

NappyValleyNet

DESIGN & BUILD GUIDE 2023

PLUS
Source
Book of top
suppliers

Simply the best

Wow homes in SW London

**INSPIRATIONAL
INTERIORS**

20 TOP DESIGN TRENDS

ACTION STATIONS

Guide to successful planning

**LOVE
YOUR HOME**

**35 PAGES OF
BIG IDEAS FOR
BASEMENTS
KITCHENS
BATHROOMS
GARDENS & LOFTS**

*How to green
your home*

THE ESSENTIAL INSPIRATIONAL GUIDE FOR YOUR HOME



nappyvalley.net/homes



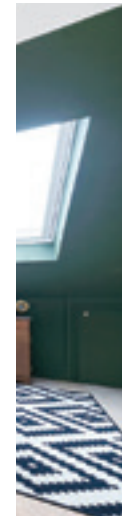
www.simplyextend.co.uk



www.simplyloft.co.uk



www.simplybasement.co.uk



CREATE MORE SPACE FOR YOU

WITH LONDON'S LEADING DESIGN & BUILD SPECIALIST

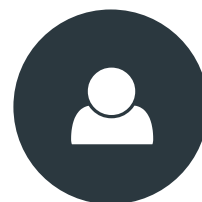
Tel: 0800 917 7571 www.simplyconstructiongroup.co.uk



ALL IN ONE PACKAGE



100% BESPOKE DESIGNS & PLANNING



PROJECT MANAGEMENT



10 YEAR WARRANTY



FIXED PRICES

Welcome...

...to the eighth annual NappyValleyNet Design & Build Guide.

As always, it's been a genuine privilege creating this annual.

The team and I have worked with some of the most inspiring local designers, architects, developers and suppliers. We've been invited into beautiful homes and uplifting spaces, all within a few square miles of Nappy Valley.

This year we'll help you to secure your dream home and offer top tips to smooth the planning process. We've also got 35 pages of big makeover ideas, 20 pages of hot design trends and a peek inside some very local grand designs. Our updated trade directory makes it even easier to support those suppliers and contractors on your doorstep.

As always, I must thank John Thorogood, Marsh & Parsons, Portico and Rampton Baseley, who regular followers will recognise as our preferred property partners. Their insight and support have shaped many of the following pages.

Happy reading!

Warmest Wishes

Annabel

Founder, Nextville IP Ltd.

NappyValleyNet's Design & Build Guide 2023 is published by Nextville IP Ltd. Company number 9965295

Editor Gillian Upton

Contributors Georgina Blaskey, Anna White, Dina Shoukry

Chief sub-editor Jane O'Brien

Listings Caroline Evans

Design and artwork eighthouse.co.uk

Sales and marketing Clare Sheta

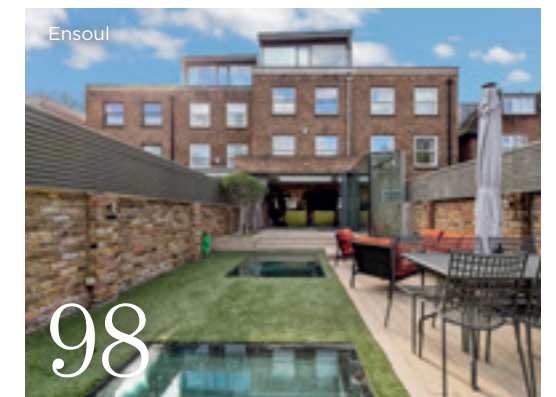
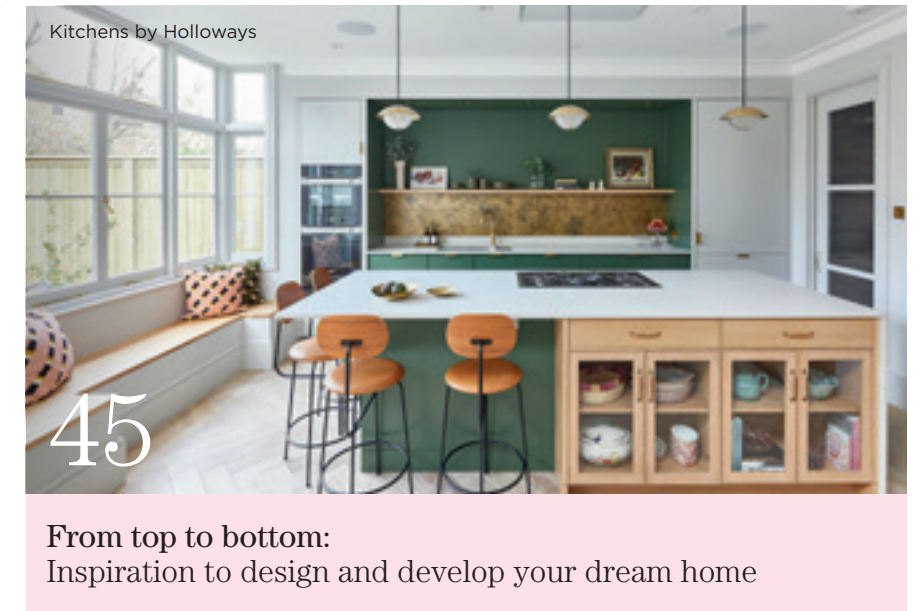
Publisher Susan Hanage

While every effort is made to ensure accuracy, Nextville IP Ltd cannot be held responsible for any errors or omissions.

Printed by Elanders Polska Sp info@nextvilleip.co.uk

Cover photography courtesy of Higham Furniture.

CONTENTS



LIVING IN NAPPY VALLEY



CLASS ACT

Take a peek at some of the dream homes across our super suburbs and see what's possible, says **Gillian Upton**



Matthew Giles Architects undertook an extensive redesign and remodelling of a five-bedroom Victorian house in Wandsworth, creating a new maximum ceiling height kitchen/dining/family room opening onto the garden, with exposed roof structure and exposed concrete beams. A generous master bedroom suite and guest suite take up the first floor while two further bedrooms and family bathroom are at the top of the house. Logan Irvine-MacDougall Photography.



A project to extend and remodel this house to maximise height and volume resulted in an impressive vaulted ceiling in the kitchen/dining area, full-length glass roof and exposed structure with feature exoskeleton frame visually floating over the concrete floor. Created by **Stylus Architects** and built by **Green Sheen**, the design incorporates renewable technology so it also ticks the sustainable box. Chris Snook Photography.

clara bee

INTERIOR DESIGN AND
REFURBISHMENT SPECIALISTS

info@clarabee.com

020 8675 1477

www.clarabee.com

Explore the
limitless possibilities
of **DESIGN** by

Roundhouse

Simply Beautiful
Kitchens and Furniture



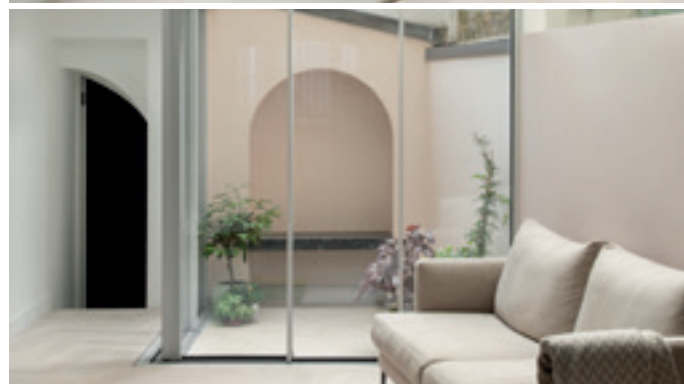
roundhousedesign.com



A contemporary new-build to create open-plan spaces that weren't clinical and cold was part of the brief to **LLI Design**, together with mid-century, contemporary and traditional styling to fill throughout. The double-height living area is the core of the house with views maintained from the entrance hall and rear garden with the help of a bespoke floor-to-ceiling open shelving unit in black matt lacquered metal.



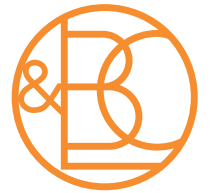
A brief to reconfigure, extend and add a basement to this tired semi-detached house evolved into a new-build house with basement and garden room twice the size of the original for **Granit Architecture + Interiors**. The result was a mix of large open places and a spa, snug and treatment room. Green technology means annual CO2 emissions per square metre are approximately 40 per cent less than building regulations require. Andrew Beasley Photography.



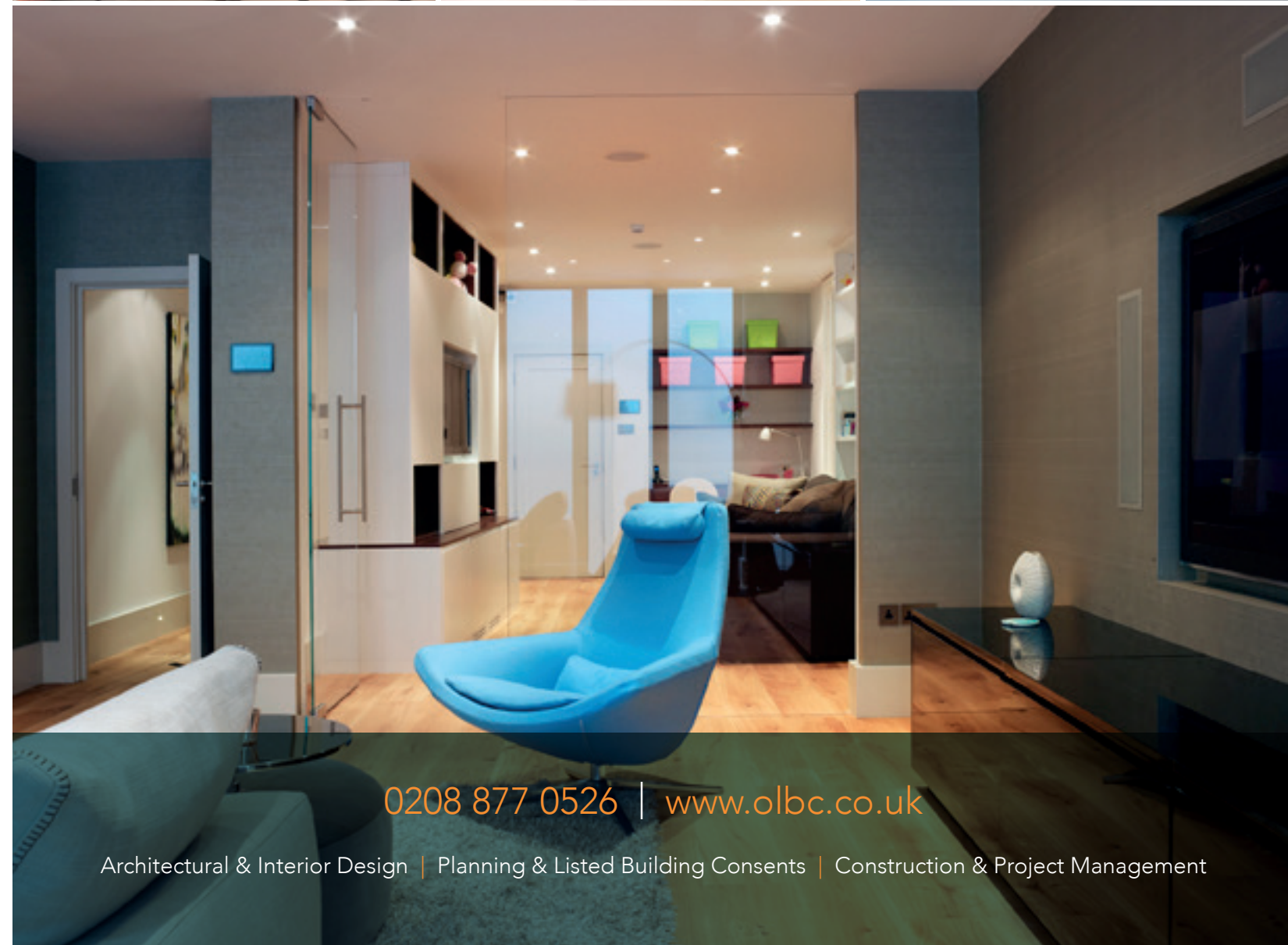
Proctor and Shaw opened up the lower floors of this mid-19th century townhouse to light and height with one void made into a new stair and lightwell and another at basement level re-establishing a small outdoor garden space reconnecting the home with nature and fresh air. Ståle Eriksen Photography.

Design & Construction Services for Heritage Property Renovation and Basement Construction

Building havens in heritage since 2003



OLBC LONDON



0208 877 0526 | www.olbc.co.uk

Architectural & Interior Design | Planning & Listed Building Consents | Construction & Project Management



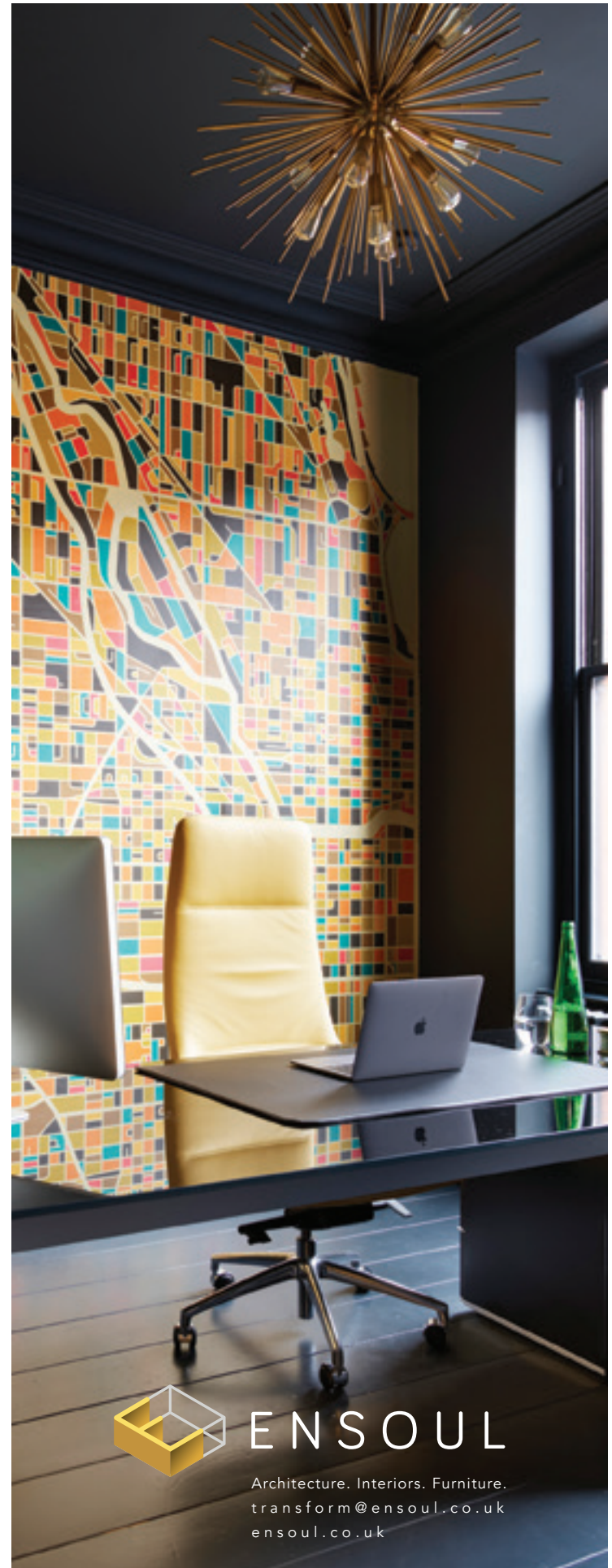
Untouched for 30 years, the owner of this apartment wanted **dRaw Architecture** to combine glamour with function when remodelling the space and adding a loft extension. The addition of an entire floor plus redistribution of bedrooms created a larger living space with internal Crittall glazing to zone the space during the three-month build. **Cat Dal Interiors** was the interior designer.



A linear grid of wood and marble cutting across each other to create an interplay of light, timeless neutrals, layered textures and a monochrome palette are the hallmark of **Kelly Hoppen**, creating a calming, sophisticated and multifunctional space in this luxury apartment. Virgile Bertrand Photography.



This contemporary townhouse has a ground floor double volume space with first floor living area overlooking the ground floor kitchen/dining/casual living area below. The two areas are linked by a feature open-tread staircase with a minimal steel stringer and glass balustrade. **LLI Design** carried out the planning and design and sister company **Pegasus Property** undertook the development.



 **ENSOUL**
Architecture. Interiors. Furniture.
transform@ensoul.co.uk
ensoul.co.uk



The owners of this Victorian schoolhouse apartment tasked **Stephen Kavanagh Architects** to overhaul its soulless 1990s conversion and bring back the charm of the original building in a contemporary way. The double-height space was augmented with dramatic pendants, a sculptural extractor hood and collections of artwork, while the low ceiling heights above and below the mezzanine create calm bedrooms, and the beams inspired a series of playful level changes in the master bedroom to subdivide the space. Megan Taylor Photography.



Merrett Houmøller was tasked with creating an urban oasis to blur the lines between inside and out and bring nature and natural light into the space. The result is this six-metre full-width ground floor rear extension clad in 'fish scale' natural slates featuring three pitched roofs across the rear elevation and two courtyards which give filtered light and natural ventilation throughout the extension. Fred Howarth Photography (above) and Alan Williams Photography (below).



eclectic

Clapham & Dulwich Kitchen Specialist



65 Abbeville Road
 London SW4 9JW
 020 8673 0572
www.eclecticinteriors.co.uk

KITCHENS

BEDROOMS

BATHROOMS

Design and build with a notable difference.

Stylus Architects and Green Sheen Construction have teamed up to give clients a unique service. A one stop shop design and build process where the focus is on design and innovation. Traditionally a design and build process will focus on cost with limited exposure to a design team. This is not a case with a Stylus Green Sheen partnership. Your architect, your contractor and specialists are on board from the start and all the way through to completion.

Contact Stylus Architects and Green Sheen Construction to set up your free initial consultation.

GREEN|SHEEN

Bespoke Construction

+44(0)20 7223 5834

info@greensheen.co.uk

www.greensheen.co.uk

STYLUS | ARCHITECTS

+44(0)20 8392 1478

enquiries@stylusarchitects.co.uk

www.stylusarchitects.co.uk



LIVING IN NAPPY VALLEY

THE NEW NORM

Sensible replaces exuberance in the Nappy Valley housing market in spring 2023.

By **Anna White**, The Telegraph property writer

The UK housing market is reverting to a more normal state after a prolonged period of political and economic uncertainty and the unprecedented disruption of the pandemic. Just as a house settles after an extension or renovation work, property price turbulence has started to subside,

especially in the hot south-west London market, also dubbed Nappy Valley.

The areas of Battersea, Clapham, Wandsworth, Balham, Tooting, Streatham, Wimbledon and Putney form this leafy district which is considered highly desirable for affluent families who want to stay close to central London and yet settle in a

neighbourhood with a village-like feel and swathes of green space.

It is a property market that is typically driven by the changing needs of families, whether it's the need for another nursery or the need to move into a certain catchment area. However, over the last eight years it has fluctuated, like the rest of the UK, at the



Balham... Gateway to the south, oil on canvas, 102cm x 76cm, by Johny Midnight, £4,500 from Gallery Midnight, gallerymidnight.com, 12 Ritherdon Road, SW17 8QD. | 020 8772 4747



Battersea Aerial View, acrylic on canvas, 80cm x 100cm, by Ukrainian artist Ellie Bright, £2,500, from Webbs Fine Art Gallery, www.webbsfineartgallery.co.uk, 1 Burland Road, SW11 6SA. | 020 7223 1733

mercy of the referendum, changing Prime Ministers and Covid.

After a prolonged period of malaise and stagnation under the cloud of Brexit, it picked up with the landslide victory of the 2019 general election and the Boris bounce, before being plunged into inactivity when the virus shut down the market for six weeks in the spring of 2020.

Upon reopening, estate agents wrestled with remote and socially distanced viewings

“THE UK HOUSING MARKET IS REVERTING TO A MORE NORMAL STATE AFTER A PROLONGED PERIOD OF POLITICAL AND ECONOMIC UNCERTAINTY”

while buyers and sellers struggled to navigate the various lockdowns, until Rishi Sunak (then Chancellor) introduced the emergency stamp duty holiday boosting demand and pushing up prices.

While there was well documented movement out of London, there was also a spike in transactions within the south-west as buyers moved over the river from apartments in central locations such as Chelsea and Fulham and into houses with gardens in areas such as Clapham and Balham. The Nappy Valley property market was back in full swing.

For agents such as Patrick Rampton of Rampton Baseley, who specialises in selling homes ‘between the Commons’ (between Clapham Common, Wandsworth Common and Tooting Bec Common) that meant a record financial year 2021-2022 as pent-up demand was released and fed through into sales.

The remote working reality check kicked in and workers started to settle into a more normal weekly rhythm and companies re-

established office life. With the threat of a recession looming, ‘presenteeism’ replaced zoom calls.

As a result, homes in travel zones 3 and 4 increased in popularity as price, space, commute and convenience became the equation once again.

This is apparent in price growth in the borough of Merton, for example, where values went from an average \$500,669 in February 2020 to \$573,719 in February 2023 which is an increase of 12pc, the biggest jump of any of the three boroughs in Nappy Valley (Lambeth, Wandsworth and Merton). Most likely this is because as the most peripheral of the three boroughs, areas such as Wimbledon offer bigger plots.

In comparison London-wide prices increased 11pc over the same timeframe to \$533,986.

So, all three boroughs saw price rises in this time, when reports would have it that there was a mass exodus from London.

While a desire for more space was the defining trait of 2021–2022, value for money looks to be the defining trait of the 2023 market against a backdrop of fresh economic concerns. Up until 2022 the Bank of England base rate had been under 1 per cent for 13 years, but in an attempt to curb global and domestic inflation and the cost of living, interest rates had started to go up, taking the cost of a mortgage up too.

The disastrous mini-budget, conceived by the former Prime Minister Liz Truss and her then Chancellor Kwasi Kwarteng promised the biggest tax cuts since 1972 which triggered a domestic financial crisis, a run on the pound and forecasts of spiking interest rates.

At this point Patrick Rampton realised his record year was not going to run into a multi-year spell of revenue growth. “The

Christmas break came early in the 2022 housing market following the Trussonomics nightmare as people paused their plans, unsure of how high interest rates would go,” he says. “85 per cent of my customers work in the City and in financial services in some capacity and are well informed and aware of the news, especially around fiscal events such as a budget. There was panic in November as people realised that their mortgages could get really quite expensive,” he adds.

As vendors and agents get ready to launch homes for sale this spring, Rampton says the market is reverting to its pre-Covid levels. “Buyer registrations and stock are down 20 to 30 per cent and I would say things are returning to normal,” he says.

Some of the more toxic quirks of the property market have faded away too,

LAYING THE GROUNDWORK

- Take your time choosing the right builder - one who understands your priorities and budget, rather than having an impressive portfolio
- Don't ask for a quote with many of the details still not finalised. Have as much as possible decided, fixtures and fitting chosen etc. before asking for a quote. Without those details a lot of possible scenarios have to be quoted for and that invariably drives the price up, often unnecessarily
- Beware that the beginning of each project is always marked with enthusiasm and things happening fast. Demolition and rough build tends to give the impression that the project may even finish ahead of schedule
- To get the final finish perfect, be prepared for a period where very little seems to be happening. This is where clients often lose patience, yet producing quality work takes time.

Source: Monche

such as gazumping. “We are also only seeing committed buyers, and therefore fewer deals are falling through,” Rampton explains. “The exuberance has gone out of the market, but those people who are buying are very focused.”

Edward McGrane of Marsh & Parsons, covering Battersea and Clapham, believes that in economically challenging times people search for a safe investment and beautiful homes in the best locations.

He cites the Nightingale Triangle as one of the most desirable micro-neighbourhoods – these leafy residential roads of Victorian terraced cottages and larger villas touch Wandsworth Common to the west, Clapham

“THE EXUBERANCE HAS GONE OUT OF THE MARKET, BUT THOSE PEOPLE WHO ARE BUYING ARE VERY FOCUSED”



The Boat Race, screen print, 41cm x 28cm, by Eileen St Julian Bown, £195, from Oliver Contemporary, www.oliverart.co.uk, 17 Bellevue Road, SW17 7EG. | 020 8767 8822

CAPITAL GARDENS

The Natural Place for Gardening

Love Your Garden

Our garden centres are the destination of choice for gardeners seeking specialist plants, high quality garden furniture, tools, BBQs and vibrant seasonal bedding. We offer everything for your gardening needs.

We pride ourselves on the quality of our products, the expert and knowledgeable advice we offer, and of course the exemplary customer service.

Neal's Nurseries
GARDEN CENTRE

Heathfield Road, Wandsworth
London, SW18 3HR

Sheen
GARDEN CENTRE

181-189 Upper Richmond Road West
East Sheen, London, SW14 8DU



www.capitalgardens.co.uk

Common in the north and down to Balham High Road in the south. Here houses fly off the shelves regardless of the economic backdrop. McGrane also nods to Bramfield Road which cuts across the Northcote Road to Bolingbroke Grove on the edge of Wandsworth Common. It's on the doorstep of Belleville Primary School, rated outstanding by OFSTED (for 3-to-11 year olds).

Homes on these roads still command sealed bids, he says. "We had a family house on Bramfield Road, priced competitively at £1,695,000 which had 50 viewings, ten offers and went for £1,770,000," he says. "It's a fluid market and everyone who is buying and selling is very motivated."

Austin Thorogood, Director, John Thorogood explains, "The trend towards buying a well-finished property seems set

to continue with the risk and uncertainty over building costs and timescales making buyers nervous about taking on unmodernised properties that don't offer a substantial discount."

There is some movement as always across Nappy Valley away from the prime locations to areas where your money goes further, such as Streatham. There is a six-bedroom, four-bathroom semi-detached Victorian house for sale on Bolingbroke Grove with views of Wandsworth Common and off-street parking. The immaculately refurbished house has an open-plan kitchen-diner, illuminated by a series of ceiling lanterns. It covers 4,173 sq ft.

In comparison, on Hoadly Road in Streatham – between Streatham High Street and Tooting Bec Common – is a

slightly larger detached property with a wide garden from the Arts & Crafts era. Again, modernised inside, it has an open-plan kitchen-cum-reception room that opens onto the garden, six bedrooms and four bathrooms but comes with a price tag of £2,995,000. The outstanding (OFSTED) Telferscot Primary School is on the doorstep too.

The prime roads in Streatham include Becmead, which runs from the Lido-end of Tooting Common to the bottom of the High Road, and its parallel avenue Woodbourne. Belltrees Grove to the east of the High Road is popular too with views over Streatham Common. There is a five-bedroom detached house here for sale for £1,695,000 (Rightmove).

As well as Londoners moving across Nappy Valley, rural renters are returning too, according to McGrane. He describes households who let their home in south-west London during the pandemic, rented in the countryside and have now returned to sell and upsize back in their urban neighbourhood. This is an example of the unravelling of the distorting effects of the pandemic on the property market.

With the Bank of England's latest rate rise to 4.25 per cent, there is also a flurry of activity from those buyers who want to fix now before their next mortgage deal gets any more expensive. "As the base rate settles, lenders and borrowers become accustomed to a new era of interest rates, and global inflation starts to ease we expect the busiest part of the year in the housing market to come in the autumn with the second half outperforming the first," says Ed Lugg, Regional Sales Director, Portico. With more online lenders disrupting the market place and more competition for customers, lenders also may be pushed into releasing more products which are more competitively priced.

Nappy Valley's estate agents expect the second half of the year to be busier than the first as people acclimatise to the new normal of higher interest rates. This is backed up by Jamie Durham, chief economist at PwC who says, "One thing is for certain, interest rates over the medium term will be materially higher than those since the global financial crisis of 2008."

For Patrick Rampton, applying the newly-renovated house analogy rings true for the property market in spring 2023. Although the market is settling after much upheaval there are some cracks appearing, as to be expected.

"Before the end of the stamp duty holiday there was a bun fight by estate agents to get hold of as much stock as possible and as a result there has been a lot of over-pricing. As a result, there has never been such a disparity between asking price and sales price," he says.



Prussian Blue angle formation, acrylic, spray paint and resin on wood, 50cm x 70cm, by Anastasia Scudamore, £850, from the artist at www.anastasiascudamore.com/store/prussian-blue-angle-formation

HOME RENOVATING - COSTS & TIMEFRAMES

Based on a typical SW London home circa 160sqm or 1700sqft

- Expect to spend 12-19 per cent of the build value +VAT on professional fees including architects and surveyors. Also 2-4 per cent on insurances/ guarantees
- Loft conversions: subject to existing structure, design and room type. Expect £30-50k +VAT. Timeframe: 10-12 weeks subject to fit out
- Single-storey extension: side return plus rear (30sqm) with a basic finish: Expect £45-60k +VAT. Timeframe: 12-16 weeks
- Basements: Timing dependent on size and access
- Kitchens: Expect £30-80k +VAT. Timeframe: 4-10 weeks depending on bespoke vs kitchen company
- Outdoors: Tiles, grass, decking etc. £10-30k +VAT.
- Fixtures & fittings: Costs variable – the sky's the limit - budget to refresh furniture
- Put cabling and infrastructure in place for today and tomorrow. £10k +VAT
- Contingency: Allow 5-10 per cent of total budget
- Rent: It's often better to move out.

Source: Ensoul



Union Elizabeth 11, print taken from mixed media drawings, 60cm x 80cm framed, by Sarah Lembo, unframed, edition of 10, £675, from The Last Supper, www.the-last-supper.com, 42 Webbs Road, SW11 6SF. | 020 7223 8900



The Traditional Shutter Company London

Finest Handcrafted Shutters

020 8642 0982

www.thetraditionalshuttercompany.co.uk



Thames View towards Battersea Power Station, oil on canvas, 40cm x 50cm, by Alexander MacFaul, £950, from Northcote Gallery, www.northcotegallery.com, 110 Northcote Road, SW11 6QP. | 020 7924 6741/07785 745468

The fall in transaction activity is feeding through into the renovations and extensions sector in Nappy Valley. Helen Wood, marketing director at Simply Construction, who has been working across the area for 13 years, confirms that the “rush” she saw over the course of the pandemic has slowed, with fewer people buying homes. “The cost-of-living crisis and higher mortgage rates are having an impact,” Wood says.

However, those people who are unaffected by the dual crises are choosing not to move but to improve, she continues, with extensions, loft conversions and large kitchen projects on the increase.

The pandemic trend to create more outside is here to stay with plenty of requests to build roof terraces into attic conversions. This chimes with the Don't Move Improve Awards 2022, run by New London Architecture (NLA), which revealed a rise in the number of award-winning projects with the pattern of ceiling beams in the kitchen flowing out into decadent timber verandas in the garden to create al fresco dining areas.

With the cost of glazing going up 30 per cent, bifold doors are still a popular way of letting light into the back of a house and accessing the garden without glazing the whole of the rear wall, Wood explains, with

“WELLBEING IS CLOSELY ALIGNED WITH AN AWARENESS OF CLIMATE CHANGE AND ENERGY EFFICIENCY”

people favouring Crittall-style doors giving an industrial look.

Viki Lander, creative director at Ensoul, believes a focus on wellbeing is influencing decisions inside the home. “Cool greys have been passed over now for warmer, neutral tones of limestone, clay and plaster,” she says. “I think the combination of Covid and the challenging times we find ourselves in, seem to instinctively drive us to softer shades that support wellbeing much more than clinical colours.”

Her clients are choosing to paint whole rooms in bold colours rather than restricting them to just feature walls. “They are embracing dark spaces for cinema rooms and snugs with deep greens, midnight blues, charcoals and even blacks, and then offsetting them with bright luxe upholstery for sofas, armchairs, curtains and art that really pops,” she says.

Lander also pinpoints the need for two home studies, not one. “Even those back to the office are still splitting some of their time between their office and their home. With the omnipresence of video meetings, gone are the days of office sharing at home, each person definitely needs their own closed-off areas.”

Wellbeing is closely aligned with an awareness of climate change and energy efficiency. “It goes without saying that with energy prices soaring there is absolutely a demand for renewable energy in the home. For this we are constantly reviewing and specifying ground source and air source heat pumps and solar panels,” Lander concludes.

There's a practical sensibility replacing the exuberance of both the Nappy Valley housing and renovations sectors. As we enter the 2023 spring selling season this May, are the roaring twenties turning into a decade of moderate house price rises while homeowners prioritise spend on insulation and energy efficiency?

As Rampton says, referring to Jeremy Hunt's March Budget, “it was boring but sensible. I rather liked it.” ■

GETTING A QUOTE

Decided to bite the bullet and do an extension or renovation? Bear these pointers in mind:

- Get three quotes as a minimum, either from recommendations or companies whose work appeals to you
- Meet the contractors in person. Working on your home is a collaboration and the relationship is very important, so find someone you get on with. It could be the difference between a stressful few months and a fun and rewarding process
- Once you have the quotes, visit previous projects undertaken by each team. Look carefully at their tiling, carpentry and paintwork (tip: check corners!). Ideally talk to previous clients and see how they felt about their team during and after the build
- Don't hang about! Quotes can't be valid for more than a few months as prices fluctuate.

Source: Bethell Projects

BESPOKE PROMOTION

www.olbc.co.uk | 020 8877 0526

BUILDING A DREAM BASEMENT ON A BUDGET

Known for its thoughtful, intelligent approach, **OLBC** is a boutique design and construction company with specialist knowledge of basements. With a desire to improve rather than move, many homeowners are looking for clever ways to maximise their budget when it comes to digging deep

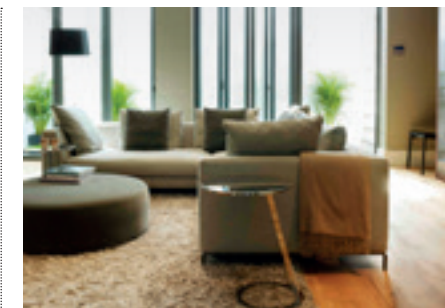
Basements are as popular as ever thanks to the renewed focus on homeworking post-lockdown, but due to the spiralling living costs and the increasing cost of building work, homeowners are being savvier than ever when it comes to making their money go further. OLBC directors Marc Stchedroff and Rosie Caley work closely with their clients every step of the way, from architectural design, planning and listed building consents to construction and project management, to ensure their vision of outstanding quality and design is realised. They also offer a full interior design and furnishing service. Marc explains that one of the ways that OLBC has held down basement construction costs in the face of soaring labour and fuel costs is to buy a fleet of fully electric diggers. It was a very substantial investment but it has been totally worth it. Not only has it held costs down: it has made the digging phase much quieter too.

Here, Rosie explains the do's and don'ts to consider when building a dream basement on budget:

Architectural Design

Don't sell yourself short by excavating a smaller footprint than you can, or not having at least one lightwell to let in natural light - any future purchaser will not want to spend more money extending a basement with limited space and light after it is built.

Do create a smaller number of larger rooms - this will reduce the fit out cost and increase the possibility of dual purpose. Often rooms can fulfil more than one role if they are used at different times of day.



If you need storage, a wall of cupboards is much more accessible and floorspace friendly than a dedicated storage room where useable space is lost in the centre.

Don't try to shoehorn every Pinterest idea into your scheme. Use an experienced basement designer who can cost engineer to a high finish. Floating staircases and double height ceilings are great on paper but there are ways to achieve a sense of light and space with a range of more workable solutions which will help bring your project in on budget.

Services

Don't commit to programmed lighting and audio-visual systems before seeking advice. Bespoke lighting and sound systems can add a real wow factor to a basement but you can combine with off the shelf solutions too. Wireless technology has transformed the market with intelligent bulbs and wi-fi speakers which you control yourself keeping the cost down.

Do be careful choosing light fittings with integrated LEDs - whilst they are cheap to buy, the whole fitting will need to be changed when they fail and may well not work with your standard circuit dimmers.

Don't forget to future-proof; for example, fit a car charger - inevitably there will be works to the front elevation of the house so take the opportunity to run a cable and add a charging point. If you are investing in a basement utility, consider adding a small fridge, hob and dishwasher so a basement ensuite can become a self-contained unit for grandparents or grown kids.

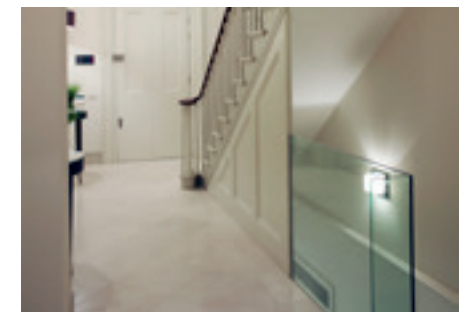
Interior Design

Do consider wooden plank effect tiles instead of real timber - they warm up well over underfloor heating, do not weather with age like timber, and require no maintenance.

Don't be afraid to ask your builder for help. Fit off-the-shelf cupboards and dress them into the walls and ceilings to look like a bespoke joinery installation.

Do spend on small things that have a big impact - statement light fittings, large feature houseplants, or a bright armchair.

Don't forget to recycle! Plants, art, rugs etc. Try moving things from other areas of the house and mix with some new pieces to give them a fresh lease of life rather than buy new. ■



BESPOKE PROMOTION

www.monche.co.uk | 07557 385 850

FROM CITY TRADER TO BUILDER

Monche is a local building company with a refreshing USP - it's run by a woman who loves the challenge of the build more than the interior design, with energy efficiency at its core

Monche's method of working is on-site and hands-on, providing excellent service and project management on extensions, lofts, refurbishments, and even new builds. They very rarely sub-contract - only for the very specialist trades - and have built an expert team with owner Monika Budjonova at the helm. They are very price competitive and proud of the service and result they offer.

"I take on one project at a time," explains Monika, "and I see it through from start to finish. I'm on site every other day, I get stuck into the technical details and I'm constantly building my knowledge. I relish the challenge of discovering new ways to work to achieve the highest quality and levels of sustainability in a build."

Monika is also a firm believer in being clear and upfront with her clients. "It's crucial that both sides understand every single element of the costs. A contingency is always wise for any unforeseen issues, but if something crops up that is a simple enough fix, then I will absorb that. I can't bear budgets being blown, builders falling out with clients. That's just not how I work."

She works from home, right in the heart of Nappy Valley, often just a stone's throw from the project. Her clients come over for planning meetings. Hers is a growing business with modern building methods



and a focus on energy efficiency and quality, delivering contemporary spaces on time and on budget.

"I love a build project but the interior design that follows isn't really my strength. Being a woman, people assume it is, but I'm much better at building an airtight roof. I hate light switches with a passion," she laughs.

Monika has a built-in love of bricks and mortar. Throughout university she and her mother bought properties, did them up and rented them out. She went to work in the City as a trader, ultimately becoming Head of Trading. After starting her family, she decided to take a step back. "I made a positive decision to change my purpose and went back to property, something I loved and knew I was good at," she recalls.

In 2016 she bought a plot of land overlooking Wandsworth Common and built a strikingly modern house in the Victorian style. She had good contacts in the trade, and for this build put together a team who created 6,200 sq ft of living space over a two-year period. She has been working with them ever since.

The Passivhaus method is something Monika aspires to in every project, and her own house achieved the PHI Low Energy Building Standard from the Passivhaus

Institute. She only has heating in the basement and ground floor. There is also 11kw of solar power installed. "I'm not quite off-grid but I have great insulation and am as sustainable as possible," she explains.

Not many builders are so well-versed in these building methods. Monche is a competent and price-competitive business led by Monika who has a keen eye for detail and enjoys taking on complicated or high-end design with a focus on quality and energy efficiency. "When your architect's drawings are ready, we relish the opportunity to get to work on your project, providing you with an expert, experienced and steady hand at the helm." ■



DESIGN TRENDS

THE SHAPE OF THINGS TO COME

A guide to the ultimate interior design trends to elevate your home. By **Gillian Upton**



Extroverso panels

THE LUXE LOOK

Italian company Extroverso has reinvented wall coverings using parchment-based panels made from goatskin which is smooth, waterproof and soft. Applied to a wooden structure, the luxe panels can be enriched with gold leaf, inlaid to create a mosaic effect or layered to create a pattern in relief. Cover an entire wall, a sideboard, door or headboard; the options are endless. Seen here: parchment-covered wall panels with gold leaf sanded finish.



Halman Thompson

Elevating the kitchen splashback

Copper with its patina and aged finish and brass adds a real pop of warmth and texture to a plain kitchen. Sheets can be cut to most sizes and although each piece is bespoke, colour-matching is possible. Kitchens by Holloways flags up that "one current kitchen trend is to use natural materials which are rich in texture; brass is also popular." Seen here: copper splashback from Halman Thompson.



Stone & Ceramic Warehouse

A TOUCH OF CLASS

If you've always fancied marble floors or walls, cheat with these porcelain stoneware tiles that look just like genuine honed and veined marble and with a natural variation from tile to tile. Called Cathedral, they are available in verde, emerald, blue and arabescato from Stone & Ceramic Warehouse.

Riot of colour

Who would put stripes and patterns together, or clashing colours? It's Luke Edward Hall's hallmark and it's catching on. Says Bethell, "We think that the gorgeously colourful, bold, eclectic style epitomised by Luke Edward Hall is increasingly visible and we adore it! Fabulous unexpected colour combinations, a riot of different prints that shouldn't work but do... it's like being in an interior design sweet shop!"



Luke Edward Hall

HOME SECURITY TIPS

The most vulnerable part of your property is the front door. Modern timber doors are thicker than original Victorian or later period doors (64mm) - adding more timber increases the strength of the door dramatically. Use Banham mortice locks and always two deadlocks, making sure these are engaged overnight, and always locked when the property is empty.

Replace intercoms and your old spyhole with wi-fi video cameras, such as Ring, that can alert you to motion straight to your mobile.

Double glazing is far more difficult to break and avoided by burglars as there is a higher chance of DNA being caught on the glazing materials. Toughened glass is essential for front door glazed panels and consider laminated glass for more vulnerable locations, such as the rear and side of a property. Like a car windscreen, it also has the advantage of not shattering.

Source: Ayrton Bespoke

UP THE WALL ART

The humble radiator today comes in all shapes and sizes and is a designer item rather than a prosaic necessity for the home interior. Hidden valves and ultra-thin steel have revolutionised the design of Sfere, available in 80 colours, (pictured), while the minimalist I-Ching parallel bars can be hung horizontally to hold towels or vertically for bath robes. Both designs from The Radiator Centre.



The Radiator Centre



Kitchens by Holloways

KITCHEN DRAMA

Have you ever thought of having a kitchen made of charred wood? Kitchens by Holloways have. While the actual units are deep charcoal black, the drama comes from the brass that frames the boards. The method is called Shou Sugi Ban and has its origins in 18th century Japan. "It's a way to treat cedar to make it weatherproof," says the company. "We've developed a finish which is practical for use in kitchens. The charring process creates a beautiful tone and texture which looks great with brass."



MKW Design

Picture perfect

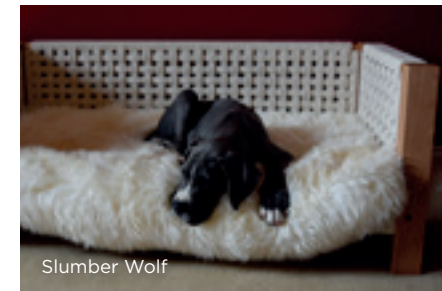
Photos of your loved ones floating on tiles inside a picture frame is the ultimate 3D collage which can easily be replaced and changed over time as life evolves. Who said anything about divorce? The design comes with a choice of wood, metal, acrylic or stone frames to suit any interior design, creating a wall of memories. Seen here: MKW Design.

TALL ORDER

William Tozer Associates has taken the office at the end of the garden to new heights, quite literally. A double-height gym space was requested by a client in a new-build, timber-clad garden pavilion to fit an adjustable climbing wall. To make the climb worthwhile, the architect added extensive roof glazing to provide views of the sky reminiscent of the experience of climbing outdoors.



William Tozer Associates



Slumber Wolf

PAMPERED POOCHES

The lengths we go to keeping our four-legged friends in comfort seemingly knows no bounds. Slumber Wolf are doing a roaring trade making bespoke crafted beds, promising no nails, screws or synthetic fabrics just traditional joinery, woven rope base, hardwood oak, walnut and maple frames and sheepskin toppers. Known as the Chippendale of canine furniture they start at £1,500 and take four-six weeks to make.

THE LANGUAGE OF COLOUR

- London homes can be narrow so create an architectural flow with clever use of a colour palette
- Select your base colour - the neutrals - first. Remember colours have a language of their own!
- Choose complementary colours for floors which is in essence the backdrop.
- Make sure accent colours complement other existing statement pieces such as kitchen fascia etc.
- If you have period features do not fight them by overstating with other furnishings and fixtures. A self-patterned runner for example is statement enough against Victorian tiles
- Define your areas by activities such as relaxation zones and active areas like a staircase. Use different textures and darker shades for walls.

Source: Floors for Thought



South West London based interior designer specialising in providing the highest quality residential interior design on projects of any size.



Tel: 020 7738 0637 | emma@emmagreendesign.com | www.emmagreendesign.com



DESIGN TRENDS | LIGHTING

Better known as jewellery for the home, lighting is fundamental to any interior design, with new ranges becoming more sculptural and oversized ceiling lights and statement chandeliers still commanding centre stage

AT SIXES AND SEVENS

Six diagonal brass arms spider out to matte enamel lamp shades to form a striking Fifties-inspired chandelier called Dino from GONG. Available in black, white and grey.



GONG



CTO Lighting

ANYTHING GOES

Lighting sculptures have been created from CTO Lighting's modular form lights arranged in a linear configuration. Seen here: Modulo in satin brass.

CANADIAN BESPOKE

Handmade in Montreal is this contemporary glass chandelier from Gabriel Scott from his Welles Series that can be made to any size, in any colour and can be hung vertically or horizontally.



Crest Cascade

HAPPY GLOW

Tubular glowing pendant lights encased in undulating free-blown glass vessels form part of the Wave collection from Curiousa. Seen here: Crest Cascade.



William Waldron Photography

TIMELESS WINDOWS

To create a classic look with timeless bespoke shutters, look for a company which offers a custom-made range with a large variety of materials, colours and finishes.

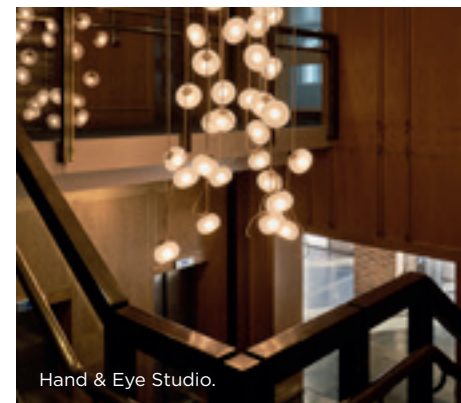
White adds elegance to the interior of both homes and commercial properties, but colour is central to many interior designs and if shutters are required to be the accent colour in the room, choose a manufacturer with an unlimited colour-matching service.

For colour-drenching use bolder colours for a dramatic look, or to create a more subtle effect use matt-finish pastel colours for shutters, walls and woodwork.

Consider tier-on-tier installation to be able to open top and lower panels independently and fold back against the wall, particularly suitable for bay windows and front rooms.

Always choose bigger louvres if in doubt, which let in more light and are especially suitable for large windows.

Source: The Traditional Shutter Company



Hand & Eye Studio.

TOUCH OF DRAMA

Any double-height space needs a dramatic chandelier: the Melina is available in any number of opal matt or clear matt glass shades, all hung from bronze-coloured textile flex. Made by Hand & Eye Studio.

ROARING TWENTIES

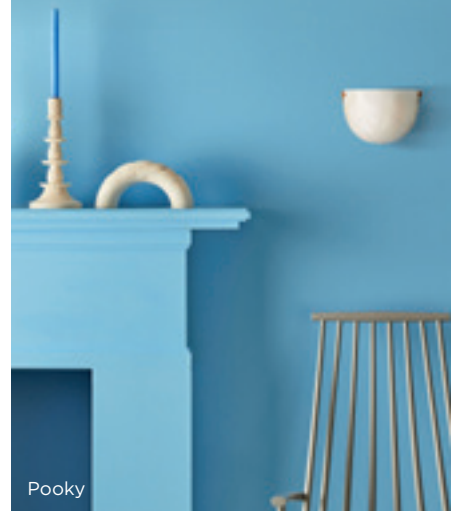
Inspired by the bold geometric designs and repeated patterns of the Twenties is this chandelier as part of the Deco Collection from Marc Wood, available in clear or smoked glass and as a single pendant or stacked glass chandelier (seen here).



Marc Wood

UP AGAINST THE WALL

Wall lights can add an extra layer of interest to any room. Alabaster and brass wall light from Pooky.



Pooky



PROJECT MANAGEMENT. INTERIOR DESIGN EXTENSIONS. KITCHENS. LOFT CONVERSIONS

info@bethellprojects.co.uk | bethellprojects.co.uk | 07899 904133



DESIGN TRENDS | COLOUR

Paint, woodwork, wallpaper, furniture and even shutters are bathed in bright colours this year as the era of neutrals fades.

ALL THINGS BRIGHT AND BEAUTIFUL

In the post-pandemic world, people are venturing out in more ways than one. "We are seeing clients getting more adventurous on front door colours, matching favourite Farrow & Ball and Little Green colours," says Ayrton Bespoke. Spot F & Bs Charlotte's Locks and Arsenic on front doors or Little Greene's Mambo 2 and Trumpet. Chloe Cooke, interior designer with Fraser & Fraser also believes a 'go for it' attitude is emerging, adding: "I think one can often regret not being bolder with interiors - I don't think we ever look back and wish we hadn't been so brave!"



Ayrton Bespoke

Feel the warmth

Rosie Caley of OLBC advises that while super dark accent colours are definitely out, what's in are, "warmer sludgy mid tones which can be used everywhere - even ceilings, for warmth of tone but more light too."



OLBC



Loungin'

PATTERN CUTTING

"Colour and pattern are livening up our homes again," says Diego Venegas, Design Director of Loungin'. "A variety of colours and large patterned fabrics used together give a more boho feel perfectly suited to today's Seventies influences."

GOING POTTY

One of the easiest ways to add colour to any home is with planting, inside and out. In the garden, buy oversize terracotta pots and fill with flowering plants to add interest.



Neal's Nurseries | Paul Gregory Photography

SEEING RED

Pantone's Colour of the Year 2023 is Viva Magenta 18-1750. Descended from the red family and inspired by the red of cochineal, it promotes joyous and optimistic celebration. Who is brave enough to use it?



loungin'
FURNITURE TO LIVE WITH & LOUNGE IN

AFFORDABLE LUXURY

◆ ◆ ◆

SOFAS • CORNER SOFAS
OCCASIONAL CHAIRS • BANQUETTES
MIRRORS • OTTOMANS • BEDS
HEADBOARDS

We have moved!

Google Maps

VISIT OUR WIMBLEDON SHOWROOM TODAY

☎ 0207 585 0500
📷 @loungininteriors
✉ info@loungin.co.uk
🌐 www.loungin.co.uk

Floored!

Who says carpets and floor coverings can't be a bit wild too? Checks, chevrons, stripes and even animal prints are available from Floors for Thought. Says Chris Pierrot from the company: "Bridging together the colour palette and flooring choices, we will work all the way to accents and accessories, all in a harmonious flow." Seen here: Ashen Antelope from the animal print collection.



Floors for Thought

TIME TO BE BOLD!

Don't be afraid to join the growing trend for more joyful, bold colours and patterns this year. After such a long winter and certainly post-Covid, there is a real shift towards more dynamic, invigorating interiors.

If you're not feeling too brave, a pop of colour on a vanity unit is easily softened by a Carrara marble worktop. A cast iron radiator in a bold blue or an occasional chair in a vibrant botanical print can really elevate a scheme and bring an injection of playfulness.

A recent commission was for a bespoke headboard in a wonderfully rich burnt orange mohair by Altfield. The rest of the space is muted and calm so this delivers much-needed warmth and personality.

Source: Fraser & Fraser

The Traditional Shutter Company

POP OF COLOUR

Wooden shutters can be an integral part of any colour scheme rather than left neutral. The Traditional Shutter Company calls it 'colour drenching' and has delivered pink, cobalt blue and khaki green shutters to date. "Paint the custom-made shutters with the same colour as the woodwork, walls, radiators and doors to create a contemporary look."

FLOWER POWER

The riot of colour covering our homes extends to wall coverings, a trend that hasn't escaped Cole & Son with a range of colourful floral wallpapers. See here: Protea Garden from the Ardmore-Jabula Collection.



Cole & Son

"GLOSS PAINT FINISHES ARE COMING BACK, SO CONSIDER YOUR PAINTS' SHEEN LEVEL WHEN ALSO PICKING OUT THE PAINT COLOUR FOR YOUR JOINERY" CAST LONDON



Ayrton Bespoke

FIFTY SHADES OF GREY

Is our beloved Elephant's Breath and Dove Grey disappearing forever from our homes? Not quite according to Clara Bee: "There'll always be a place for grey as it's a neutral reflected in nature, but we're moving away from cool greys and blues to ones with warmer redder undertones like taupe, for a more cocooning comfy look." Higham Furniture agrees: "Greens, blues and greys will always be popular, but pinks and yellows are bursting their way through."

FLOORS FOR THOUGHT

Unique wood flooring collection
Bespoke stair runners and luxury carpets with highly skilled fitting teams
Fully integrated interior design service and colour consultation

103-105 Battersea Rise - SWII IHW.
020 79244334 | info@floorsforthought.co.uk

www.floorsforthought.co.uk

bespoke living spaces which deliver a cohesive combination of practical solutions with beautiful design.

www.stanza-id.com

info@stanza-id.com 07984491578 @stanzainteriordesign

STANZA
INTERIOR DESIGN

BESPOKE PROMOTION

www.ayrtonbespoke.com | 020 8877 8920

I CAN SEE CLEARLY NOW

“MAKE YOUR OWN MARK ON YOUR HOME”

Windows and doors are key, not only to the aesthetics of a property but its security and insulation too. So, investing in tailor-made high-quality designs to fit your home will pay dividends over the years, as **Ayrton Bespoke** explains



Your home is most likely your biggest asset and so creating the perfect look and feel with the windows and doors is crucial, the reason why Ayrton Bespoke, headquartered in Wandsworth and reaching homes London-wide and beyond, feels so passionately about the importance of bringing in the specialists.

“One of our challenges is advising customers to consider removing windows and doors from a builder’s brief in a refurbishment,” says Olivia Ditcham of Ayrton. CEO, Robert agrees, “Naturally

people are drawn to ask the builder running their project to quote for the windows, but they are not specialists and you have little idea where they come from, which runs the risk of sourcing inferior products that simply will not stand the test of time.”

Indeed, some of Ayrton’s customers come to them when their windows are starting to fail having only been in for a few years. “Buying windows and doors is not something you do every day,” says Olivia, “so it’s important to ask the people

who have the right advice. All too often we see ill-fitting windows that will be beaten by the British weather remarkably quickly. That’s very bad news.”

Windows should be an appropriately expensive component of any build project or refurbishment, and it pays to get it right. “As they say in Yorkshire, buy on price, pay twice!” says Robert.

“When undertaking a refurbishment, it’s all too easy to think of windows and doors as the less exciting element, with a focus on kitchens and other interiors, but they



Innovative privacy design of stained glass in bathroom.

windows. You name it, they can design it. The journey to new windows starts with the survey, then a team of designers will propose styles, ironmongery, colours and paint finish, and ultimately CAD drawings are prepared for approval.

“Many properties in south-west London have stained glass at the front. We have two approaches; either we retain the existing glass and place it within a double-glazed unit, or we can design a new pattern or a new style,” says Olivia. “Our designers enjoy different challenges too, maybe a bathroom window or a window at the side of the property - fluted, reeded, opaque. We’re now seeing more bold colours and ironmongery can really bring a door to life,” Olivia concludes. “Make your own mark on your home.”

With the specialists at Ayrton, you will receive a bespoke window and door installation service from the very start to the expert finish. With no sub-contractors on the team, customers experience a smooth-running process and the assurance of having invested good money in quality workmanship that will stand the test of time. ■

are such a crucial part of the property – they keep the weather and intruders out and the heat in, and they contribute hugely to the overall look of the house, so they should be well-designed, well-built and expertly fitted. Having invested in them, you also need assurances that if there was a problem, your supplier has long-term warranties and aftercare, which we absolutely guarantee.”

So Ayrton recommends sourcing specialists to design, build and install windows and doors and for a full refurbishment, call them in early to choose a style cohesive with your build. “You wouldn’t use the builder to make your kitchen or bathroom, so call in the specialists for the windows and doors too,” agrees Olivia.

With sash windows, there is a trend to part replace the sashes in the frames, but problems arise. “Old frames were built for single glazed windows, so the double glazing is thin and far less energy efficient. The frames have probably twisted over time and the new sashes will not run smoothly. Part replacement is akin to revarnishing the deckchairs on the Titanic,” warns Olivia.

Their windows are guaranteed for up to 60 years against wood rot and usually require repainting after a decade – compare that to a window that is

rotten after four years. You choose the colour and the furniture – handles, hinges and so on – with a dedicated designer. There is also a comprehensive after-care programme. If an adjustment is required or, in the very rare event that a casing fails, it will be sorted out.

Ayrton knows timber and can turn their hand to any design. Folding doors, French doors, front doors, stained glass doors and windows, sash windows, casement windows, even loft dormer



SUSTAINABLE HOMES



THE HEAT IS ON

How can you adapt, or build, your home to reduce your impact on the planet? Efficient heating is key but big changes mean investment, while small changes are more instant and involve less outlay. **Georgina Blaskey** considers the options

Jeffreys Interiors



Ayrton Bespoke

Did you know, one of the biggest impacts you have on the planet is down to how you heat your home. Over 90 per cent of homes in the UK are heated using a gas or oil boiler. Even with a well-insulated loft, a terraced house heated with a modern gas boiler will produce around 2.75 tonnes of greenhouse gases a year (the equivalent of driving 11,770 miles in a standard car). So how can you cut your carbon footprint and still effectively heat your home? And what are the small things we can all do to reduce our household's impact on the planet?

START WITH THE BASICS

Insulation

Start with getting professional advice to avoid expensive mistakes. The government has a list of domestic energy assessors (www.epcregister.com/searchAssessor) who assess and advise you on your insulation options - the assessment and certificate costs between £35-£120 including VAT.

Invest in good quality windows to stop heat escaping, namely triple glazing. If you aren't replacing windows, use a foam or tape for a budget-friendly solution.

If you have solid walls and not cavity walls, heat will continue to escape. If you live in a mid-terrace Victorian house, you won't be able to install external wall insulation but you can paint exterior walls with a transparent cream called Stormdry (www.safeguardeurope.com/products/stormdry-system/stormdry-masonry-protection-cream). Internally, insulating paints (www.rawlinspaints.com/thermal-paint), insulated plasterboard (www.insulationsuperstore.co.uk/browse/plasterboard.html) and thermal wallpaper (www.gowallpaper.co.uk/erfurt-mav-wallrock-thermal-liner) offer some accessible options and this area is developing.

If you're able to investigate your original flooring, you may notice that heat is leaking out. Insulation here, such as Kingspan, will help keep heat in your home - rather than it heating the ground beneath your home. And finally, insulate your roof - around quarter of heat can be lost from the roof.

Smart controls

Their role is to learn how your house heats up and cools down, adjust heating according to the weather, and switch off your heating when you aren't there. These

work with almost all condensing and combi boilers, and are also compatible with system and heat only boilers, as well as air source and ground source heat pumps.

"Heating and cooling systems allow for more accurate control and this helps with the environment as well as the current energy crisis that is shaping people's minds," says Thea Ingram of Stanza-ID.

Hive Thermostat Mini is one of the newest thermostats to offer access to more affordable, smart heating. It has all the same features as the original Hive Thermostat but it can also control up to six heating zones (the previous model could control three).

"WE ARE SEEING LOADS OF SOLAR PANELS INSTALLED AND PEOPLE ARE ACTIVELY INTERESTED IN HEAT SOURCE PUMPS"

MONCHE

The majority of controls have moved on to a convenient app, which you can use to set up scheduling for hot water and heating, switch on frost protection and holiday mode, turn on geolocation (which means if you leave home without switching off your heating you'll get an alert) and boost your heating and hot water.

If you like to control each room separately, you can add Hive thermostatic radiator valves, and the Thermostat Mini is compatible with Alexa, Google Assistant, Apple HomeKit, Siri Shortcuts and IFTTT.

If you have underfloor heating and want to control temperatures in different rooms, EvoHome is a good option, especially in larger houses where occupancy fluctuates. It's more expensive than other options but it's easy to set up and tweak the schedules when required.

Nest remains one of the most reliable and intuitive to use. It works off an app to control hot water, and while it doesn't have the range of accessories that other options do, you can use smart TRVs to control radiators without the need to change your plumbing.

INVESTIGATE HEATING OPTIONS

Heat pumps

These systems draw in heat from outside and pump it into the house. According to Friends of the Earth, for every unit of electricity you use, it provides three units of heat. And yes, they work even when it's very cold outside.



Clara Bee

Hybrid heat pumps work alongside your gas boiler - a smart controller switches between the heat pump and gas boiler to use whichever is lowest carbon at the time. These are suitable for homes in conservation areas or very old properties. There are no grants available for these.

An air source heat pump extracts heat from the air outside (even if it is a cold day) and uses it to heat the water in your radiators and tank, but it won't make your water as hot as a gas-fired boiler. From April 2022, a government grant for this, called a Renewable Heat Incentive, will be £5,000 upfront.

A ground source heat pump extracts heat from the ground (so you'll need a garden), which is more expensive but also more efficient than an air source pump. There is a grant for this kind of heat pump of about £6,000.

“THROUGH GROUND OR AIR SOURCE HEAT PUMPS AND SOLAR POWER WE ARE ELIMINATING GAS BOILERS AND EXPENSIVE ELECTRICITY BILLS” ENSOUL

RUNNING A TIGHT SHIP

- Be sure you know the location of all your shut-off valves - gas, water and electric
- Get your boiler serviced every year to avoid unnecessary breakdowns and costly repairs
- Test your carbon monoxide alarm every month without fail - so quick to do and vital for the safety of everybody under your roof
- Invest in the right boiler - A-rated boilers will save you money in the long-run
- Unplug all electricals such as chargers, televisions and laptops when not in use; leaving them plugged in still uses energy, even when not switched on. Unplugging could save up to £30 a year and every little helps, especially in these times when the cost of living is skyrocketing.

Source: Northcote Plumbing & Electrical

An air-to-air heat pump blows warm air into your house (as opposed to heating water in radiators), and are mainly suited to small homes, such as flats.

According to Thea Ingram of Stanza-ID, “Most common is installing air conditioning that heats as well and uses electricity instead of gas. The combination of this and solar panels is a great solution, selling back to the grid where possible.”

A cautionary note comes from Monika Budjonova of Monche: “People are actively interested in heat source pumps. Sadly, the truth is that for most households a heat pump would be an expensive proposition, even with the government grant.”

Heat batteries

These store up heat for later use for instant hot water for showers and baths, for example, as well as radiators. If you plan ahead, you can use your heat pump when the price or carbon intensity is low, but have access to heat whenever you need it. It also means you can get rid of your hot water tank. They can be used with pumps, solar panels or charged with electricity.

Infrared heaters

Super-thin and lightweight, these heaters heat objects rather than the air, so the fabric of the house (sofas, walls, floors) warm up and



dRaw Architecture

radiate heat. Some manufacturers claim they will reduce heating bills by as much as 50 per cent compared to standard electric radiators. They can be installed onto ceilings, printed to look like a picture on a wall, and hidden behind mirrors. But being new to the market, it may be worth waiting to see what innovations happen in this area before investing.

Biomass boilers

A wood-fuelled heating system that burns wood pellets, chips or logs to power central heating and hot water boilers, this option did benefit from RHI (renewable heat incentive) financial support but that is about to stop. The carbon dioxide emitted when wood is burned is the same amount that was absorbed over the months and years that the plant was growing, and as long as fuel is sourced locally, carbon emissions stay low. You'll need space to store fuel and a flue which meets regulations. In urban areas, wood burning is questionable because of its contribution to air pollution.

Solar panels

These are normally fitted onto a roof facing the sun and can be installed under Permitted Development. If you are doing a

loft conversion, or any roof work, it's a great opportunity to put solar panels or tiles on as you already have the scaffolding up, plus you could save on standard roof tiles. Panels produce direct current electricity which has to be converted to a safer alternative current using an inverter box, usually placed in the loft. Cost and installation isn't cheap and is subject to how many you choose to have, but they will cut your electricity bills. The more electricity the system can generate, the higher the savings on your energy bill will be - but the bigger the initial cost. You might even be able to sell what your panels produce back to the grid. However, you are unlikely to be able to meet all of your energy needs from solar panels alone.

Water meters

According to Citizens Advice, you have a right to be charged for your water on the basis of what you use, so you have a right to have a meter installed free of charge by your water company, unless it's not practical or is unreasonably expensive to do so. A meter is a good way to grasp how much water you are using and adjust your habits accordingly. You can find a water meter calculator at www.cwater.org.uk/watermetercalculator/ ■

“HUGE TRENDS LIKE CONNECTED HOMES AND SUSTAINABILITY WILL CONTINUE TO DOMINATE KITCHEN DESIGN”

KITCHEN CONNECTIONS

THE MOST ADVANCED GREEN TECHNOLOGIES TO KNOW ABOUT

Living Roofs A green carpeted roof doesn't just look lovely, it blankets your home with a layer of vegetation that acts like a membrane. While sitting pretty it also naturally filters pollutants in the air, absorbs and filters water and offers a habitat for wildlife.

Rain-Water Harvesting Make the most of the wet British weather - you can plumb a harvest system into your existing plumbing and save water consumption by up to 50 per cent.

Smart Power Strips Rather than letting devices consume electricity while doing nothing, a smart power strip only feeds electricity when they need it by shutting the appliance down until it is needed again.

Sustainable Flooring New options include rubber, made from a 100 per cent renewable resource, cork, and bamboo - a fast-growing renewable plant which is a natural anti-bacterial, water-resistant and extremely durable.

Fibre-optics Using less energy than copper-based systems, optical fibre cables have a longer lifespan (25 years), and the rate of repair is 50 per cent less than copper.

Tankless Water Heaters This kind of water heater only heats water when it's needed so no standby water is lost, you just enjoy hot water on demand.

Source: showhouse.co.uk

BESPOKE PROMOTION

www.simplyconstructiongroup.co.uk | 0800 917 7571

BESPOKE SERVICE GUARANTEED

Simply Construction Group, the design and build company incorporating Simply Loft, Simply Extend and Simply Basement, has always put the customer experience at the forefront of its operations. Now a bespoke app has taken it one step further



Helen Wood, Marketing Director and part of the husband-and-wife team which set up the business over 13 years ago, has never taken her eye off the all-important customer service that they have been so careful to build and nurture.

"Our clients are busy people, leading hard-working lives, and they're undertaking a project which involves construction on their most valuable asset, turning their homes into building sites for several weeks or months. They need to know that they're in the best hands and that the channels of communication with the build team and operations are always open," she explains.

The level of technology required to transfer their customer-facing desktop dashboard into an app didn't yet exist, so Helen's husband, Rob set about having a bespoke design created, resulting in an easy-to-use app used by customers, build teams, architects and operations. On the commute to work, customers can tap in for an update on their timeline or to

request variations. The construction team or architect can act upon that, and the work moves forward, enabling operations to have an excellent overview of each project's progress.

There are numerous benefits to the app. It's not only customer-facing but used internally. Contractors keep it updated for the client. Architectural drawings, party wall awards, structural drawings and quotes are all stored. Payment milestones can be tracked and when a particular part of the project is completed, an invoice is generated.

"We're over the moon with the result - a brilliant portal which gives everybody transparency and clarity, often big stumbling blocks within the construction industry," says Helen. "Being able to have real-time information at our fingertips is invaluable. If a client wants a variation - very common in a build - they can simply type it in. That notifies their contractor who will supply a quote. From an operations perspective, we can see whether that work will impact the timeline



so we can then plan effectively, and the client can decide whether to go ahead," she explains.

The team at Simply has grown considerably with over 20 people now involved, but the focus remains on the service they offer. Site managers navigate between projects daily, running spot checks on health and safety as well as the work itself, and these extra eyes and ears only add to the customer experience.

In addition, the company is FCA-approved, and loft conversion finance is available for up to 25 per cent of the contract value, meaning a helping hand to spread the costs over up to a ten-year period at competitive rates.

Despite now being one of the bigger players in the market, the personalised service and dedicated app mean that Simply's offering is as bespoke as the technology that has helped to create it, resulting in a build project that is accessible, manageable and customer friendly. ■

ROOM MAKEOVERS

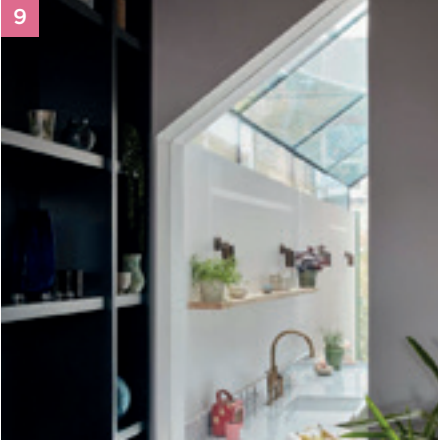


FROM TOP TO BOTTOM

How and where we live is crucial to our wellbeing - whether we're investing in lofts and basements, installing luxury bathrooms or creating dream bedrooms, the space we occupy matters. If you want to design and develop your dream home, **Georgina Blaskey** presents a selection of excellent schemes to help inspire you

PROJECT: SIDE RETURNS

Don't underestimate the impact opening up the side return can have on your ground floor - it will transform your kitchen into a massive living space. ■



1. Industrial materials, such as concrete and Crittall-style windows and doors, work well in domestic spaces - dRaw Architecture. **2.** This small cut-out window delivers extra light and a cute storage shelf - Emily Rennie. Chris Snook Photography. **3.** This supportive pillar successfully emphasises the juxtaposition of old and new - Granit Architecture + Design. Andrew Beasley Photography. **4.** Brickwork helps tie in a modern extension - Green Sheen. **5.** A built-in banquette capitalises on the new space created by the side return - Kitchens By Holloways.

6. Make your skylight as large as possible to maximise daylight - Simply Extend. **7.** Add character to a new extension with interesting flooring and furniture - Simply Extend. **8.** Make a feature on new rafters and add statement lighting - Simply Extend. **9.** Link through to the existing house with an internal window - Studio Elephant Architects. **10.** Install a Shaker-style kitchen if the side return is traditional - Studio Anton Interior Design. Anna Stathaki Photography.

**“IF YOU WANT TO ADD A BIT OF SOFTNESS TO YOUR SPACE CONSIDER ADDING SOME CURVES TO YOUR WALLS OR ARCHES TO YOUR DOOR OPENINGS”
GREEN SHEEN**

BESPOKE PROMOTION

www.greensheen.co.uk | www.cast-london.co.uk | 020 7223 5834

A DESIGN FOR LIFE

“WE ALWAYS ASK OURSELVES WHERE IS THE DRAMA IN THIS PARTICULAR PROPERTY OR SPACE? HOW DOES THE DESIGN PICK OUT THE OWNERS’ PERSONALITIES”

“We want to create homes that years from now, people will walk in and say, ‘Wow, this is amazing!’” declares Bartek Siekaniec, Managing Director of design and build company, **Green Sheen**

Timeless design is the holy grail for Green Sheen and its partner, Stylus Architects, and already together they have won prestigious awards for their stunning creations.

Although many Design & Build companies offer a one stop shop, Matt Withers, Director at Stylus explains, “Usually the builders take the lead, so design is often driven by cost. In this partnership, Stylus and Green Sheen are equal so design is driven by design,” and the team find clever and cost-effective ways to bring the grand designs to life.

In fact, Stylus don’t disappear once the planning application is made, as is the norm for architects, but stay till the very end to help clients with all their design choices. “The design stops when the last paintbrush is put in the bucket and things have been tidied away,” says Matt.

Because construction and design go hand in hand, clients can dare to be brave. Matt says, “One of the reasons we like working with Green Sheen is that they



embrace ambitious projects,” which many contractors wouldn’t be so willing to do.

However, following trends is not what this duo is about. As Yves Saint Laurent said, “Fashions fade, style is eternal,” and these two are in the business of creating unique and timeless designs for every house they work on using distinctive materials throughout.

Alongside them is Green Sheen’s bespoke joinery company, Cast London, specialising in custom-made kitchens, bathrooms and cabinetry, so every detail from start to finish is of the highest craftsmanship.

“Everything in the design has to look deliberate, clean and considered,” says Matt. “We always ask ourselves where is the drama in this particular property or space? How does the design pick out the owners’ personalities, where does it pick

out the building’s heritage or for a new build, how does it sit in the site?”

Pushing the boundaries of design can be daunting for many, but the pair instantly put clients at ease with regular meetings, calls and an online portal they can access at any time. Bartek’s locally based team is also available for any maintenance issues for many years after the build is complete.

Indeed, the only trend these two will follow is the one for sustainable homes and they have sympathetically installed solar panels, and sustainable heating and cooling systems discreetly in some of their most impressive projects.

By having the builders and architects work together throughout, every detail from aesthetics to functionality is meticulously planned so that nothing is an afterthought. ■

PROJECT:

KITCHENS

Always the beating heart of the home, kitchens allow us to stamp our personality on our property. Trends are many and varied: Helen Wood of Simply Extend has noted that, “exposed steel is becoming more popular in kitchen extensions and pairs well with an industrial style,” while Kitchen Revolutions advises that for durability “ceramic worktops such as Dekton or Neolith as they are stain, scratch and heat resistant.” Eclectic Interiors says “a bar cabinet is a must to match worktops if space allows.” Bethell Projects says brass and gold tones are popular. “They are drawn to the warmth of the colour. Often we find that it is the natural ageing process that is the attraction, especially in period properties.” ■



1. A double island joined by a breakfast bar creates fantastic prep space – KitchenHaus. **2.** A generous island can be used for informal dining - Eclectic Interiors, Studio Elephant Architects. Chris Snook Photography. **3.** The green and rattan accents warm up a white gloss kitchen - Emily Rennie. Chris Snook Photography.





4. Maximise even a small kitchen's potential and create useful storage at every opportunity - Emma Green Design. Veronica Rodriguez Photography. 5. If space allows, go as generous as you can on the kitchen island for maximum storage and impact - Granit Architecture + Interiors. Andrew Beasley Photography. 6. It's useful to contrast the worktop with the eating area by changing the surface - Fraser & Fraser. Nick Smith Photography. 7. Comfy bar stools are a must when creating sociable kitchen spaces - Ensoul.



MAKE THE MOST OF UNDERSTAIRS STORAGE

- Understairs storage is a space that can be overlooked until the end of the project, when in reality it is a fantastic opportunity to get creative with a space that can add a lot of value
- Generally these are situated in the hallway, living room or kitchen, which are all rooms that can benefit from extra storage
- Transform it into an area that becomes a feature in the room such as a bar area, wine storage, pantry, music zone, desk area - the possibilities are endless!
- If you install lighting to light up the area it will allow it to become an integral part of the room and create mood lighting in the evening so it is not only functional but also beautiful.

Source: cast london

“HOMEOWNERS ARE STILL OPTING FOR MINIMALIST KITCHENS THAT CONCEAL NEARLY EVERY EXTRANEIOUS ELEMENT IN THE KITCHEN”

KITCHEN CONNECTIONS

Bespoke Kitchens **HIGHAM FURNITURE**

higham.co.uk
020 7381 0488

Made in Hampshire



EMILY RENNIE
INTERIOR DESIGN & RENOVATION

“DESPITE ECONOMIC UNCERTAINTY, THE ENERGY-SAVING BENEFITS OF DOUBLE GLAZING HAS KEPT DEMAND STRONG FOR OUR PRODUCTS”
AYRTON BESPOKE

8. Using panelled joinery creates a sophisticated, elegant design - Higham Furniture. **9.** Two-tone kitchens work well - adding a warm grey stops white looking too stark - Granit Architecture + Interiors. Andrew Beasley Photography. **10.** Make the most of shelving to install dramatic lighting - Higham Furniture.

BACK TO NATURE KITCHEN DESIGN

One trend in particular stands out over the last few years and that's the kitchen inspired by nature: material wise and in the colour scheme.

The range and combination of materials remains very adventurous, nothing is off limits: glass, vintage mirrors, mixed metals, glazed tiles, concrete, marbles or imitation marble, wood - the possibilities are endless!

The leading motif in kitchen trends is still the 'back to nature' theme evidenced in the choice of colours where the main focus is neutrality versus the opulence found in the natural world. Sandy, earthy colours, botanical greens, marine based blues, muted berries and dusty flower colours are all very popular.

Two-tone cabinets, which began to be especially popular in trendy kitchens in 2022 are also here to stay.

An oversized kitchen island is another feature that modern kitchens include if space permits.

Source: Kitchen Connections



“LIMIT THE AMOUNT OF WALL CABINETS TO KEEP THE SPACE AIRY AND OPEN. USE WIDE DRAWERS, CLEVER PULL OUTS, TALL LARDERS AND BREAKFAST CUPBOARDS FOR STORAGE”
ECLECTIC INTERIORS

cast/london

BEAUTIFULLY BESPOKE JOINERY

CAST London was born out of the desire to offer high end, quality bespoke joinery products to residential clients in London. We are a full-service joinery and steel metalworks company and can design, manufacture, and install anything from kitchens, windows, doors, bespoke wardrobes to one off furniture pieces. We are committed to produce only the highest quality joinery and steel products to ensure truly beautiful, unique creations.

020 7223 5834
www.cast-london.co.uk

11. Multiple finishes – white units, wood island, marble tops and splashback and ribbed glass cupboard doors - ensure this kitchen stays interesting - cast london. **12.** Clean but not cold, warm lighting and soft colours keep this minimalist design inviting - Kitchen Connections. **13.** White gloss units keep a galley kitchen sleek and uncluttered - Jimmie Martin Interiors. **14.** Smart solutions count - these side-mounted knobs ensure the worktop remains sleek - Kitchen Revolutions.



11

KITCHEN COLOUR TRENDS

Dark colours are still in demand with new shades of dark green, but now pure black is the new hot option. It can be combined beautifully with the warmth of almost any wood.

Warmer neutrals like cashmere have taken over from colder grey tones.

At the same time brighter colours are becoming popular for those wanting to make a statement; pinks, yellow and mint green are not just accent colours anymore but are used across the whole kitchen.

On worktops the classic whites and greys of Statuario and Carrara marbles are giving way to the warmer veins of gold and brown in the stone, combining beautifully with brass and bronze handles and accessories.

Source: Eclectic Interiors



12

“FOR A MINIMALISTIC LOOK CONSIDER A MOVABLE KITCHEN WORKTOP SO YOU CAN CONCEAL ANY SERVICES YOU WANT TO HIDE SUCH AS THE SINK OR INDUCTION HOB”

CAST LONDON



13



14

KITCHENS BY HOLLOWAYS

KITCHENS & EXTENSIONS

kbbreview
RETAIL &
DESIGN
AWARDS

2022
WINNER

d
awards 2022

2022
WINNER

National
Building &
Construction
Awards

2022
FINALIST

www.kitchensbyholloways.com • 67 Northcote Road, SW11 1NP • 020 8487 9422



15



17

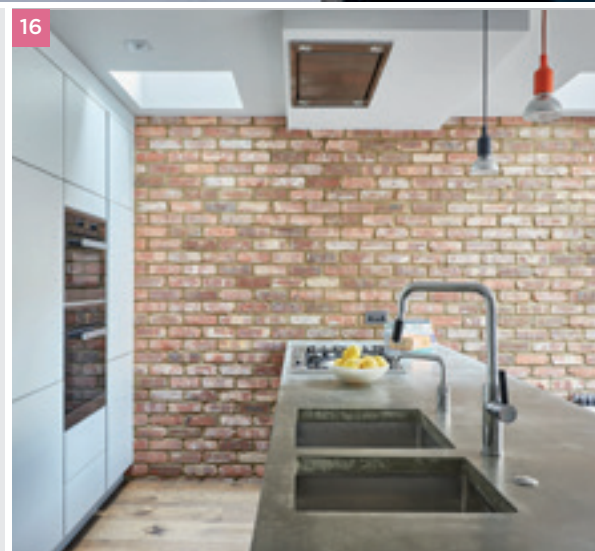
15. A small seating area at the end of this island means the cook will always have company - Kitchen Revolutions. 16. A built-in ceiling extractor fan is a must-have for island cooking - Kitchens By Holloways. 17. A hidden pantry is top of many wish lists, perfect for storing away kitchen paraphernalia as well as food - Kitchens By Holloways.

“A KITCHEN IS AN INVESTMENT AND QUALITY APPLIANCES AND A ROBUST KITCHEN WILL STAND THE TEST OF TIME”
HIGHAM FURNITURE

CREATING A GREAT KITCHEN

- Make the kitchen space the best it can be. Consider changing doors and windows, moving internal walls, lowering floors, and/or lifting ceilings
- Ensure you find a home for small appliances like toasters, blenders, and coffee machines
- Avoid cupboards below worktop height. Drawers are a more practical way of storing almost any item as nothing gets lost at the back
- If you have space for a walk-in pantry, then build one. It will save money on expensive pull-out mechanisms, and you'll have far more storage space, which will reduce clutter in the kitchen
- A good lighting design is important. Consider task lighting and mood lighting. Avoid a grid of spotlights
- Design your kitchen for you, in your style and to meet your needs. This will give it individuality and character.

Source: Kitchens by Holloways



16

KITCHEN CONNECTIONS

WE DESIGN AND FIT ONLY THE BEST GERMAN KITCHENS

428 Garratt Lane, SW18 4HN, London | www.kitchenconnections.co.uk | T: 0208 947 6180

18. The turquoise tiles really pop in these dark wood units - Lizzie Green. 19. Fluted sinks are everywhere right now and can work in a range of kitchen styles - Simply Extend.

“ON TREND AND POPULAR ARE HANDLE-LESS DOORS OFFERING A SMART-LOOKING FINISH”
KITCHEN REVOLUTIONS



CREATE THE PERFECT KITCHEN

- Start with the big three: Fridge, sink and cooker/hob. Then consider how you will use the kitchen and the flow of traffic within the space. Keep frequently used items within easy reach. Dishwasher near the sink and fridge near the chopping area
- Optimise storage: it is important to keep things organised and accessible. Drawers and corner pullouts almost eliminate hard to reach spaces. Think about places for larger worktop appliances such as mixers, blenders and toasters
- Select the right materials: The materials will impact the overall look and feel of the space as well as its durability and maintenance requirements. Consider materials that are easy to repair or maintain, such as hand painted finishes and quartz worktops
- Make it yours: Be bold with colours and include a display cabinet if you have a great collection of glassware and/or crockery.

Source: Higham Furniture

NEED A LOCAL PLUMBER OR ELECTRICIAN?

With over 30 years experience in the industry there's nothing we can't handle. Our staff are gas safe registered, NICEIC approved and fully trained to ensure you're getting the best service.



02077382814 | 07832609628
info@northcotelplumbingandelectrical.co.uk

Northcote Plumbing And Electrical
We're here for you!



MTM HERMAN

WE ARE BESPOKE CARPENTRY SPECIALISTS!

- fitted wardrobes
- sash & casement windows
- french doors
- bi-fold doors & much more

CONTACT US

- ☎ 07885 551724
- ✉ info@mtm-herman.co.uk
- 🌐 www.mtm-herman-joinery.co.uk
- 📘 facebook.com/mtmherman

OUR ADDRESS

📍 Workshop 4 Penwortham Road, SW16 6RE London, United Kingdom

MTM HERMAN

IT'S ALL IN THE DETAIL

KITCHENS | BATHROOMS | DECORATING | HANDYMAN

"The service is always efficient, reliable and high quality. All the staff are highly skilled, friendly and polite".
James, Ouseley Road SW12

Kelmscott
HOME IMPROVEMENT

0208 772 8191 | info@khil.co.uk | www.khil.co.uk

Award Winning Premium German Kitchens



FREE 3D Design Service

KITCHEN REVOLUTIONS

580 Kingston Road, SW20 8DR
020 3302 6266 | www.kitchenrevolutions.co.uk

BESPOKE PROMOTION

www.cast-london.co.uk | 020 7223 5834

BESPOKE DESIGN FOR A HOME THAT WORKS

It's the thoughtful, clever design techniques that take a home from functional to exceptional. For a professional, bespoke approach to joinery, **CAST LONDON** is leading the way



Established in 2009, CAST LONDON is a bespoke joinery company that specialises in kitchen and bathroom design. The workshop is based in Mitcham and staffed by local, highly skilled tradesmen. From here, integrated, bespoke kitchens, fitted furniture, external doors, internal dividers, sash windows and other one-off pieces are created.

Recently the company has been expanding its metalwork offering. Bespoke doors for internal and external use can be designed in any colour to suit the rest of your scheme and different glazing options include frosted, plain or fluted. Crittall-style designs continue to be popular as the style works well in both period and contemporary properties, but CAST LONDON can create any design you wish.

While open-plan living has its benefits, broken-plan gives families the opportunity to zone off spaces, creating quiet, private areas when needed, such as for those

working from home. Doors can be hinged or sliding, which can help open up a space or close it off, delivering a far more versatile way of living.

Screens are also much in demand - it's a clever design mechanism to keep open spaces zoned and allow light to travel through. In bathrooms, Crittall-style shower screens give an industrial look, and fluted glazing offers some privacy.

In kitchens, many clients are using this design element to block off pantries and utility rooms - behind these doors you can hide household clutter and laundry goods, without compromising on style. Often, clients have more than one internal screen or door in their home in the same design, to add cohesiveness to the design. The skill of the designers and tradesmen also extends to furniture, including innovative ceiling suspended

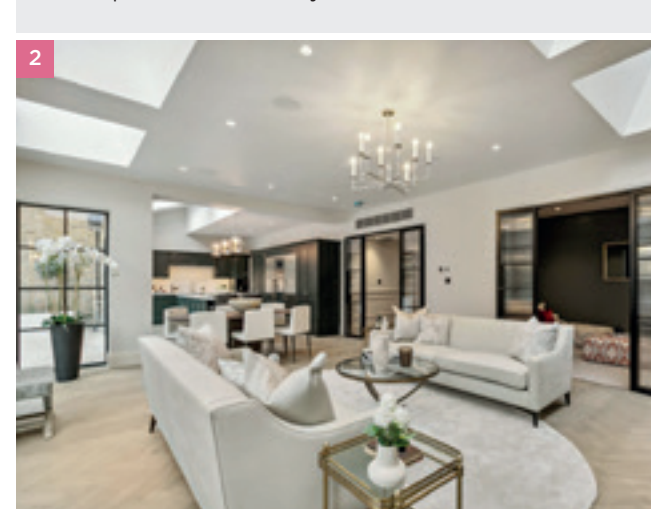
shelves and metal wine racks - there really is no limit to what's available.

Whether you embark on a whole house project with its sister construction company, Green Sheen, or undertake a one-room refurbishment, communication for the duration of the project is between you and the designer. There are no sub-contractors, everyone is in-house, so you can expect a united team and continuity throughout. Design consultations take place at the CAST LONDON showroom on Northcote Road, where you can discuss the style you're going for, what you want to achieve and how your new home will meet all your needs.

For a high-quality, bespoke, well-finished project on time and without drama, award-winners CAST LONDON will ensure you have a positive, stress-free experience and a home to live in that you love. ■



Offering a versatile space much bigger than the original layout allows, open-plan design offers light and airy living, as well as plenty of design opportunities. Loungin' Design Director Diego Venegas notes that, "style-wise there's still a retro vibe around" and that unit seating offers the flexibility in open-plan spaces so that you can "turn the units into a sofa long enough for family film night, or L-shaped for socialising around a coffee table or keep as a chaise when you want to stretch out." ■



1. A double-height rear extension and sweeping staircase from the mezzanine adds to the drama of this open space - Kitchens by Holloways. 2. Continuity of flooring ensures a flowing open-plan space - Floors for Thought. 3. Use large spaces to make grand design statements - Granit Architecture + Design. Andrew Beasley Photography.

“IF YOU ARE INSTALLING NEW PENDANT LIGHTS IN YOUR HOME AND DON’T LIKE THE LOOK OF THE CEILING ROSE WHICH IS PART OF THE LIGHT FIXTURE, RECESS IT INTO THE CEILING TO ACHIEVE A CLEANER LOOK”
GREEN SHEEN



WHY WORK WITH AN INTERIOR DESIGNER

- A designer will bring fresh eyes, a new perspective, creativity and enthusiasm to a project, also a realistic view of what can and cannot be achieved
- Experience in managing time and budgets brings an organised approach to what can be a stressful process
- A designer helps you to spend money wisely and avoid costly mistakes giving you the opportunity to step back and enjoy the process
- Their network of suppliers and tradespeople enables them to navigate the time consuming process of sourcing the right product or person for the job
- Experience enables them to come up with quick and simple solutions to problems
- Interior designers work collaboratively with architects and other design teams. Getting them involved from the beginning produces a project that flows and has a single design intent running throughout.

Source: Emily Rennie Design

FRASER & FRASER
 Interior Architecture + Design

Instagram: @fraserandfraser
 Email: enquiries@fraserandfraserdesign.com
 Tel: 020 35762205
 www.fraserandfraserdesign.com

LIVING ROOM DESIGN TIPS

- Zone your areas according to who uses them and when
- If you entertain a lot, include a bespoke bar for cocktail parties or quiet Friday night drinks
- Mix and match textures such as silk and velvet with raw linen. Consider family friendly fabrics too
- Don't let your TV dominate - build it into a bespoke media unit. This ensures the right height for viewing and hides unsightly cables
- If your living room has no natural focal point, such as a fireplace, create one with modern art
- Consider renovating unused spaces such as a rear living room into a music/reading room
- Add a soft, squidgy sofa or armchair for comfort and cosiness
- Use a mixture of architectural downlights with a combination of decorative lights such as table and floor lamps, and candlelight
- Don't be afraid to experiment, and mix modern pieces with classic items.

Source: Emma Green Design



4. Tonal décor unites this enormous, zoned living space - The Vawdrey House. **5.** Echo your colour palette in both rooms to bring cohesion into your double reception room - Stanza-ID. **6.** Different finishes on floors and walls add interest to an open space - Green Sheen.

PROJECT: BROKEN-PLAN



Clever design allows subtle ways of defining zones, so rooms can be opened up or closed off as needed, making your space more versatile. Emily Rennie Design has noted the trend away from open-plan to broken-plan. "With the demands of every day modern life, especially new requirements such as working from home, it is important to have an adaptable space that can change to suit everything that life throws at you." cast london adds a practical note: "Design your steel product before creating the opening for it to ensure the design is exactly how you would like it and everything else can be built around it." ■

SEPARATE IN STYLE WITH A SCREEN

If you want to have defined zones in rooms but still retain that open-plan feel, a screen is a great way to achieve this.

If you have steel doors in your home, a steel framed screen as a room divider is a great way to have clear functions for spaces while still giving that light, airy feeling of open-plan living.

It's also a great way to maximise on natural light in spaces that would otherwise be a lot darker if they had a solid wall.

Source: Green Sheen



1. Crittall-style doors have replaced windows to define zones - dRaw Architecture. 2. An open plan wooden bookshelf painted in duck egg blue zones the kitchen from sitting room - Roundhouse. 3. This slated wooden screen allows light and offers an innovative, architecturally stylish solution - Granit Architecture + Interiors. Andrew Beasley Photography.



cast/london



UNPRALLELED STEEL DESIGNS

CAST London is now proudly supplying high quality bespoke steel internal and external doors, windows, and screens. Providing you with detailed drawings of how your bespoke design will look and best suit your needs. All steel products are manufactured from high quality steel in our workshop in London and can be coated in any RAL colour in various sheens.

Contact us to get a quotation for beautifully bespoke steel products.

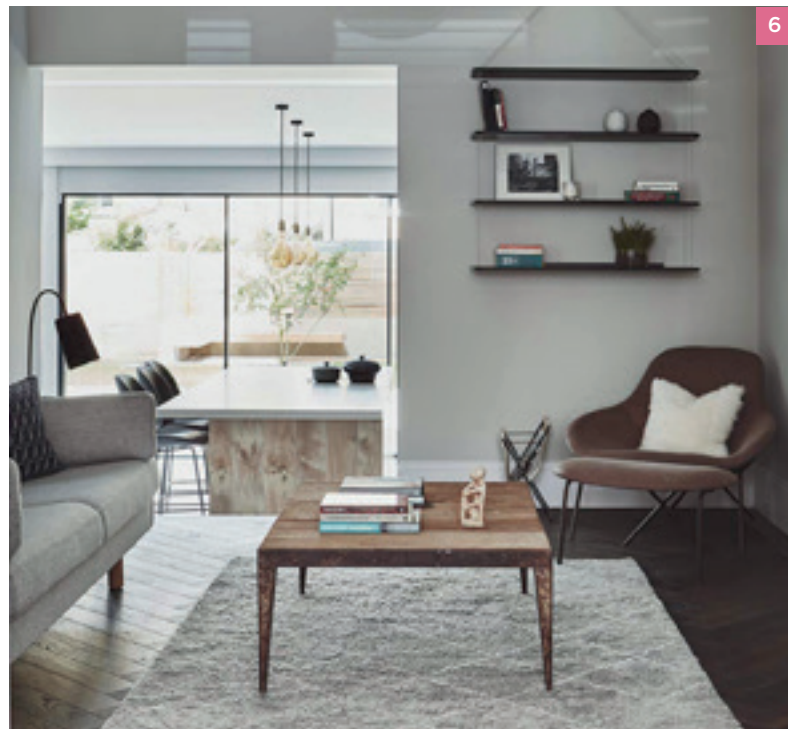
020 7223 5834

info@cast-london.com

www.cast-london.co.uk



4 5



6

4. A panel of glass defines the role of each part of the space without dividing it - Fraser & Fraser. 5. This tucked away office has a pocket sprung door - Mascot. Photography @82mm. 6. Different floor levels break up this ground floor living area - Mascot. Photography @82mm. 7. Crittall-style metal doors help define yet open up the space between rooms - cast london.



7

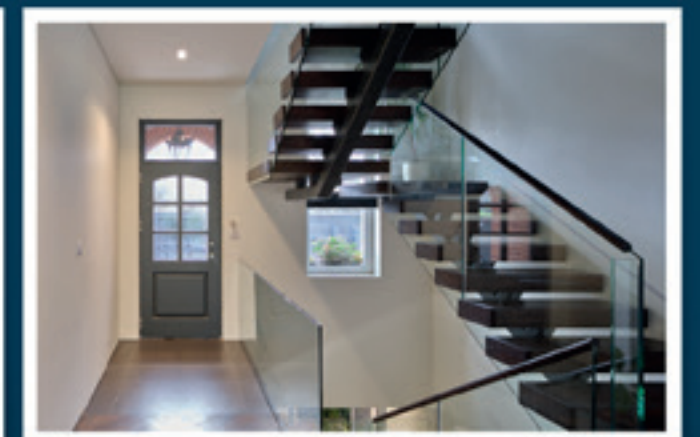
THINKING OF BUYING A SOFA?

- For a busy family sitting room a solid hardwood frame is best
- Cover in a forgiving, hard wearing fabric in darker colours or patterned. Materials such as chenille or slubbed velvet are ideal
- If you don't like plumping cushions choose feather-wrapped foam seat and backs which hold their shape
- Try varying fabrics on different sections of the sofa. The rear could compliment the front, especially if both sides are visible
- There's still a Seventies retro vibe around whether its boxlike or curved seating designs. That goes for colour too with dark greens, blues, mustard and warm browns popular as well as patterns
- Neutral looks are here to stay but details such as piping, buttoning and textured fabric ring the changes
- If a sofa bed is required, check the size of the mattress as it doesn't necessarily follow the size of the sofa.

Source: Loungin'



LOCAL BUILDING COMPANY WITH FOCUS ON MODERN AND ENERGY EFFICIENT BUILDING METHODS





1. This clever design offers well-planned storage - Cigal Kaplan. **2.** A pull-out shelf is useful when emptying and reloading machines - Kitchen Connections. **3.** Baskets are an attractive way to store gloves, scarves and hats - Fraser & Fraser. Sebastian Nichols Photography. **4.** A ceiling mounted clothes dryer is a good solution if you're tight on space - Kitchens By Holloways. **5.** Build joinery to house your washing machine and dryer for a neater finish - Fraser & Fraser. Nick Smith Photography. **6.** Utility doesn't need to be boring - use a bold colour to liven up the functional space - Lizzie Green. **7.** Take advantage of a small nook to store coats and shoes - Mascot. Photography @82mm. **8.** Ensure your boiler is in tip top condition. "If it runs super efficiently it will help mitigate the rising energy costs," says Jon Garvey of Northcote Plumbing & Electrical.



"POSSIBLY THE MOST USED ROOM IN THE HOUSE SO MAKE STORAGE YOUR BIGGEST PRIORITY"



PROJECT: BOOT ROOM/UTILITY

It might be a functional space, but your boot room and laundry are possibly the most used room in the house so make storage your biggest priority, then have some fun with bold colours and clever solutions. ■

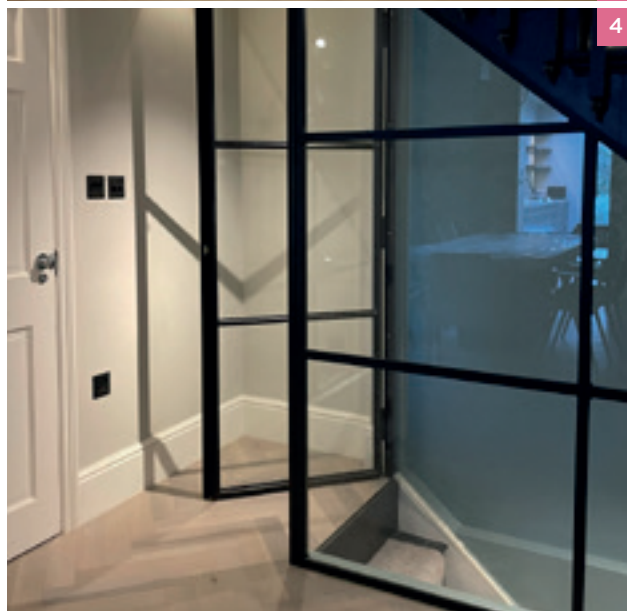


PROJECT:
BASEMENTS

Explore the possibilities of the empty space beneath your house - it will dramatically change the way you live and allow you to use a different style to the rest of a period property. Viki Lander from Ensoul notes that demand continues to soar for basements. "It's the only way to really add significant space to a property and achieve multiple extra rooms. More and more the usage is gearing to additional entertainment space for the young, gyms and home offices." ■



3
4



5



1. Movie posters add character to a cinema room - Monche. Assen Emilov Photography. 2. Enveloping a cinema space in a dark colour creates the perfect atmosphere for a movie night - Granit Architecture + Interiors. Andrew Beasley Photography. 3. This beautifully designed staircase also cleverly houses a built-in bar - Eclectic Interiors and Studio Elephant Architects. Chris Snook Photography. 4. Bespoke steel doors and panels work really well around basement staircases, where fine black frames feel contemporary and allow light to flood in - cast london. 5. A double-height extension with huge glazing creates a dramatic view from the outside - Mascot. Photography @82mm. 6. Add character to a basement with panelling and cool lighting - Mascot. Photography @82mm. 7. Fabric wallpaper warms up a basement bedroom - Mascot. Photography @82mm.



6
7



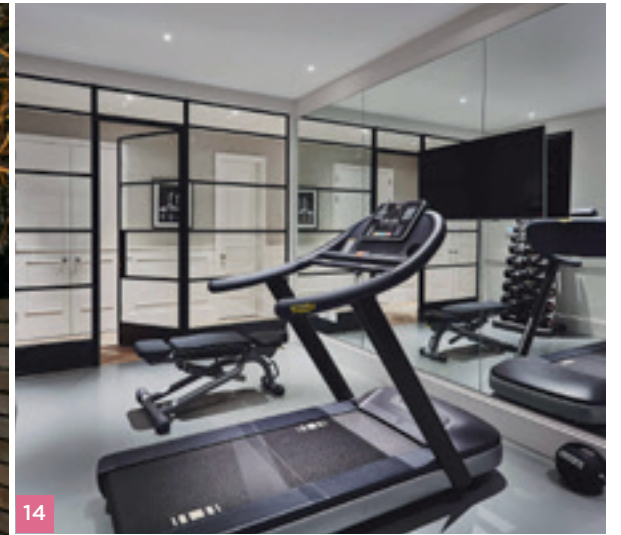
10
11



8
9



12



14
15



13

12. A subterranean take on a side return, this basement is strikingly unusual – Studio Elephant Architects. **13.** This floating staircase helps light flow through to the floor below – Monche. Assen Emilov Photography. **14.** A basement is the ideal space for a gym – a mirrored wall helps reflect back into the room too – Mascot. Photography @82mm. **15.** A small paved area beyond the basement doors help make the subterranean space feel open – OLBC.

8. Inject warmth and texture with natural materials such as dark wood and luxurious fabrics – Mascot. Photography @82mm. **9.** A basement bedroom will benefit from a light well, just fit blackout curtains to ensure a good night's sleep – OLBC. **10.** Built-in joinery is a must-have in a basement – make sure it's well-lit with LEDs to create a focal point – Monche. Assen Emilov Photography. **11.** This cavernous lower ground floor extension has been turned into a grand kitchen diner – Matthew Giles Architects. Logan Irvine-MacDougall Photography.

SMART IDEAS FOR YOUR BASEMENT

- Always make sure you have a lightwell - you'll benefit from investing in one from the start and future purchasers will expect one as part of the design
- Fit lots of built-in storage. London homes rarely have enough and it's the perfect time to install a wall of cupboards
- If you want the benefits of expensive programmed lighting and audio-visual systems on a budget, you can achieve the same effects with intelligent bulbs and speakers, wirelessly controlled
- Fit a car charger – inevitably there will be works to the front of the house so take the opportunity of running a cable and add a charging point
- If you are investing in a basement utility, consider adding a small fridge, hob and dishwasher so a basement ensuite can become a self-contained unit for grandparents or grown kids staying for longer periods.

Source: OLBC

PROJECT: LOFTS



1



3 4



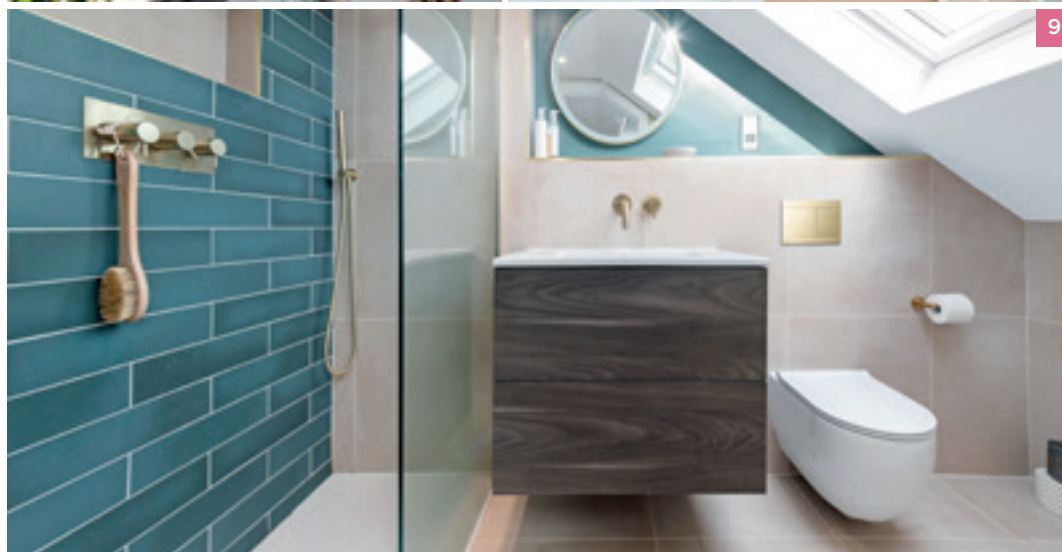
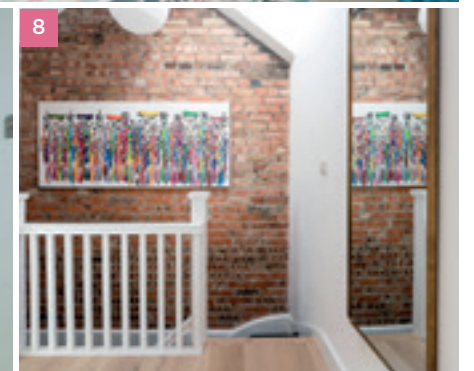
5



6 7



8



9

MAXIMISING SPACE IN LOFT CONVERSION BATHROOMS

A loft conversion including an additional bedroom and bathroom can increase the value of your home. But when it comes to designing the bathroom element of your new loft, it is important to consider how to maximise the space.

Bath Under the Eaves - The beauty of a loft conversion is that it often comes with a sloping roof. Rather than wasting this space, consider placing a bath underneath a skylight window, so you can bathe under the stars.

Storage Space - It can be easy to clutter a bathroom with toiletries, so ensure you add lots of custom storage space to keep counter tops and washbasins clear.

Towel Rails - A heated towel rail mounted onto your bathroom wall is a luxurious way of saving space. With many unusual designs and colours to choose from, this will add style to your new space.

Source: Simply Loft



2

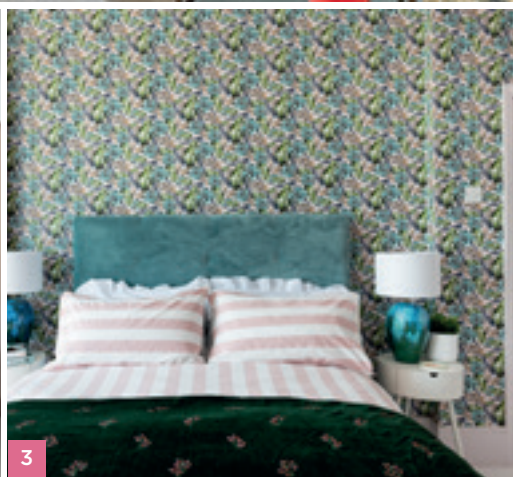


10 11

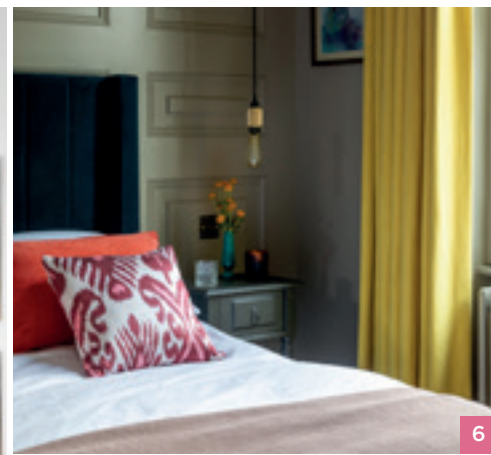
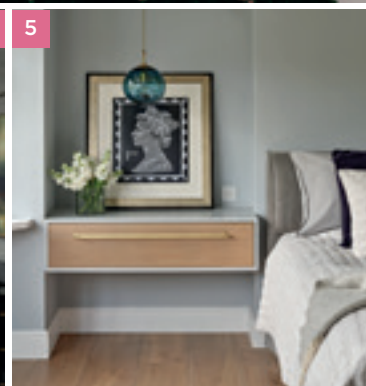
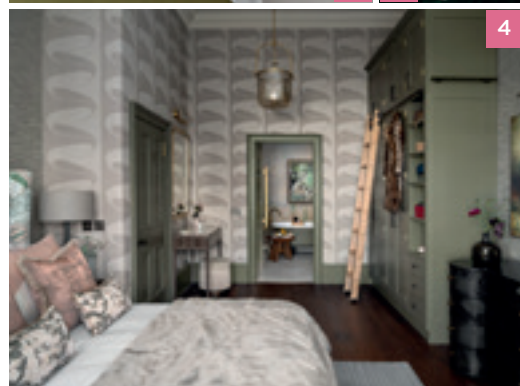


1. A quiet study corner bathed in natural light is an inviting work station - Angel O'Donnell. 2. An ensuite is a great addition to a master suite and modern fittings keep it feeling smart - Emma Green Design. Veronica Rodriguez Photography. 3. Colour drenching is a clever technique to add drama to a low-ceilinged loft - Stanza-ID. R3 Photography. 4. Clever under-the-eaves space makes for perfect wardrobe and storage space - MTM Herman. 5. These two blue tones keep this loft room playful - Bethell Projects. R3 Photography. 6. If your design allows, a terrace is the ultimate loft addition - Granit Architecture + Interiors. Andrew Beasley Photography. 7. A Juliette balcony is a lovely addition to a loft - Simply Extend. 8. Make a statement on your new landing, with exposed brick and well-placed skylights - Simply Loft. 9. Colourful tiles look smart and interesting in a loft bathroom - Simply Loft. 10. A full size Crittall-style window give this extension New York Loft vibes - Simply Loft. 11. This bright vanity unit delivers a dose of sunshine - Bethell Projects. R3 Photography.

One of the easiest home improvements to live through, a well-designed loft conversion offers the perfect solution for that much-needed bedroom, home office or room terrace. "Bold wallpapers, such as jungle and botanical themes, and bright-coloured paint choices seem popular at the moment for loft conversions and in particular bedroom design," says Helen Wood of Simply Loft. ■



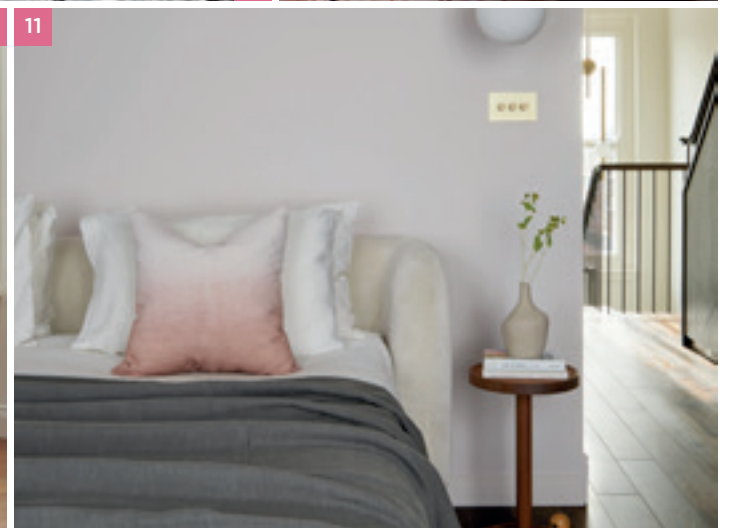
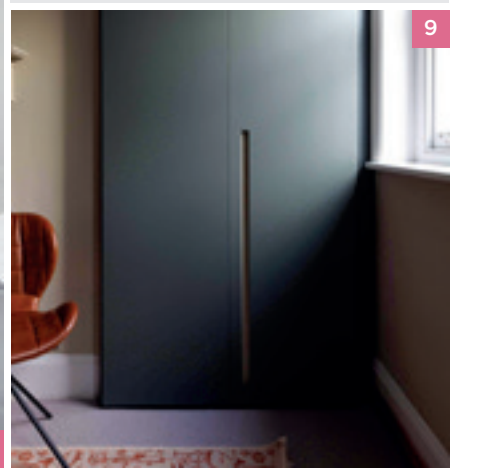
1. This four-poster bobbin bed is a fresh take on a traditional design - Angel O'Donnell. 2. A wall-to-wall upholstered headboard is the epitome of luxe living - Angel O'Donnell. 3. Stripes, florals and plains - more is more when done properly - Emma Green Design. Veronica Rodriguez Photography. 4. A running ladder is the perfect solution for floor-to-ceiling storage - Jeffreys Interiors. 5. Ceiling hung bedside lights are a cool take on task lighting - Fraser & Fraser. Nick Smith Photography. 6. Smart panelling elevates any bedroom to feel more grown-up - Lizzie Green. 7. Shutters painted the same colour as the woodwork continue the calming neutral colour palette of this bedroom - The Traditional Shutter Company. 8. An ottoman is really useful when putting on shoes or to pop clothes on before you put them away - Stanza-ID. 9. Elegant floor to ceiling wardrobe with integrated handle fits seamlessly in a bedroom recess - Clara Bee. 10. A little seating area in a bedroom is a lovely addition if you have space - Stanza-ID. 11. This wraparound headboard upholstered in cosy neutral fabric is beautifully designed - Sandra Flashman Studio.



MAKING A ROOM MULTI-PURPOSE

- The clever layout of an average size room within the house will give it multiple functions. Think of what you need and what the priorities are
- Desk space - for occasional, less frequent working from home, a flip down desk works really well
- TV area - consider where the TV should be placed and make sure it is not monopolising the room
- Sleeping area - if there is enough space for a sofa bed then the room can also function as an extra spare bedroom or sleeper room
- Style - clean, covered, concealed areas will give the room more of a neutral base for all its functions!

Source: Stanza-ID



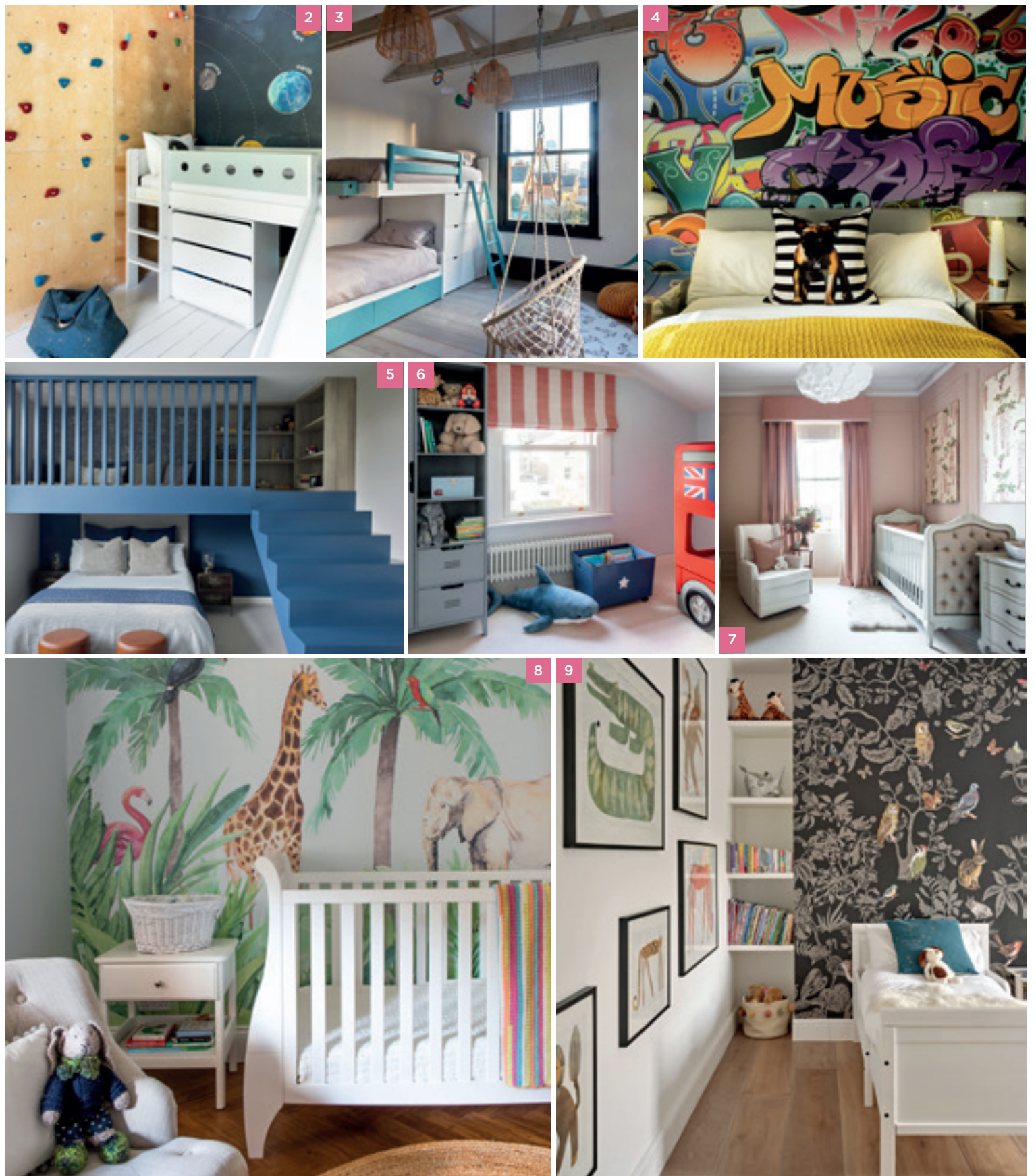
Statement headboards and ceiling-hung bedside lights are the newest trends in bedrooms. For window treatments another trend is emerging, according to The Traditional Shutter Company: "The trend is matching the colour of both the window frames and shutters in nature-inspired hues, such as greens and browns or darker colours for a contemporary edge." ■



PROJECT:
KIDS' BEDROOMS

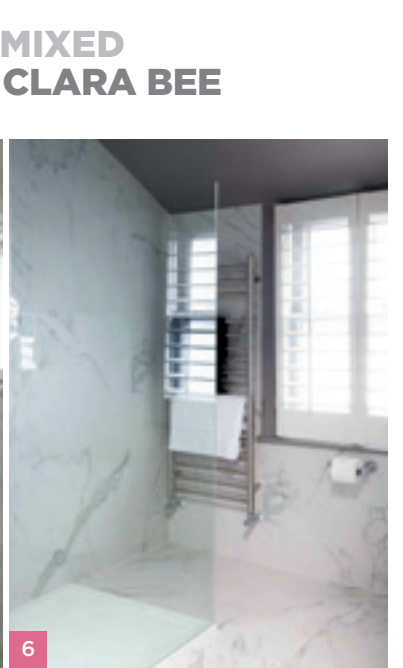
Inject their personality into their room and make it a fun place for them to hang out - mezzanine levels and murals are top of the list! ■

1. A canopy bed is every little girl's dream - Emily Rennie. Chris Snook Photography.
2. Little adventurers everywhere will enjoy hanging out on this ceiling wall - Emma Green Design. Veronica Rodriguez Photography.
3. A hanging chair is always a good idea - The Vawdrey House.
4. Get personal with a bespoke graffiti mural - Jimmie Martin Interiors.
5. This hangout space above the bed is a cool addition for a tween - Cherie Lee Interiors.
6. Bold stripes always work in a kids room, and will grow with them as they age - Lizzie Green.
7. Pompom curtain trims and floral wall panels bring pretty touches to this nursery - Studio Anton Interior Design. Elyze Kennedy Photography.
8. Who doesn't want to sleep with the animals tonight? - Emily Rennie. Georgina Viney Photography.
9. Little nature lovers will love this wallpapered feature wall - Fraser & Fraser. Nick Smith Photography.

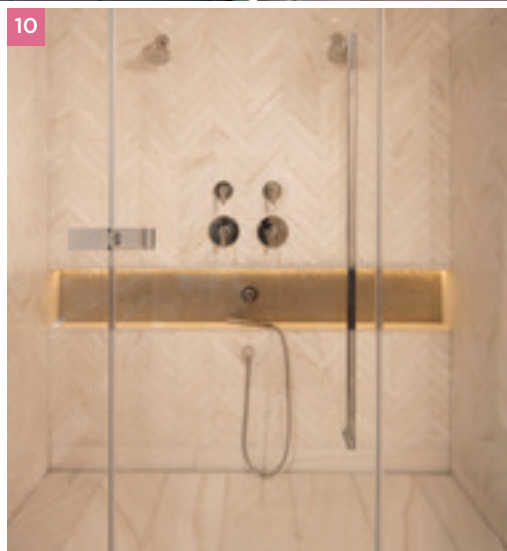
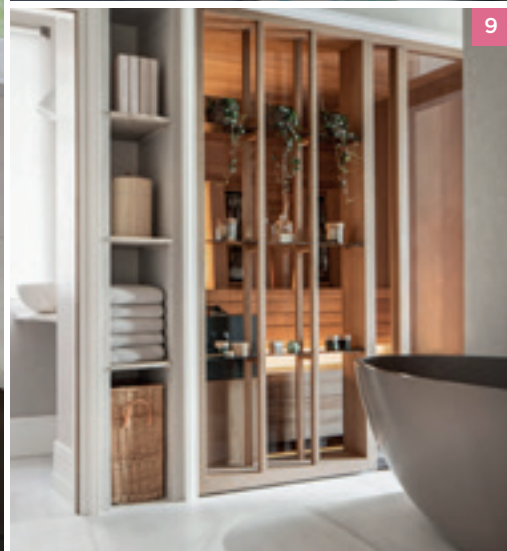


It's official – pampering is a priority and bathroom design is seeing the changes with home spas and luxurious finishes on the rise. "Many clients are focusing on their bathrooms this year to create sanctuaries," says Emma Green of Emma Green Design. "I am seeing a lot of Crittall used here such as for shower enclosures. The monochrome look is strong and the calming taupe scheme never dates." ■

1. A walk-in waterfall shower is a beautiful way to start the day – Cherie Lee Interiors. 2. Gold finishes in a bathroom add a luxurious touch – Clara Bee. 3. A free-standing bath offers a pampering bathtime, especially when lit well – Ensoul. 4. A Crittall-style shower screen gives an industrial edge – soften with brass fittings – Fraser & Fraser. Nick Smith Photography. 5. This striped shower has a seaside feel that's full of joy – Lizzie Green. 6. Classic white veined marble adds a luxurious finish for a loft bathroom – Clara Bee. 7. Add fun with patterned wallpaper and bright tiles – Emily Rennie. Chris Snook Photography. 8. A fluted double vanity unit is elegant and sophisticated – OLBC. 9. A glass frontage is a nice way to finish a sauna – NW3 Interiors. 10. The pinky tone of these herringbone tiles add a feminine touch to this huge shower – OLBC. 11. Situated in a pool house, this bathroom has double-sided mirrors and a beautifully lit sauna – The Vawdrey House.



"WE'RE SEEING MORE TACTILE SURFACES, MIXED MATERIALS AND FLUID ORGANIC SHAPES" CLARA BEE





1. Whether you're inside looking out, or enjoying the garden at dusk, investing in a well-designed lighting scheme is well worth it - Harrington Porter. Joanne Kossak Photography. **2.** Combine fixed and moveable seating for a versatile set up - Harrington Porter. Joanne Kossak Photography. **3.** This floral display creates a dramatic focal point to the built-in garden kitchen - Monche. Assen Emilov Photography. **4.** Invest in garden paving to maximise year-round use - Blue Team. **5.** Outdoor rugs are a fun way to add some pattern and create an indoor/outdoor feel - Emily Rennie. **6.** In a permanent built-in seating area, create atmosphere with lighting above and below - Harrington Porter. Joanne Kossak Photography. **7.** You can work around basement skylights with clever decking and planting - Mascot. Photography @82mm.



GARDEN LANDSCAPING CHOICES

Composite decking: weather resistant, no splintering or rotting, low maintenance, colour variety

Softwood decking: lowest cost and installation, natural look and warmth, can stain different colours

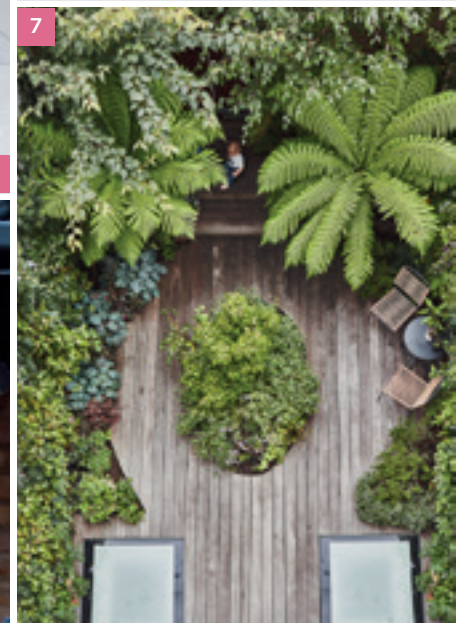
Artificial grass: durability, safe surface, low maintenance, no irrigation, always green

Natural stone: natural appearance, variety of colours, sizes and patterns, lower installation cost

Porcelain tiles: long-lasting, frost-proof, low maintenance, fade and slip resistant, contemporary look

Brick walls vs rendered walls: a brick wall costs 30-40 per cent less.

Source: Blue Team Landscaping London



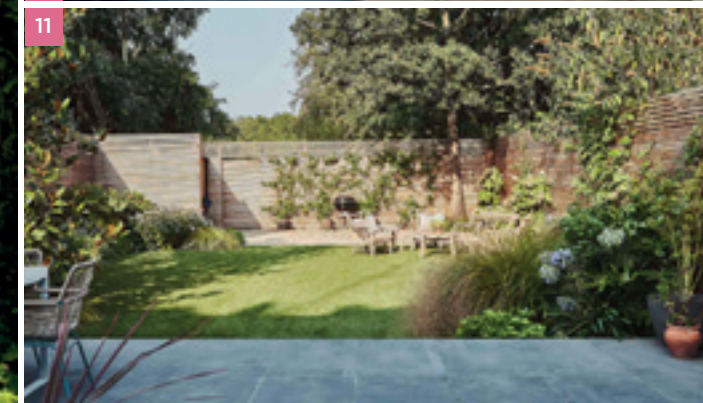
The attitude to gardens remains unchanged - city dwellers treat it as another room in the house, with summer kitchens, innovative lighting, comfortable furniture and decorative finishes. Other trends are noted from Rosie Caley from OLBC. She says, "Hot tubs are now out due to the cost of running them but 'in' are garden cooking devices from Green Eggs to pizza ovens and entire outdoor kitchens and bars to entertain friends and family again." On a planet-friendly note, Lucy Campbell from Neal's Nurseries adds: "People should start to think about drought-resistant planting." You heard it here first. ■



"WE KNOW THAT GARDENS WILL ALWAYS BE PLACES FOR ENTERTAINING IN, RELAXING IN AND ENJOYING NO MATTER WHAT ELSE IS GOING ON"

NEAL'S NURSERIES

8. A smartly maintained frontage to the house makes a positive first impression – Blue Team. **9.** A sunken seating area with a table heater and framed by planting is the focal point of the garden in this new-build house - Granit Architecture + Interiors. Andrew Beasley Photography. **10.** Visit a reputable garden centre for expert planting advice and a large range of patio pots – Neal's Nurseries. **11.** Check where the sun rises and sets and establish seating areas accordingly – Mascot. Photography @82mm. **12.** A small garden can still provide space to relax, dine and BBQ by clever zoning - Blue Team. **13.** The wooden frame of this window seat echoes the fencing beyond, offering an inviting perch in nature – Fraser & Fraser. **14.** Decorative tiles have been utilised to mark zones – Mascot. Photography @82mm. **15.** If you have a larger garden, arched walkways with climbers will offer shaded areas – Mascot. Photography @82mm.



GARDEN DESIGN

Bodies of water such as ponds can be utilised to manipulate even the smallest and darkest of spaces by creating the illusion of depth. Acting in a similar vein to a mirror within an interior setting, the radiant reflections and arcs of light created from a shimmering surface cut through shadows while elongating the physical constraints of the environment they sit within.

Another characteristic of water is its ability to omit peaceful and resonant waves of sound. The gentle flowing ripples created within a pond provide a sense of harmony between different natural elements one might find in a garden environment.

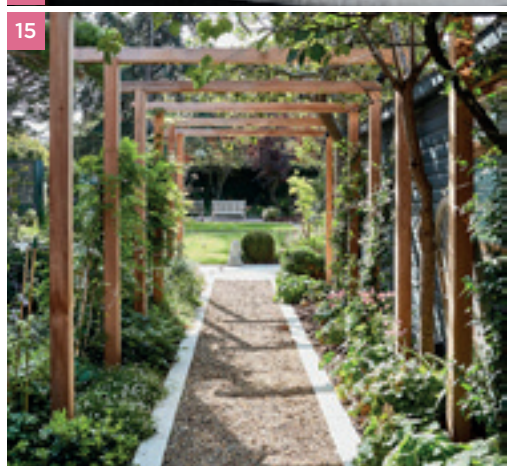
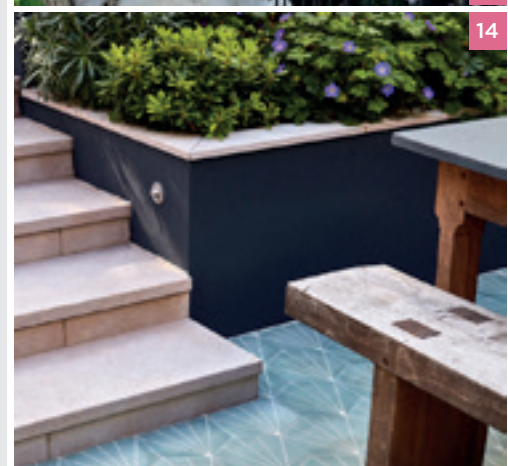
Adding plants, bushes and scrubs alongside a body of water will generate a cohesive, free flowing space filled with eye catching textures and colours, as well as providing a sense of security and privacy from the hustle and bustle of the outside world.

Source: Clara Bee

GARDENING TRENDS FOR 2023

- Pick purple, red, and yellow flowers to contrast with silver, grey and plum foliage
- Buy bold perennial flowers such as Knautia, Scabious, Verbena, Geums (orange, red and yellow) to weave through swathes of ornamental grasses in meadow-like plantings
- Gardening with nature in mind is a growing trend in our gardens. Artificial lawns are a no-no, while non-traditional lawns such as camomile and tapestry lawns are in
- Gardens remain the perfect place for entertaining and relaxing, with outdoor furniture trending
- Water-wise gardens are a top prediction for 2023. We will be hearing more about 'Rain Gardens'. Choose heat and drought resilient plants to future-proof your garden against hot and dry summers
- Peat-free 2023 is another major trend, with peat-based compost banned from 2024. Try our environmentally kind peat-free alternatives this year.

Source: Neal's Nurseries



BLUETEAM
GARDENS AND LANDSCAPING

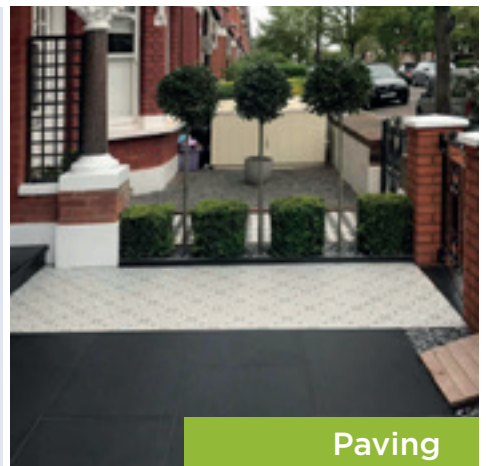
BEAUTIFUL, BESPOKE LANDSCAPED GARDENS

Expect the best from our local team. We regularly receive five-star reviews based on the quality of our work, meeting deadlines and our friendly, polite service.

07802 705672

www.blueteamlandscaping.co.uk

30-34 Groton Road, London SW18 4EP



Garden Design

Landscaping

Paving

Artificial Grass

THOROUGHLY GOOD

EXPERIENCE

KNOWLEDGE

REPUTATION

SERVICE

INTEGRITY

RESULTS

JT | JOHN THOROGOOD

Thoroughly Good
Estate Agents020 7228 7474
john-thorogood.co.uk


@JTEstateAgents

SHOPPING FOR THE HOME

LOCAL FINDS

Whether you've just renovated your home or merely fancy a change, Nappy Valley is bursting with interiors and homeware shops to lose your senses in. From old favourites to newcomers, **Dina Shoukry** picks out just a few...

CLAPHAM OLD TOWN

Originally a Saxon village known as "Clopp Ham" - the village by the small hill - Clapham Old Town still retains its village feel. Think urban chic, rather than chocolate box, though.

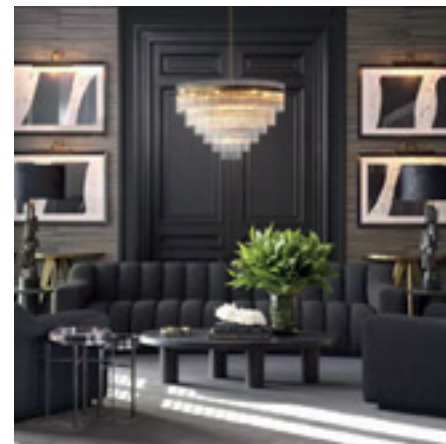
Oliver Bonas

This firm favourite continues to offer statement pieces that won't break the bank. Bring a splash of joy to your home with their bold designs, retro inspired pieces and bright and colourful accessories. Look out for quiet time every Sunday from 10-11am for shoppers with sensory issues. Music and lights are turned down low for an ultra-peaceful experience.



BATTERSEA PARK ROAD

Well-established in the interiors' world and home to designers, upholsterers, carpet fitters, furniture makers and renowned antiques dealers, Battersea Park Road is a must-visit.



Latchmere's Handmade Furniture

This high-end bespoke furniture maker and re-upholsterer custom-makes sofas, beds, armchairs, dining chairs and more with materials that are child, pet and eco-friendly. Best of all the lead times are only four to six weeks from placing your order to receiving your very own custom-made piece!

QUEENSTOWN ROAD

Another one not to miss is Queenstown Road for original designs and interiors to suit all tastes and budgets.

Loaf

Best known for its sofas, beds and calm-inducing furniture, the store also stocks tableware and linens, wall art, lighting and soft furnishings. Visit for interiors that will make you want to kick off your shoes and chillax. And if you've got the kids with you, there's even an old-school ice cream parlour onsite.

The Brownhouse Interiors

Owner, Wayne Brown, has embraced the Japanese aesthetics trend, wabi-san, in his interior designs creating a sense of harmony,

balance, and simplicity in the home. He sources furniture and soft furnishings made from natural materials such as wood, stone, and bamboo, with a neutral colour palette to create a warm and inviting atmosphere.



BATTERSEA POWER STATION

It's been a long time in the waiting, but the Grade II listed Battersea Power Station is finally open in all its glory. Enjoy a unique blend of shops and eateries all in South London's most exciting new destination!

Zara Home

Whether it's indoor or outdoor living you are after, Zara Home's bedding, fragrances, tableware, cookware, rugs, lamps, and home accessories are the height of home-luxe at affordable prices - all housed in the new state of the art shop that looks more like a luxury department store than the average Zara outpost.



Curated Makers

The home of independent makers, this place provides a collaborative space for artists, craftsmen and creative types to sell their unique creations on the high street. Vases, wall art, plant pots, home accessories and more, pop in for your own collector's piece at a snip of the price.



BATTERSEA REACH

Characterised by the cascading residential towers overlooking the river, you don't have to live here to enjoy the award-winning tidal walk, or one of the many riverside restaurants and cafés.



Barker and Stonehouse

Housed in a former candle factory, this one-stop shop is home to several designer brands featuring top quality, sustainable furniture and homeware for every room in the house. With summer fast approaching, check out their garden furniture for all your outdoor dining and dining needs.



THE LEADING ESTATE
AGENT AROUND
THE COMMONS

131 NORTHCOTE ROAD,
LONDON, SW11 6PS

020 7228 5111

134 NORTHCOTE ROAD,
LONDON, SW11 6QZ

020 7978 4404

30 BELLEVUE ROAD,
LONDON, SW17 7EF

020 3846 0999

255 BALHAM HIGH ROAD,
LONDON, SW17 7BE

020 8767 7079

370 GARRATT LANE,
LONDON, SW18 4ES

020 8879 6205

Please call or email
for a free valuation

sales@ramptonbaseley.com

lettings@ramptonbaseley.com

PORTICO KNOWS HOW MARKETS BEHAVE IT'S YEARS OF EXPERIENCE AND INSIGHT

Visit our website or your local branch to find out more



PORTICO

IN THE PROPERTY KNOW SINCE 1818



Scan the QR code for an instant valuation

BALHAM

Warmly embraced by Wandsworth, Clapham and Tooting Bec commons, and boasting a great mix of independent and high street stores, Balham has a real community feel that will immediately make you feel at home.



Balham Paint and Hardware Company

A much-loved go-to for paint, hardware and soft furnishings, Balham Paint's online sister store, Chalk Interiors, sells stunning contemporary homeware. Think indoor/outdoor living with gorgeous earthenware plant pots and Yvonne Ellen tableware.

Season

This independent cookshop is staffed entirely by cooks and chefs who have spent over a decade cherry-picking and creating a range of cookware from the best brands in the world, including Le Creuset, Global, Peugeot and more. Specialists in timeless, functional design, their philosophy is "buy less, buy better!"



NORTHCOTE ROAD

Northcote Road, the heart of Nappy Valley, is one of south-west London's sophisticated shopping streets. From beautiful homeware boutiques to contemporary art galleries, and the Northcote Antiques Market, you can easily lose yourself here.

Lick

"Open arms and open doors" is the motto of this new kid on the block. This paint and wallpaper specialist welcomes people in to create their own mood boards and try out paints and wallpapers in their welcoming and collaborative space. In honour of launching their flagship store they have created the Northcote 65, a bespoke shade of pink chosen to reflect the community's warm and welcoming spirit.



Instagram @maisoncurate

Maison Curate

Step into the calm and serenity of this local lifestyle shop. Lovingly curated, owner, Emma Sullam, carefully sources each piece from the taupe-coloured lights, rattan armchairs, seagrass baskets, candles and botanicals to the softly coloured earthenware, for a truly natural and peaceful home.

EARLSFIELD

Voted as one of the best places to live in 2023 by The Times newspaper, Earlsfield is certainly giving its popular neighbours a run for their money.

Home@Last London

Make a beeline for this independent homeware and gift shop on Garratt Lane for all things elegant and chic, from mirrors, furniture, soft furnishings, wall art and lamps to home accessories. They also make bespoke curtains, cushions and blinds and have recently added a small clothing collection.



"NAPPY VALLEY IS BURSTING WITH INTERIORS AND HOMEWARE SHOPS TO LOSE YOUR SENSES IN FROM OLD FAVOURITES TO NEWCOMERS"

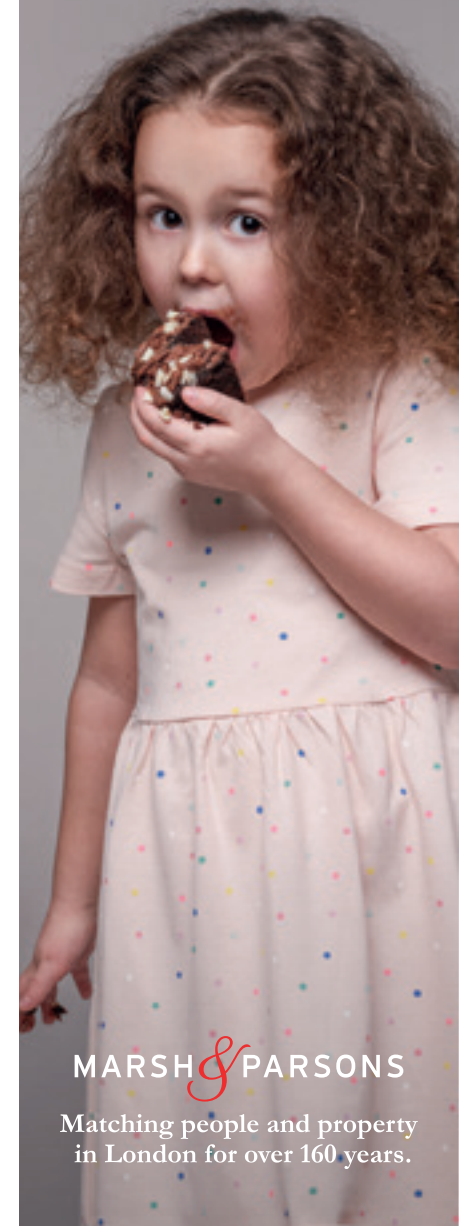
TOOTING

Explore Tooting Market and its eclectic mix of haberdashery, art, upcycled furniture and delicious eateries. Established for over 80 years, it has become one of London's trendiest places.

Boho Homes

A small social enterprise with a big heart, founder, Tullika Bhalla, works with artisans and Fairtrade suppliers to bring you ethically sourced and eco-friendly homeware. The cotton hand-loom throw, crafted from recycled cotton is perfect to snuggle in on a chilly evening or drape over your favourite piece of furniture. ■

Delightful new-build. Substantial storage.



MARSH & PARSONS

Matching people and property in London for over 160 years.

SOURCE BOOK

NAPPY VALLEY'S SOURCE BOOK OF TOP SUPPLIERS



Don't forget to ask whether your potential supplier/s are **"As Recommended on NappyValleyNet"**. Only companies with five or more qualified, positive independent reviews can display this logo

ARCHITECTS, DESIGN & PLANNING & PROJECT MGT

Ade Architecture
T: 020 7993 8542
E: info@ade-architecture.co.uk
www.ade-architecture.co.uk

And Architects
T: 020 7720 5999
E: mail@andarchitects.co.uk
www.andarchitects.co.uk

Atelierdb
T: 020 3142 7672
E: info@atelierdb.com
www.atelierdb.com

Balance Design
T: 07961 068243
E: balance.design@btinternet.com
www.balancedesign.co.uk

Bethell Projects
T: 07899 904133
E: info@bethellprojects.co.uk
www.bethellprojects.co.uk

Clara Bee
T: 020 8675 1477
E: info@clarabee.com
www.clarabee.com

Decimus Design
T: 020 8542 2177
E: mail@decimusdesign.co.uk
www.decimusdesign.co.uk

dRAW Architecture
T: 020 8874 6749
E: info@draw-architecture.co.uk
www.draw-architecture.co.uk

Dyer Grimes Architecture
T: 020 3733 7710
E: enquiries@dyergrimesarchitects.com
www.dyergrimesarchitects.com

Emily Rennie Design
T: 07901 555820
E: hello@emilyrennie.com
www.emilyrennie.com

Emma Green Design
T: 020 7738 0637
E: emma@emmagreendesign.com
www.emmagreendesign.com

Ensoul
T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Estbury Design
T: 0800 009 6644
E: info@estbury.com
www.estbury.com

Good London Builders
T: 020 7978 5097
E: info@goodlondonbuilders.com
www.goodlondonbuilders.com

Granit Chartered Architects
T: 020 7924 4555
E: info@granit.co.uk
www.granit.co.uk

Green Sheen Bespoke Construction
T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

John Osborn Design
T: 07939 586481
E: john@johnosborndesign.com
www.johnosborndesign.com

Kitchens By Holloways
T: 0208 487 9422
E: kitchens@hollowaysofudlow.com
www.kitchensbyholloways.com

Monche
E: Moncheltd@gmail.com
T: 07557 385850
www.monche.co.uk

OLBC
T: 020 8877 0526
E: enquiries@olbc.co.uk
www.olbc.co.uk

Run Projects
T: 020 7384 1160
E: hello@runprojects.co.uk
www.runprojects.co.uk

Simply Construction Group
T: 0800 917 7571
E: info@simplyconstructiongroup.co.uk
www.simplyconstructiongroup.co.uk

SimplyEasy Refurbs
T: 020 3648 9687
E: hello@simplyeasyrefurbs.co.uk
www.simplyeasyrefurbs.co.uk

Stanza-ID
T: 07984 491578
E: info@stanza-id.com
www.stanza-id.com

Stylus Architects
T: 020 8392 1478
E: enquiries@stylusarchitects.co.uk
www.stylusarchitects.co.uk

Velvet Orange
T: 020 7884 0530
E: studio@velvetorange.co.uk
www.velvetorange.co.uk



cast london

ART INSTALLATIONS

On The Wall
T: 07944 465383
E: adamtudor@live.com
www.onthewalluk.wordpress.com

AV SUPPLIERS

Finite Solutions
T: 020 7371 8761
E: london@finitesolutions.co.uk
www.finitesolutions.co.uk

Oranges & Lemons
T: 020 7924 2040
E: sales@oandlhifi.co.uk
www.oandlhifi.co.uk

BATHROOMS

Bathroom Discount Centre
T: 020 3697 6401 / 020 7385 2330
E: sales@bathdisc.co.uk
www.bathdisc.co.uk

Burge & Gunson
T: 020 8543 5166
E: info@burgeandgunson.co.uk
www.burgeandgunson.co.uk

C.P. Hart
E: directsales@cphart.co.uk
www.cphart.co.uk

cast london
T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

Green Sheen Bespoke Construction
T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

KelmScott Home Improvement
T: 020 8772 8191
E: info@khil.co.uk
www.khil.co.uk

Northcote Plumbing & Electrical
T: 020 7738 2814
(out of hours emergencies: 07832 609628)
E: info@northcoteplumbingandelectrical.co.uk
www.northcoteplumbingandelectrical.co.uk

Porcelanosa
T: 020 7751 2150
www.porcelanosa.com

Potter Perrin
T: 020 8677 5321
E: enquiries@potterperrin.com
www.potterperrin.com

Simply Extend
T: 0800 917 7571
E: info@simplyextend.co.uk
www.simplyextend.co.uk

West One Bathrooms
T: 0333 011 3333
E: sales@westonebathrooms.com

CARPENTERS & JOINERS

Barbara Genda Bespoke Furniture
T: 020 7978 2349
E: hello@barbara-genda.com
www.barbara-genda.com

Bellevue Bespoke
T: 020 8682 7700
E: info@bellevuebespoke.co.uk
www.bellevuebespoke.co.uk

cast london
T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

Eclectic Interiors
T: 020 8673 0572
E: info@eclecticinteriors.co.uk
www.eclecticinteriors.co.uk

Ensoul
T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Green Sheen Bespoke Construction
T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

King & Parcel (Bespoke Carpentry)
T: 07814 492755
E: kingandparcel@gmail.com

MTM Herman
T: 07885 551724
E: info@mtm-herman.co.uk
www.mtm-herman-joinery.co.uk

Spacedin
T: 020 8772 4565
E: ben@spacedin.co.uk
www.spacedin.co.uk

The London Alcove Company
T: 0800 389 5724
E: sales@londonalcove.com
www.londonalcove.com

CARPETS & FITTERS

A Flooring Boutique
T: 020 8673 9900
E: info@aflooringboutique.co.uk
www.aflooringboutique.co.uk

Admiral Carpets
T: 020 7585 1155
E: admiralcarpets@aol.com
www.admiralcarpets.com

Arundell Carpets
T: 020 7733 5494
E: info@arundellcarpets.com
www.arundellcarpets.com

Floors for Thought
T: 020 7924 4334
E: info@floorsforthought.co.uk
www.floorsforthought.co.uk

Marlows Carpets
T: 020 8871 1169
E: info@marlowscarpets.com
www.marlowscarpets.com

CONTRACTORS & DEVELOPERS

B Basement Specialist
L Loft Specialist

Advantage Basements B
T: 020 8871 3055
E: info@advantagebasements.co.uk
www.advantagebasements.co.uk

Battersea Builders B L
T: 020 7100 5463
E: sales@batterseabuilders.co.uk
www.batterseabuilders.co.uk

Bespoke Glazing Design
T: 020 3887 1450
E: enquiries@bespokeglazingdesign.co.uk
www.bespokeglazingdesign.co.uk

Bethell Projects
T: 07899 904133
E: info@bethellprojects.co.uk
www.bethellprojects.co.uk

Bygga Construction B
T: 020 7228 0374
E: info@byggaco.uk
www.byggaco.uk

Cavendish Basements B
T: 020 7030 3167
E: info@cavendishbasements.com
www.cavendishbasements.uk

Clara Bee B L
T: 020 8675 1477
E: info@clarabee.com
www.clarabee.com

Dermarta Construction
T: 07720 034805
E: email@dermarta.co.uk
@dermarta_construction

Doran Bros
T: 020 8682 1021
E: info@doranbrosconstruction.co.uk
www.doranbrosconstruction.co.uk

Ensoul B L
T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Estbury Basements B
T: 0800 009 6644
E: info@estbury.com
www.estbury.com

Galvin Projects B L

T: 020 8946 0031
E: info@galvinprojects.co.uk
www.galvinprojects.co.uk

Good London Builders B

T: 020 7978 5097
E: info@goodlondonbuilders.com
www.goodlondonbuilders.com

Green Construction London B

T: 020 8870 5898
E: info@greenconstructionlondon.com
www.greenconstructionlondon.com

Green Sheen Construction B L

T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

Home Tales

T: 020 7043 2378
E: London@hometales.co.uk
www.hometales.co.uk

Hughes Developments B L

T: 020 8767 9895
E: martin@hughesdevelopments.co.uk
www.hughesdevelopments.co.uk

Hurlingham Developments B

T: 07739 174360
E: info@hurlinghamdevelopments.co.uk
www.hurlinghamdevelopments.co.uk

London Basement B

T: 020 8847 9449
E: sales@londonbasement.co.uk
www.londonbasement.co.uk

Mascot B

T: 020 3475 4801
E: enquiries@mascotbespoke.com
www.mascotbespoke.com

Monche

E: Moncheltd@gmail.com
T: 07557 385850
www.monche.co.uk

MULTIServe Construction & Refurbishment

T: 020 8682 7700
E: bookings@multiserve.co.uk
www.multiserve.co.uk

Nightingale Design & Build B L

T: 07786 268597
E: info@nightingaledesignandbuild.co.uk
www.nightingaledesignandbuild.co.uk

OLBC B

T: 020 8877 0526
E: enquiries@olbc.co.uk
www.olbc.co.uk

Plus Rooms

T: 0800 917 7127
E: plus@plusrooms.com
www.plusrooms.com

Qualitas Construction B

T: 020 8432 1520
E: info@qualitasconstruction.com
www.qualitasconstruction.com

Simply Basement B

T: 0800 917 7571
E: info@simplybasement.co.uk
www.simplybasement.co.uk

SimplyEasy Refurbs B L

T: 020 3648 9687
E: hello@simplyeasyrefurbs.co.uk
www.simplyeasyrefurbs.co.uk

Simply Extend B L

T: 0800 917 7571
E: info@simplyextend.co.uk
www.simplyextend.co.uk

Simply Extensions

T: 020 8392 9505
E: info@simplyextensions.co.uk
www.simplyextensions.co.uk

Simply Loft L

T: 0800 917 7571
E: info@simplyloft.co.uk
www.simplyloft.co.uk

Stanza-ID

T: 07984 491578
E: info@stanza-id.com
www.stanza-id.com

Upsher Harrison B L

T: 020 7738 9307
E: info@upshersharrison.com
www.upshersharrison.com

CURTAINS, BLINDS & SOFT FURNISHINGS**Andrew Martin**

T: 020 7225 5100
E: showroom@andrewmartin.co.uk
www.andrewmartin.co.uk



Bethell Projects

Atelier Textiles

T: 020 7352 7776
E: sales@ateliertextiles.com
www.ateliertextiles.com

Balance Design

T: 07961 068243
E: balance.design@btinternet.com
www.balancedesign.co.uk

Cameron Broom

T: 020 8875 7910
E: sales@cameronbroom.com
www.cameronbroom.com

Curtain Workshop Balham

T: 020 8877 0167
E: curtain.workshop57@gmail.com
www.curtainworkshop.co.uk

Fiona Campbell Design

T: 020 7731 3681
E: info@fionacampbelldesign.co.uk
www.fionacampbelldesign.co.uk

Graham & Green

T: 020 7243 8908
E: crescent@grahamandgreen.co.uk
www.grahamandgreen.co.uk

Ma Maison

T: 07785 338714
E: beatrice.mamasion@gmail.com
www.mamaisondesign.co.uk

Mint

T: 020 7225 2228
E: info@mintshop.co.uk
www.mintshop.co.uk

Osborne & Little

T: 020 8812 3000
E: oandl@osborneandlittle.com
www.osborneandlittle.com

The London Curtain Girls

T: 020 8776 8717
E: info@thelondoncurtaingirls.com
www.thelondoncurtaingirls.com

The Traditional Shutter Company London

T: 020 8642 0982
E: info@ttscl.co.uk
www.thetraditionalshuttercompany.co.uk

The Upholstery Workshop

T: 020 7738 1003
E: jamesuph@btinternet.com
www.theupholsteryworkshop.com

DOORS**Ayrton Bespoke**

T: 020 8877 8920
E: enquiries@ayrtonbespoke.com
www.ayrtonbespoke.com

Bespoke Glazing Design

T: 020 3887 1450
E: enquiries@bespokeglazingdesign.co.uk
www.bespokeglazingdesign.co.uk

English Woodwork

T: 07703 270837
E: info@englishwoodwork.com
www.englishwoodwork.com

Green Sheen Bespoke Construction

T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

MTM Herman

T: 07885 551724
E: info@mtm-herman.co.uk
www.mtm-herman-joinery.co.uk

Osborn Glass

T: 020 8683 8406 or 07833 438394
E: info@southlondonwindows.co.uk
www.southlondonwindows.co.uk

SDS London

T: 020 7228 1185
E: sales@sds london.co.uk
www.sds london.co.uk

The London Door Company

T: 020 7801 0877
E: info@londondoor.co.uk
www.londondoor.co.uk

The New England Shutter Company

T: 020 8675 1099
E: enquiries@tnesc.co.uk
www.thenewenglandshuttercompany.com

The Traditional Shutter Company London

T: 020 8642 0982
E: info@ttscl.co.uk
www.thetraditionalshuttercompany.co.uk

ELECTRICIANS**Harland Voss**

T: 020 8451 0345
www.harlandvoss.com

Kelmscott Home Improvement

T: 020 8772 8191
E: info@khil.co.uk
www.khil.co.uk

MULTIServe Property Care

T: 020 8682 7700
E: bookings@multiserve.co.uk
www.multiserve.co.uk

Northcote Plumbing & Electrical

T: 020 7738 2814
(out of hours emergencies: 07832 609628)
E: info@northcotep plumbingandelectrical.co.uk
www.northcotep plumbingandelectrical.co.uk

FIREPLACES**Chesney's**

T: 020 7627 1410
E: sales@chesneys.co.uk
www.chesneys.co.uk

Chimney Lining London

T: 020 3701 1920
E: info@embers.co.uk
www.chimney-lining-london.co.uk

English Fireplaces

E: info@englishfireplaces.co.uk
www.englishfireplaces.co.uk

Frazer's Installations

E: info@dulwichfires.com
www.dulwichfires.com

Grate Expectations Fireplace Specialists

T: 020 8540 8387
E: info@grateexpectations.com
www.grateexpectations.com

The Fireplace Shop

T: 020 8741 5013
E: thefireplaceshop@yahoo.co.uk
www.the-fireplace-shop.co.uk

The London Stove Company

T: 07853 165447
E: info@thelondonstovecompany.co.uk
www.thelondonstovecompany.co.uk

FLOORING**A Flooring Boutique**

T: 020 8673 9900
E: info@aflooringboutique.co.uk
www.aflooringboutique.co.uk

Floors for Thought

T: 020 7924 4334
E: info@floorsforthought.co.uk
www.floorsforthought.co.uk

HS Wood Flooring

T: 020 3793 8915 or 07930 751882
E: office@hswoodflooring.co.uk
www.hswoodflooring.co.uk

Monche

E: Moncheltd@gmail.com
T: 07557 385850
www.monche.co.uk

One Wood Floors

T: 020 8942 5554
E: info@onewoodfloors.co.uk
www.onewoodfloors.co.uk

The Natural Wood Floor Company

T: 020 8871 9771
E: sales@naturalwoodfloor.co.uk
www.naturalwoodfloor.co.uk

The Prestige Flooring Company

T: 01932 866087
E: info@theprestigeflooringco.com
www.theprestigeflooringco.com

Waxed Floors

T: 020 7738 1620
E: sales@waxedfloors.co.uk
www.waxedfloors.co.uk

FURNITURE, FURNITURE RESTORATION & RE-UPHOLSTERY**Andrew Martin**

T: 020 7225 5100
E: showroom@andrewmartin.co.uk
www.andrewmartin.co.uk

Balance Design

T: 07961 068243
E: balance.design@btinternet.com
www.balancedesign.co.uk

Barbara Genda Bespoke Furniture

T: 020 7978 2349
E: hello@barbara-genda.com
www.barbara-genda.com

Bellevue Bespoke

T: 020 8682 7700
E: info@bellevuebespoke.co.uk
www.bellevuebespoke.co.uk

Cult Furniture

E: info@cultfurniture.com
www.cultfurniture.com

Darlings Of Chelsea

T: 020 3376 4224
E: info@darlingsofchelsea.co.uk
www.darlingsofchelsea.co.uk

Ensoul

T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Loaf

T: 0845 468 0698
E: sally@loaf.com
www.loaf.com

Loungin' Interiors

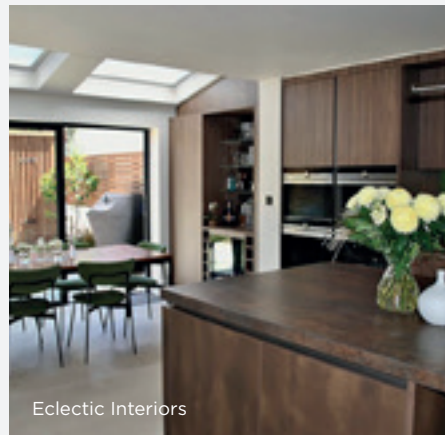
T: 020 7585 0500
E: info@loungin.co.uk
www.loungin.co.uk

MTM Herman

T: 07885 551724
E: info@mtm-herman.co.uk
www.mtm-herman-joinery.co.uk

Sweetpea & Willow

T: 0345 257 2627
E: info@sweetpeaandwillow.com
www.sweetpeaandwillow.com



Eclectic Interiors

The Book Case Company

T: 020 8870 7707
E: info@thebookcaseco.co.uk
www.thebookcaseco.co.uk

William Yeoward

T: 020 7349 7828
E: enquiries@williamyeoward.com
www.williamyeoward.com

GARDENERS & LANDSCAPERS**Bartholomew Landscaping**

T: 020 7931 8685
E: gardens@bartholomewlandscaping.com
www.bartholomewlandscaping.com

Blue Team Landscaping

T: 07802 705672
E: swblueteam@gmail.com
www.blueteamlandscaping.co.uk

Harrington Porter

T: 020 7099 1125
E: info@harringtonporter.com
www.harringtonporter.com

London Front Garden Company

T: 020 8947 7373
E: info@londonfrontgardencompany.co.uk
www.londonfrontgardencompany.co.uk

London Gardeners

T: 020 8434 7256
E: office@londongardeners.org.uk
www.londongardeners.org.uk

Looking Glass Gates

T: 020 8780 9514
E: lookingglassgates.co.uk
www.lookingglassgates.co.uk

Monche

E: Moncheld@gmail.com
T: 07557 385850
www.monche.co.uk

Simply Fences

T: 020 8772 9079
E: info@itsgorgeous.com
www.simplyfences.co.uk

Terra Construction & Gardening

T: 07553 909077
E: info@terraconstruction.co.uk
www.terraconstruction.co.uk

The Chelsea Gardener

T: 020 7352 5656
E: info@chelseagardener.com
www.chelseagardener.com

GARDEN CENTRES & NURSERIES**Battersea Flower Station**

T: 020 7978 4253
E: hello@batterseaflowerstation.co.uk
www.batterseaflowerstation.co.uk

Capital Gardens - Neals Nurseries

T: 020 8874 2037
E: cs@capitalgardens.co.uk
www.capitalgardens.co.uk

Capital Gardens - Sheen Garden Centre

T: 020 8876 3648
E: cs@capitalgardens.co.uk
www.capitalgardens.co.uk

GARDEN FURNITURE**Awnings & Verandas**

T: 0800 074 2721
E: sbi.install@btinternet.com
www.sbiproducts.co.uk

Capital Gardens - Neals Nurseries

T: 020 8874 2037
E: cs@capitalgardens.co.uk
www.capitalgardens.co.uk

Indian Ocean

T: 020 8675 4808
E: balham@indian-ocean.co.uk
www.indian-ocean.co.uk

Jo Alexander

T: 01954 267857
E: info@joalexander.co.uk
www.joalexander.co.uk

Looking Glass Gates

T: 020 8780 9514
E: info@lookingglassgates.co.uk
www.lookingglassgates.co.uk

The Chelsea Gardener

T: 020 7352 5656
E: info@chelseagardener.com
www.chelseagardener.com

GLASS**Ably Glass**

T: 020 8677 7872
www.ablyglass.co.uk

Clarity Glass Repairs

T: 0800 772 0194
www.clarityglassrepairs.co.uk

London Stained Glass

T: 020 3247 1000
E: stark@londonstainedglass.co.uk
www.londonstainedglass.co.uk

Monche

E: Moncheld@gmail.com
T: 07557 385850
www.monche.co.uk

Prentice Glass

T: 020 8944 9001
E: sales@prenticeglass.co.uk
www.prenticeglass.co.uk

Putney Glass & Glazing

T: 020 8870 0380
www.putneyglass.com

HOMEWARES**Abbeville Domestic**

T: 020 3253 0003
E: abbeville-richard@gmail.com
www.abbevilledomestics-london.co.uk

cast london

T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

Cooker Solutions

T: 020 3478 0883
E: cookersolutions@mail.com
www.cookersolutions.com

Lords at Home

www.lordsathome.com

The London Alcove Company

T: 0800 389 5724
E: sales@londonalcove.com
www.londonalcove.com

INTERIOR DESIGNERS**Angela Bunt Creative**

T: 07960 934427
E: info@angelabuntcreative.com
www.angelabuntcreative.com

Angel O'Donnell

T: 020 3488 3797
E: hello@angelodonnell.com
www.angelodonnell.com

Balance Design

T: 07961 068243
E: balance.design@btinternet.com
www.balancedesign.co

Bethell Projects

T: 07899 904133
E: info@bethellprojects.co.uk
www.bethellprojects.co.uk

cast london

T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

Clara Bee

T: 020 8675 1477
E: info@clarabee.com
www.clarabee.com

Eclectic Interiors

T: 020 8673 0572
E: info@eclecticinteriors.co.uk
www.eclecticinteriors.co.uk

Emily Rennie Design

T: 07901 555820
E: hello@emilyrennie.com
www.emilyrennie.com

Emma Green Design

T: 020 7738 0637
E: emma@emmagreendesign.com
www.emmagreendesign.com

Ensoule

T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Farrow & Ball

T: 020 7228 6578
E: battersea@farrow-ball.com
www.farrow-ball.com

Floors for Thought

T: 020 7924 4334
E: info@floorsforthought.co.uk
www.floorsforthought.co.uk

Fraser & Fraser Design

T: 020 3576 2205
E: chloe@fraserandfraserdesign.com
fraserandfraserdesign.com

Green Sheen Bespoke Construction

T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

KitchenHaus

T: 020 7350 1222
nappyvalley@kitchenhaus.com
www.kitchenhaus.com

Louisa Warfield Art Consultancy

T: 07855 803509
E: louisa@louisawarfieldart.com
www.mintstudio.co.uk



Kitchen Connections

Mint Studio

T: 020 7349 7855
E: michelle@mintstudio.co.uk
www.mintstudio.co.uk

Nicki Cox Interiors

T: 07976 305794
E: nicki@nickicox.co.uk
www.nickicoxinteriors.houzz.co.uk

OLBC

T: 020 8877 0526
E: enquiries@olbc.co.uk
www.olbc.co.uk

Run Projects

T: 020 7384 1160
E: hello@runprojects.co.uk
www.runprojects.co.uk

Stanza-ID

T: 07984 491578
E: info@stanza-id.com
www.stanza-id.com

The Paint House

T: 020 7924 5118
www.thepainthouse.com

The New England Shutter Company

T: 020 8675 1099
E: enquiries@tnesc.co.uk
www.thenewenglandshuttercompany.com

The Traditional Shutter Company London

T: 020 8642 0982
E: info@ttscl.co.uk
www.thetraditionals shuttercompany.co.uk

Velvet Orange

T: 020 7884 0530
E: studio@velvetorange.co.uk
www.velvetorange.co.uk

IRONMONGERY**Fulham Brass & Ironmongery**

T: 020 7736 3157
www.fulhambrassonline.com

SDS London

T: 020 7228 1185
www.sdslondon.co.uk

KITCHENS**Bellevue Bespoke**

T: 020 8682 7700
E: info@bellevuebespoke.co.uk
www.bellevuebespoke.co.uk

Bulthaup

T: 020 8785 1960
E: info@kitchenarchitecture.co.uk
www.kitchenarchitecture.co.uk

cast london

T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

Eclectic Interiors

T: 020 8673 0572
E: info@eclecticinteriors.co.uk
www.eclecticinteriors.co.uk

Ensoule

T: 020 3637 0700
E: transform@ensoul.co.uk
www.ensoul.co.uk

Espresso Design

T: 020 7078 9912
E: enquiries@espressodesign.co.uk
www.espressodesign.co.uk

Green Sheen Bespoke Construction

T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

Harvey Jones Kitchens

T: 020 7228 4454
E: info@harveyjones.com
www.harveyjones.com

Higham Furniture

T: 020 7381 0488
E: info@higham.co.uk
www.higham.co.uk

Kelmscott Home Improvement

T: 020 8772 8191
E: info@khil.co.uk
www.khil.co.uk

KitchenHaus

T: 020 7350 1222
nappyvalley@kitchenhaus.com
www.kitchenhaus.com

Kitchens By Holloways

T: 0208 487 9422
E: kitchens@hollowaysofudlow.com
www.kitchensbyholloways.com

Kitchen Connections

T: 020 8947 6180
E: info@kitchenconnections.co.uk
www.kitchenconnections.co.uk

Kitchen Revolutions

T: 020 3302 6266
info@kitchenrevolutions.co.uk
www.kitchenrevolutions.co.uk

Olive & Barr Kitchens

T: 01684 574779
E: info@oliveandbarr.com
www.oliveandbarr.com

Onesta

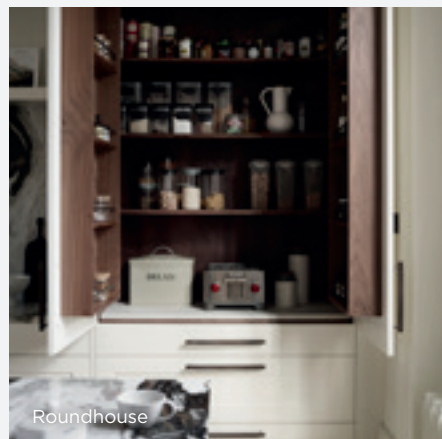
T: 020 7924 2285
E: info@onesta.design
www.onesta.design

Potter Perrin

T: 020 8677 5321
E: enquiries@potterperrin.com
www.potterperrintiles.com

Roundhouse

T: 020 7471 8834
E: clapham@roundhousedesign.com
www.roundhousedesign.com



Roundhouse

LIGHTING

Andrew Martin
T: 020 7225 5100
E: showroom@andrewmartin.co.uk
www.andrewmartin.co.uk

Christopher Wray
www.christopherwray.com

Hector Finch
T: 020 7731 8886
E: sales@hectorfinch.com
www.hectorfinch.com

John Cullen Lighting
E: design@johncullenlighting.co.uk
www.johncullenlighting.co.uk

Pooky Lighting
T: 020 7351 3003,
E: hello@pooky.com
www.pooky.com

The Lighting Design Studio
T: 020 7112 5364
www.thelightingdesignstudio.co.uk

Tindle
T: 020 7384 1485
E: sales@tindle-lighting.co.uk
www.tindle-lighting.co.uk

Wimbledon Lighting & Electrical
T: 020 8542 2828
E: sales@wimbledonlighting.co.uk
www.wimbledonlighting.co.uk

Wired & Wonderful
T: 020 8947 6441
E: info@wiredandwonderful.co.uk
www.wiredandwonderful.co.uk

MARBLE, GRANITE & STONE

Britannicus Stone
T: 020 7751 5962
E: nina@britannicus-stone.co.uk
www.britannicus-stone.co.uk

Decorum Est
T: 020 7731 5556
E: enquiries@decorumest.co.uk
www.decorumest.co.uk

English City Stone
T: 020 8673 8785
E: info@englishcitystone.co.uk
www.englishcitystone.co.uk

European Heritage
T: 020 7381 6063
E: onlineorders@europeanheritage.com
www.europeanheritage.co.uk

Fulham Stone
T: 020 7384 9092
www.fulhamstone.co.uk

Marble City
T: 020 8871 1191
E: sales@marble-city.co.uk
www.marble-city.co.uk

Marble Granite Limestone Warehouse
T: 020 7720 9944
E: info@mglw.co.uk

World's End Tiles
T: 020 7819 2100
www.worldsendtiles.co.uk

PAINT

Farrow & Ball
T: 020 7228 6578
E: battersea@farrow-ball.com
www.farrow-ball.com

Lick
T: 020 3146 4562,
E: hello@lickhome.com
www.lick.com/uk,

Paint the Town Green
T: 020 8871 0531
E: hellodecorating@paintthetowngreen.co.uk
www.paintthetowngreen.co.uk

Ready2Paint
T: 020 3751 7229

The Little Greene Paint Company
T: 0845 880 5855
E: mail@littlegreene.com
www.littlegreene.com

PAINTERS & DECORATORS

Acer Homes & Gardens
T: 020 8671 8404
E: phillip.bacon@acer-landscapes.co.uk
www.acer-landscapes.co.uk

Fortis & Hooke
T: 0800 313 4688
E: info@fortishooke.co.uk
www.fortishooke.co.uk

Kelmscott Home Improvement
T: 020 8772 8191
E: info@khil.co.uk
www.khil.co.uk

Monche
E: Moncheld@gmail.com
T: 07557 385850
www.monche.co.uk

MULTIServe Property Care
T: 020 8682 7700
E: bookings@multiserve.co.uk
www.multiserve.co.uk

Paint the Town Green
T: 020 8871 0531
E: hellodecorating@paintthetowngreen.co.uk
www.paintthetowngreen.co.uk

R & M Lines
T: 020 7978 7840
E: info@rmlines.com
www.rmlines.com

Wimbledon Painters
T: 020 7112 8682
www.wimbledonpainters.co.uk

PLUMBERS

Jeremy Dunnill
T: 07788 797448
www.jeremyplumber.co.uk

MULTIServe Property Care
T: 020 8682 7700
E: bookings@multiserve.co.uk
www.multiserve.co.uk

Northcote Plumbing & Electrical
T: 020 7738 2814
(out of hours emergencies: 07832 609628)
E: info@northcoteplumbingandelectrical.co.uk
www.northcoteplumbingandelectrical.co.uk

Putney Plumbers
T: 020 8789 0999
E: putneyplumbers@btconnect.com
www.putneyplumbers.com

RADIATORS

Radflek
T: 020 7828 8085
E: info@radflek.com
www.radflek.com

The Radiator Centre
T: 0203 968 9920
E: clapham@theradiatorcentre.com
www.theradiatorcentre.com

REMOVALS

Burke & Wills
T: 020 8947 9001
E: info@burkeandwills.co.uk
www.burkeandwills.co.uk

Cavendish & Country
T: 020 3544 8060
E: info@cavendishandcountry.com
www.cavendishandcountry.com

Elephant Removals
T: 0845 009 1800
E: info@elephantremovals.co.uk
www.elephantremovals.co.uk

Gentleman & A Van
T: 020 8874 4283
E: info@gentlemanandavan.co.uk
www.gentlemanandavan.co.uk

Wandsworth Man and Van
T: 020 3750 0546
E: office@wandsworthmanandvan.org.uk
www.wandsworthmanandvan.org.uk

SHUTTERS

Ayrton Bespoke
T: 020 8877 8920
E: enquiries@ayrtonbespoke.com
www.ayrtonbespoke.com

cast london
T: 020 7223 5834
E: info@cast-london.com
www.cast-london.com

The New England Shutter Company
T: 020 8675 1099
E: enquiries@tnesc.co.uk
www.thenewenglandshuttercompany.com

The Traditional Shutter Company London
T: 020 8642 0982
E: info@ttscl.co.uk
www.thetraditionalshuttercompany.co.uk

SURVEYORS & STRUCTURAL ENGINEERS

Cooper Hayes
T: 01483 901434
E: enquiries@cooperhayes.co.uk
www.cooperhayes.co.uk

Ivan Coffey
E: ivancoffey@aol.com
www.ivancoffey.com

Pole Structural Engineers
T: 020 8944 9955
E: mail@pole.co.uk
www.pole.co.uk

TILES

Decorum Est
T: 020 7731 5556
E: enquiries@decorumest.co.uk
www.decorumest.co.uk

Domus
T: 020 7819 2300
E: service@domusgroup.com
www.domustiles.co.uk

Fired Earth
T: 020 7924 2359
www.firedearth.com

Fulham Stone
T: 020 7384 9092
www.fulhamstone.co.uk

Porcelanosa
T: 020 7751 2150
www.porcelanosa.com

Potter Perrin
T: 020 7223 1007
E: tiles@potterperrin.com
www.potterperrintiles.com

Reed Harris Tiles
T: 020 7736 7511
E: enquiries@reed-harris.co.uk
www.reedharris.co.uk

The London Tile & Mosaic Company
T: 020 7403 3190
E: info@londontileandmosaic.com
www.londontileandmosaic.com

Topps Tiles
T: 020 7371 7279
E: toppsboutiquefulham@toppstiles.co.uk
www.toppstiles.co.uk

World's End Tiles
T: 020 7819 2100
www.worldsendtiles.co.uk

TILERS

All London Tiling Company
T: 020 8769 6187
www.alllondontiling.co.uk

Kelmscott Home Improvement
T: 020 8772 8191
E: info@khil.co.uk
www.khil.co.uk

WALLPAPER

Andrew Martin
E: showroom@andrewmartin.co.uk
www.andrewmartin.co.uk

Cole & Son
T: 020 7376 4628
E: customer.service@cole-and-son.com
www.cole-and-son.com

de Gournay
T: 020 7352 9988
E: rachel@degournay.com
www.degournay.com

Farrow & Ball
T: 020 7228 6578
E: battersea@farrow-ball.com
www.farrow-ball.com

Fiona Campbell Design
T: 020 7731 3681
E: info@fionacampbelldesign.co.uk
www.fionacampbelldesign.co.uk

London Wallpaper Company
T: 020 7622 9966
www.londonwallpapercompany.com

Osborne & Little
T: 020 8812 3123
E: showroom@osborneandlittle.com
www.osborneandlittle.com

Sanderson
T: 0844 543 9500
www.sanderson-uk.com

WINDOWS

Artisans Windows
T: 020 8947 8549
E: info@artisanscarpentry.com
www.artisanscarpentry.com

Ayrton Bespoke
T: 020 8877 8920
E: enquiries@ayrtonbespoke.com
www.ayrtonbespoke.com

Bespoke Glazing Design
T: 020 3887 1450
E: enquiries@bespokeglazingdesign.co.uk
www.bespokeglazingdesign.co.uk

English Woodwork
T: 07703 270837
E: info@englishwoodwork.com
www.englishwoodwork.com

Green Sheen Bespoke Construction
T: 020 7223 5834
E: info@greensheen.co.uk
www.greensheen.co.uk

MTM Herman
T: 07885 551724
E: info@mtm-herman.co.uk
www.mtm-herman-joinery.co.uk

The Traditional Shutter Company London
T: 020 8642 0982
E: info@ttscl.co.uk
www.thetraditionalshuttercompany.co.uk



The Traditional Shutter Company

PLANNING APPLICATIONS

COUNTDOWN TO SUCCESS

Top tips to ensure you clinch planning approval



Once you have a project in mind, the next step is to secure planning permission. There are scary stories about how difficult this is and how long it takes but in reality it should be a reasonably straightforward process.

The right scheme: Your architect should do their homework and know your council's local development plan, documentation and all its finer details. They should know in advance what size, style, etc., the council will accept in terms of an extension. Alternatively, they will stick scrupulously within the limits for Permitted Development.

The right kind of application: All applications are now done online through the Planning Portal. There is guidance to help you choose the right application form, from the following:

- Permitted Development (PD) means obtaining a Certificate of Lawfulness for the Proposed Development to confirm works do not require planning permission.
- Outline Planning Permission Applications look to establish whether the scale and nature of a proposed development would be acceptable.
- For Full Planning Permission, there is a 'Householder' form for domestic schemes

that exceed the Permitted Development criteria. Remember there is no Permitted Development for flats.

- If your home is in a Conservation Area then 'heritage consent' is needed. You must select the Conservation or Listed option when starting. You will need either a separate Heritage Statement or include this as part of a more comprehensive Design & Access Statement.

The right paperwork: The first hurdle your application needs is validation. This can be three weeks or more after you send it in, and the start date gets delayed if they find a gap. Each council has a validation checklist, so make sure you have the site area, postcode, flood risk zone (and a flood strategy if it's in 'zone 3'). Also permitted development forms ask, 'why is this PD?' so have the answer ready.

Attachments regularly required are:

- A Location Plan based on the Ordnance Survey map at a scale of 1:1250 and a larger scale 'Site Plan' at 1:500.
- A Community Infrastructure Levy (CIL) Form 1.
- A full set of recent photos of the house from all sides and of any neighbours' windows that face the site.

"DESIGN STEEL DOORS, WINDOWS AND SCREENS EARLY TO MAXIMISE THESE SHOW-STOPPING PIECES"
CAST LONDON

- If there are trees close by, you will need a brief report on how these are to be protected.
- In London, you will also need to provide a Fire Safety Strategy (even for the smallest works), the Land Registry title number and whether your home has an Energy Performance Certificate (EPC).
- Household applications shouldn't need a Design & Access Statement, but often this is the best way to explain how your scheme meets the council's policies.
- A full set of drawings of the existing property and site and another for the proposed changes, noting what the new external materials will be. All drawings need the scale and paper size noted, a scale bar that can be measured and a North Point – which is often missed off and delays the validation. Drawings of all four elevations are required. If your scheme is Permitted Development show the written dimensions for the key sizes ie. depth of extension, height to eaves etc.
- Finally check your drawings can be printed out to an accurate scale.

Avoiding objections: All applications are published on your council's website, backed up with letters to neighbours and/or notices on the street. For a full planning application allow a three-week window for comments.

Objections suggest that this unpopular application can be refused and so your application is heard by the Planning Applications Committee, which can cause significant delays. Make sure there is nothing to complain about and talk to neighbours early and often.

The target for most decisions is eight weeks, but almost all planning teams are short staffed and few applications are decided early. There is no point in chasing them, you just need to be patient. ■

Source: Architect Your Home

KITCHENHAUS

• thought, inspiration, care •



304 - 306 Battersea Park Road, London, SW11 3BU • 020 7350 1222

www.kitchenhaus.com

Follow us on Instagram @kitchenhauslondon

AYRTON | Beautiful timber windows & doors



Commission a masterpiece

www.ayrtonbespoke.com

020 8877 8920 | enquiries@ayrtonbespoke.com

Wandsworth | Crouch End | Dulwich