

'I've stretched this tiny terrace to the max!'

Rosie Winston has pulled off a miracle: turning a small, dark two-up, two-down into a light-filled home that's almost double its original size

The extension

In the new kitchen at the back of the house, Rosie kept the look simple and elegant, with an island dividing the cooking and seating areas. When she's entertaining, the drop-leaf table is pulled out.

BUY THE KEY PIECES

Bianca Sandringham engineered oak flooring, £104 per sq m, Generations. OD61 bar stools, from £636 each, Erik Buch

WALL OF GLASS
Continues to form a glass ceiling, filling the space with even more light

Welcome to my home



Rosie Winston, an interior designer, lives here

THE PROPERTY

A two-bedroom terraced cottage in London's Kentish Town.

VALUE Bought for £700,000 in 2012; now worth around £1.4 million.

THE COST The refurbishment cost a total of £250,000.

“It was exciting to be indulgent and to design somewhere entirely for myself”

Take a quick tour...



FIRST FLOOR



GROUND FLOOR



BEFORE

BEFORE 'It was a classic two-up, two-down period terrace, which had been built for railway workers at the turn of the century,' says Rosie



AFTER

AFTER Rosie added a full-width ground-floor extension, with a half-width second storey addition, thereby gaining a second bedroom and increasing the house's footprint by a third



Kitchen

'I avoided wall units and chose matt white cabinets and an island, as I wanted it to feel like a continuation of the dining space,' says Rosie.

BUY THE KEY PIECES

Bespoke semi matt lacquered kitchen, from £30,000; Carrara marble worktops, £3,800; all Robert Timmons Furniture

Rosie Winston bought a dilapidated cottage with dark rooms and low ceilings, then worked with her partner, architect Mark Ruthven, to transform it. As well as extending at the back, the roof was replaced and the stairs repositioned to gain a flowing, open-plan feel downstairs.

MAY 2012 'I'd previously been living in a flat in Primrose Hill, where my children grew up,' says interior designer Rosie (cliftoninteriors.com). 'They now have their own homes and I decided that I'd like to find a property to

renovate for myself. This cottage was in a terrible state, untouched since the Sixties, with peeling wallpaper, a mouldy kitchen and no period features – it was just ripe for renovation. There really was very little in it worth keeping, so I knew it could be stripped back to a bare shell and reinvented.

'The relatively long garden meant I'd be able to extend the property to the rear, and I worked with my partner, Mark, to come up with a suitable design. Planning permission was granted for a contemporary glazed extension, enlarging the property by about a third, creating a bigger kitchen



New windows have updated the front of the house

The story of the build



BEFORE Nothing was salvageable from the cramped little two-up, two-down, which hadn't been modernised since the Sixties



NEW ROOF A mono-pitch roof frame was constructed, giving the first floor much higher ceilings for a brighter, more spacious feel



REPLACING THE WINDOWS The extension – and original parts of the house – had matching timber-framed windows fitted



GLAZED CEILING Frameless glass panels were lifted over the house with a crane and manoeuvred into position



'There's plenty of built-in storage now,' says Rosie

Front room

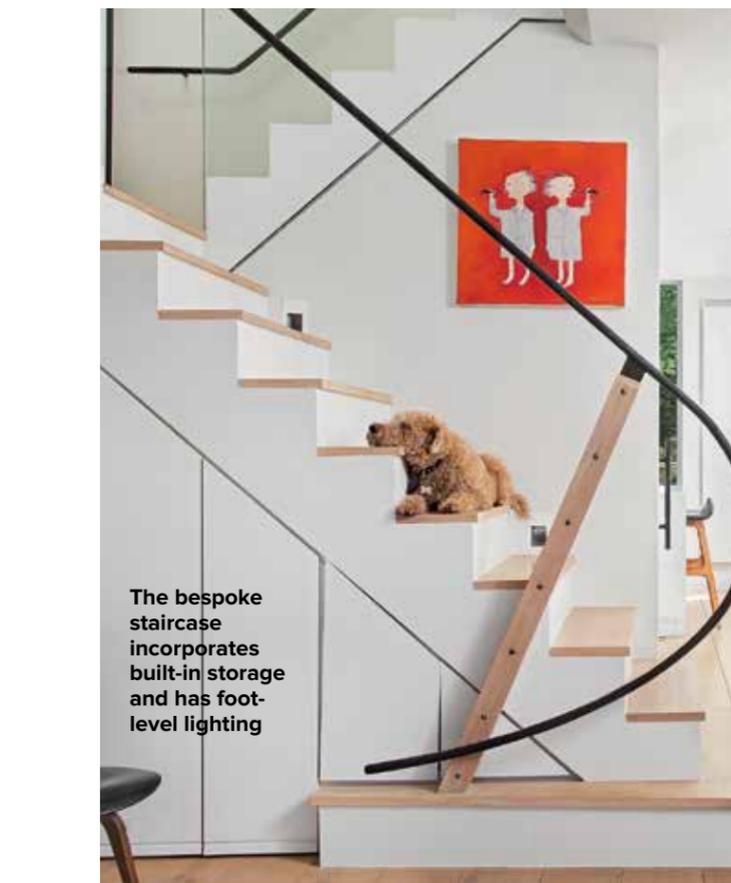
'Working in small spaces is a challenge,' says Rosie. 'The key is to choose light colours and simple finishes that provide a backdrop for artwork and furniture without making rooms feel cluttered.'

BUY THE KEY PIECES

Feel Good Flexform sofa, from £6,103, Interdesign UK. Atoll metal coffee table, £563, Caravane



INSET WOODBURNER Gives a streamlined look in a small room



The bespoke staircase incorporates built-in storage and has foot-level lighting



Love ROSIE'S MODERN STAIRCASE?

Turn to page 139 to find out more

downstairs and another bedroom on the first floor. I sold my apartment and moved in with a friend for eight months while the work was completed, taking on the role of project manager and employing builders and tradesmen.'

NOVEMBER 2012 TO APRIL 2013

'The garden was cleared and marked out before the new foundations were dug for the extension. The interior of the cottage was completely stripped and the roof was removed. It was then refurbished with new timber windows and a raised mono-pitch roof. Building up the roof to increase the ceiling height has made a huge difference, creating dramatic, 3m-high vaulted ceilings, which give the main bedroom at the front of the house extra light and space. The original part of the cottage was

then rewired and replumbed, before the internal walls were plastered.'

MAY 2013

'Blockwork walls were constructed for the extension. Two panels of frameless structural glass formed part of the kitchen, one for the roof and one for the rear wall. Glazed bifold doors with grey-painted timber frames were fitted and new windows were added throughout, to make the entire building more energy efficient. I also installed underfloor heating in the new parts of the house.'

MAY TO JUNE 2013

'The new staircase with its wrought-iron handrail is one of my favourite features. Moving the stairs and adding a roof light has made the centre of the ground floor living area much brighter. The position dictated the first-floor layout, where



GLASS PANEL
Creates a safety barrier in front of the French windows

New bedroom

Rosie continued the simple look upstairs. 'I used the same palette of colours, with oak flooring.'

BUY THE KEY PIECES

For a similar desk, try the Tanis, £1,617, Ligne Roset

Front bedroom

'I use shutters rather than curtains, to keep the rooms light.'

BUY THE KEY PIECES

Shutters, from £290 per sq m, Shutterly Fabulous

“Overall, the size of the property has increased from 65 to 100sq m and it now feels completely different to the dark, cramped cottage I originally viewed”



I now have two bedrooms, a utility room and a bathroom. I managed to include everything I wanted and decided that as there wasn't enough room for a bath in the bathroom, only a shower, I would put one in my bedroom instead. Upstairs, I replaced normal doors with space-saving pocket doors that slide into the wall. It means that the spaces can be open, and light flows around, but can be closed, too.

'Overall, the size of the property has increased from 65 to 100sq m and it now feels completely different to the dark, cramped cottage I originally viewed. It was exciting to be indulgent and to design somewhere entirely for myself. Now I have a home that's exactly the way I want, which is



Front bedroom

Rosie's décor might be simple, but the addition of a luxurious freestanding bath and a fabulous gilt mirror have given her bedroom hotel-style luxe.

BUY THE KEY PIECES

Rosebud bath, £2,900, Castello. Livingstone pebble floor cushions, from £78, Made in Design

MODERN GAS FIRE
Real flame, without the dirt or maintenance

IDEAL HOME loves

Composite baths
The best choice for sexy curves and water that retains its heat - ideal if you love to soak



FIRE PIT
Makes a patio useable for parties all year round

The garden: before & after



BEFORE Rosie's long, overgrown garden gave her more outside space than she really needed, and wasn't the 'outdoor room' she wanted



DURING The planting was ripped out and the lawn decimated in the process of digging out the foundations and building the extension

fantastic.' Mark adds, 'Terraced houses like this are very simple but robust and offer great opportunities for reinvention. Developing clever, efficient arrangements for services, circulation and storage means you can then be luxurious with the main living areas, creating a real sense of space and light.'

JUNE TO AUGUST 2013 'Once the building work was finished,

the garden was redesigned to serve as an extra room,' says Rosie. It's divided into a stone-flagged seating area and a decked barbecue and dining space. Trellis lines the brick walls, and is slowly being covered with climbers, while privacy is boosted with quick-growing bamboo in containers. 'Connecting the house and garden has been a huge success and it really makes entertaining fun,' says Rosie.

WHAT I LEARNED...

“Time taken thinking things through at the design stage is always well spent. My challenge was to transform a tiny cottage into a home which feels roomy, light and open, and I realised how important it would be to use every scrap of space efficiently and to be both practical and imaginative”

FEATURE: DEBBIE JEFFERY, VANESSA RICHMOND
PHOTOGRAPHS: COLIN POOLE PLANS AGENCY SERVICE



Don't miss the details...

Clockwise from top left: Rosie squeezed in a narrow downstairs **cloakroom**, thanks to repositioning the staircase. Marble worktops give the **kitchen** texture, but keep the look lighter than wood or granite. A seat in the corner of the **kitchen** has a great view of the garden. The glass **balustrade** lets light flow around the house

