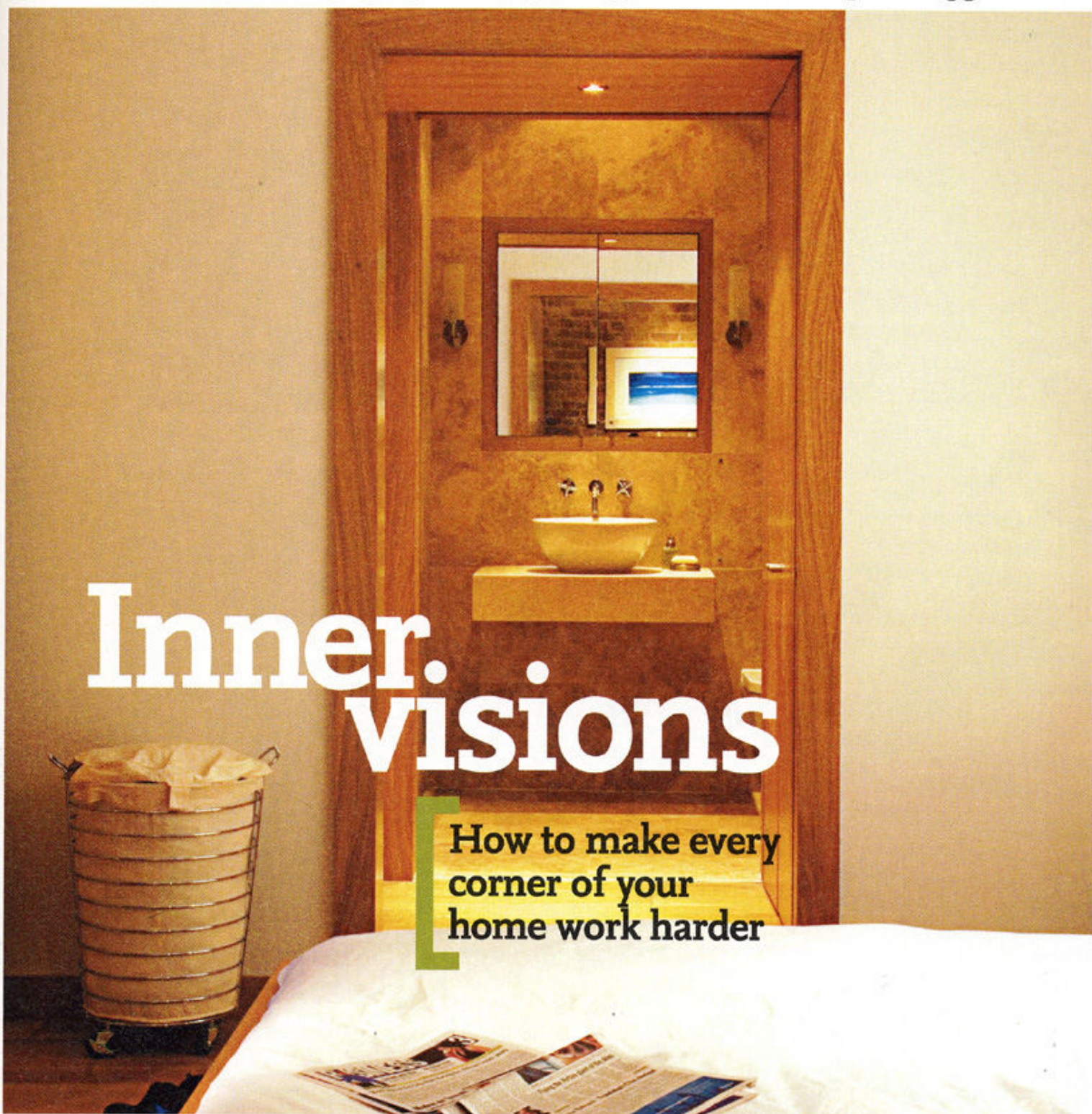


# insideout foundations

Your indispensable 32-page guide to getting the most from your biggest asset



## Inner. visions

How to make every  
corner of your  
home work harder

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## Case study 3: reworking a warehouse conversion

From a standard boxy conversion to an easy-going sociable space, Liam Gregory's home is now a haven for entertaining and relaxing with less clutter and masses of storage



**Liam Gregory** is a lawyer and lives in a flat in south London

### What was the property like originally?

When I bought it six years ago, it was not very well laid out and a pretty basic conversion. The kitchen and bathroom were in little pods with lots of wasted space behind them. I said to Stephen [the architect]: 'It's a box. What do you want to do with it?'

### What were your priorities?

I wanted a lot more space in the kitchen because I enjoy cooking.

One of the key features of the new layout is that I can talk to my guests while I'm cooking. It's a great central area for socialising.

### How have you changed the bedroom and bathroom?

We've given them both a lot more space. One of the key differences is I can now close my bedroom door. Before, people could just walk straight in. I've got much more privacy and I have a separate dressing area.

### And the rest of the space?

The floor levels were changed by chance when we raised the floor so we could put all the pipes in under

### BUDGET\*

Demolition	£ 1,400
Partitions	£ 5,600
Plumbing	£ 2,250
Electrics	£ 10,750
Joinery	£ 10,350
Ironmongery	£ 800

### TOTAL

£ 31,150

the kitchen, but it looks good. It makes a definite dividing line between the lounge and the kitchen/dining area. One of the biggest problems we had was that I wasn't able to mount a powerful extractor fan on the outside wall. An extractor fan coming down from the ceiling would have dominated the flat. Instead, we built a down-draught extractor into the worktop, which recycles the air.

### How does the lighting work with the new layout?

It helps define each zone. I went to John Cullen Lighting (020 7371 5400, johncullenlighting.co.uk) and got them to do a plan. Now

I have columns of light travelling up the walls. It looks spectacular at night when there is a real contrast between dark and light areas. The lighting is set up so the living room and kitchen operate on two separate switches, so you can close off different areas.

### Do you have any clever extras?

There is a lot of discrete storage. The whole area above the bathroom is like a mini loft. There are hidden cabinets next to the bed and close to the kitchen, plus I've now got a utility room.

### Does the layout work?

By removing all the clutter, there is a much more relaxed atmosphere in the flat. Before, there were crates all over the place but now it's packed away discretely, and I have somewhere to sit and unwind at the end of the day. o

\* EXCLUDES FIXTURES, FITTINGS, FLOORING, DECORATION. PHOTOGRAPHY: RICHARD WAITE



Clockwise from above left: Liam can now talk to guests while cooking; Liam's bedroom; before the redesign



### THINK ABOUT AIR FLOW

Plan ventilation at the start of your project as the ducting may need to run through the ceiling and could affect the location of your hob. Consider:

- 1 Extraction: the most effective solution. The extractor is ducted to an outside wall.
- 2 Recirculation: your layout may not allow easy access to an outside wall. A recirculation model will filter air through replaceable charcoal filters.
- 3 Downdraft: a ventilation grid in the work surface next to the hob draws air down, removing smells at source and offering an almost invisible solution.