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PERFECT VIEW

A small internal courtyard makes a lovely addition to the new space. The slim-framed **windows** and **doors** were supplied by Vindr VS



Real Homes
EXTENSION & REMODEL

STRIKING THE PERFECT BALANCE

After downsizing to a smaller home, Judith Meager decided to extend and modernise her kitchen, creating her ideal open-plan space

WORDS & STYLING **PENNY CRAWFORD-COLLINS** PHOTOGRAPHS **PHILIP LAUTERBACH**

KITCHEN

The island overlooks the internal courtyard and garden, creating a link between indoors and out. The **worktops and kitchen**, are both from Shannonside Kitchens. **Stool**, CA Design. **Oak flooring**, TileStyle

THE OWNERS

Judith Meager, who is retired, lives here

THE PROPERTY

A three-bedroom Victorian terraced house in Dublin, Ireland

JUDITH LOVES

Spending time in her new kitchen
Shopping at Arnotts for practical household

items and The Cross Gallery for one-off pieces
Pale, muted colours
Watching Channel 4's *Old House/New House*
Her 20th-century dining table and chairs
The designer Helen Turkington Travelling

TOTAL PROJECT COST
£113,400



COLOUR DETAILS

Left and below Tones of grey and blue feature throughout the space, cleverly linking each area and adding interest to neutral **cabinetry** from Shannonside Kitchens. For a similar **tap**, try Franke. The dining area is simply furnished with a Mid-century **dining table** and **chairs**, from The Cross Gallery. The chairs were reupholstered in a blue fabric to match the island (pictured bottom)



ZONED SPACE

Right By building to the rear and side, the new L-shaped space features areas for cooking, eating and relaxing. **Sofa**, Arnotts



Having lived in Sandymount, Dublin, for many years, Judith had grown to love the area, but after downsizing to a small Victorian terraced house from a five-bedroom property, she was eager to create more space. 'This place has lovely period features and good-sized rooms, but the kitchen really let it down,' she recalls. 'It was dark, with limited light, there was very little workspace and it had no connection with the garden, except through an unattractive lean-to extension. However, since the garden was a good size, I was confident there was potential to extend out and to the side.'

Judith turned to architect David Leyden, who had been recommended by a friend, to come up with a design. She hoped to retain the charm and period features of the existing reception rooms, while adding a large, sociable space that incorporated the kitchen, dining and living areas to the rear of the house, all linked to the garden. 'I have regular visits from my children and grandchildren so this had to be a really functional space,' she says. With the opportunity to drastically transform the rear of the house, David came up with an innovative, contemporary design that spanned boundary to boundary, but created an internal courtyard in part of the existing side return, allowing light to flood into the centre of the extension and providing a through-view from the front of the house to the garden.

Judith loved David's one-off ideas, so gave the plans the go-ahead straight away. Luckily, as the proposed design only meant extending 1.5 metres into the garden, it fell within permitted development and no planning permission was required. Judith then hired Marvel Restoration, who she'd found after searching locally, and moved out to rented accommodation nearby. 'The work involved removing the corner and back of the house, including the old lean-to,' she explains. 'I knew it would be a major upheaval, as I would have no working kitchen, so it was sensible to move out.' Once the foundations for the addition were in, the rest of the structure was built without any issues, including the installation of full-height glazed panels to form the new courtyard, which co-ordinate with the glazing at the rear.

After seven months, the extension was complete and a new, in-frame style kitchen was installed. Supplied by Shannonside Kitchens, the painted blue and grey design was made to measure, so perfectly suits the space. 'Positioning the central island looking onto the courtyard means I can enjoy the outside space while I'm busy in the kitchen,' says Judith. 'I worked with the kitchen designers to make sure the ergonomics were right and everything is positioned so it's close at hand.' With her love of classic design, Judith's choice of finishing touches includes white marble countertops and wooden flooring.

When it came to the rest of the décor, Judith kept everything neutral, allowing the blue island to pop. 'Right from the start, my aim for this space was to have it as light as possible,' she says. 'I have some Mid-century furniture that is quite dark so by keeping the rest of the colour scheme simple, it stills feels bright and modern.'

Now it's finished, Judith is thrilled with how the extended and remodelled space turned out. 'Thanks to David's wonderful design, it's so light and warm in here and the sense of space is so uplifting,' she adds. 'It's now the perfectly sized hub of the house.' 🍷



EXTERIOR REMODEL

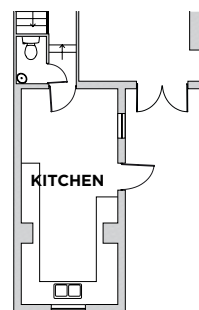
Left and below
By extending out to the rear and partly into the side return, Judith's home now benefits from a modern, open-plan kitchen-living-diner that links perfectly to the garden, which has a generous patio area to be enjoyed by family and friends



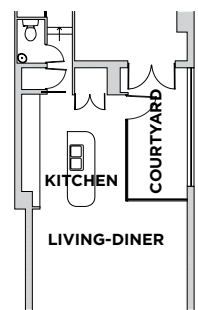
NEW LAYOUT

Right To ensure the whole space was filled with light, part of the side return was left open to create a courtyard with the living, kitchen and dining areas built around it, so all areas have a connection to the outside

BEFORE



AFTER



THE COSTS AND CONTACTS

Labour materials and professional services

£84,000

Window and doors

£11,400

Kitchen

£10,500

Plumbing

£3,300

Flooring

£2,500

Worktops

£1,700

TOTAL

£113,400

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Leyden Hassett & Associates,
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Construction Marvel
Restoration, 00353 1 816
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Kitchen Shannonside
Kitchens Limerick,
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