



KITCHEN EXTENSIONS

Building onto your home opens a world of opportunity in terms of the look, feel, and functionality of your kitchen – find out how to choose the right type of design for you

Words: Yvette Murrell



Photography: Will Scott Photography

A single exposed column is the only visible evidence of the major structural work undertaken for this extension, but also zones the space. To see more of this project, turn to page 70.



Want to create a larger, more open-plan or broken-plan kitchen to cater to the growing demands of everyday life? Extending your home could be the best way to go. Additions of various shapes and sizes are a popular renovation project and a great way to boost your kitchen, though there is plenty to consider before getting started. Your needs, budget, and any planning restrictions will help determine what you can do and how you can use the resulting space.

There are four main options – single rear, side return, double storey and wraparound. And with a huge choice of materials, sizes, glazing, and finishes, the look can be personalised to suit. "The possibilities are endless," says Andy Young, founder and director at Create Bespoke. "The key is to work with a good architect or a design and build firm to ensure your extension meets both your spatial and design needs." To get an idea of what type of addition might work for your home, we take a look at each and unveil the possibilities... ➤



A combination of bi-fold doors and large skylights allows light to flood in.

below A single-storey rear extension to this terraced house in Wimbledon has created an open-plan kitchen-living-diner. Planning permission was sought for a 4m-long design with bi-fold doors and skylights. The project, by Vorbild Architecture, forms part of a complete home refurbishment that cost around £300,000.



The single storey

As one of the most straightforward types of extension, single-storey rear designs are a good option for most homes with enough garden space to take from. As with all additions, if they go less than 3m beyond the rear wall of the original house (or under 4m on a detached property), then they can often be built under permitted development rights, without the need for formal planning permission. However, it is always best to contact your local authority to ensure your proposed plans are allowed as restrictions can vary depending on the area and property.

Depending on how an extension of this type is constructed, you can run the risk of losing natural light in the middle of the house, as Michael Schienke, director of Vorbild Architecture explains. "You can combat this by adding skylights," he says.

If you're after the ever-popular full-length glazed doors, you will need to consider the placement of your cabinetry if you do choose to have them. "You'll either need a long extension or a wide house, to accommodate a larger kitchen if you want the back of your property to be mostly glazed," says Michael. "An alternative is to have a sliding door and window combination, so you can fit a functional L-shaped scheme within the new space provided by the extension without losing storage space." ▶

"SINGLE-STOREY REAR EXTENSIONS ARE A POPULAR CHOICE IF YOU WANT TO CREATE AN OPEN-PLAN KITCHEN-DINER, AND TEND TO BE THE MOST STRAIGHTFORWARD TYPE TO PLAN AND BUILD."

Michael Schienke, director, Vorbild Architecture

Photography: Chris Snodin

The side return

Most commonly seen on Victorian terraced or semi-detached houses, a side-return extension fills in the often unused passage alongside the property. They tend to have a sloped roof – which is beneficial to be made of glass, so it can let in natural light – and can often be built within permitted development. However, there may still be planning restrictions and it is also worth noting that if you extend up to your neighbour's boundary you will need to get a Party Wall Agreement.

While a side-return extension will help open up a property's width, it is important to plan storage effectively in order to make the most of your new space. "Within smaller homes you have to think laterally, or vertically, to maximise any potential opportunities," explains Joseph Brown, associate at Amos Goldreich Architecture. "If you have leftover niches as a result of your new side-return extension, think about how these can be used for bespoke cabinetry."

Depending on the width of your property and footprint available, the most functional kitchen layout for a side-return extension is likely to be a single run of cabinets on one side of the room alongside an island or peninsula. "This arrangement will provide better flow throughout the ground floor and often improves access to the garden," says Joseph. "It will also give you substantial worktop space, a mix of full height and wall units, and adequate space for all appliances you need." >

below Renovations to this house included a plywood kitchen with a central island within a newly extended area. A bespoke piece of narrow oak joinery was installed below a large skylight to ensure personal belongings are presented in their best light.



"THE MOST FUNCTIONAL KITCHEN LAYOUT FOR A SIDE-RETURN EXTENSION IS A COMBINATION OF ONE RUN OF WALL CABINETS ALONGSIDE AN ISLAND."

*Joseph Brown, associate,
Amos Goldreich Architecture*



The extension was formed by resting structural timber fins, externally clad in zinc, onto the brick party wall. A large skylight lets sun in, improving flow and linking the front living room with the garden.



Photography: Rory Gardiner

The extension to this Victorian terraced house complements the London stock brick. A large window offers garden views. A similar 50 sq m project by Amos Goldreich Architecture would cost around £200,000.

The double storey

An extension that comprises two floors can obviously provide you with more space overall and add significant value to your home, as you'll have the possibility of adding another bedroom or bathroom upstairs, as well as the extra ground-floor space.

However, due to the extensive nature of these types of extension, the pitfall often lies in obtaining planning permission. Proposed designs may be seen to be overbearing or impact your neighbours' privacy or block natural light, so seek specialist advice right at the start of this type of project. You'll need full planning permission to carry out this build and councils may have different guidelines, both on the look and size of your extension, too. For example, you may be required to use similar materials to the existing house, and adhere to certain boundary restrictions. Find out if other homeowners near you have recently completed similar renovations, so you can get an idea of what kind of plans are more likely to get approved and speak to them about the process.

While a double-storey extension can be a large investment in both time and money, Oliver Leech, director at Oliver Leech Architects explains that it can be cost effective, too. "You are already building the foundations for a single-storey extension, so the price per square metre of a double-storey design will be more efficient as a result."

Without the option of having skylights, it is important to design your kitchen carefully so bringing a kitchen designer and architect on board together early on will help. They can work closely to make sure you have the most efficient layout.



Photography: Will Scott Photography



"WHERE NATURAL LIGHT IS LIMITED, IT IS A GOOD IDEA TO PLACE APPLIANCES AND CABINETS IN DARKER POINTS OF THE KITCHEN SO THAT WORK SURFACES CAN BE INSTALLED IN THE WELL-LIT AREAS."

Oliver Leech, director, Oliver Leech Architects

left Costing £240,000, this double-storey extension by Oliver Leech Architects, was built onto a semi-detached home in Surrey to create an open-plan living space and a new bedroom upstairs. While it mirrors the original structure of the property, the façade has been designed with a modern twist.

This contemporary kitchen was designed to sit within the new extension, with the sink placed by the window. >





This wraparound extension, by Create Bespoke and Alexander Owen Architects, is made from an industrially-chic combination of reclaimed red stock brickwork with steel-framed glazing. It consists of a large open-plan kitchen-dining area, galley-style utility, and boot room. The budget was around £500,000.

Photography: Will Scott Photography



A custom-made walnut dining table on steel black powder-coated legs stands in front of this impressive 5m-long banquette seating, upholstered in a vibrant palm leaf-detail fabric.

The wraparound

Combining both a rear and side extension, a wraparound extension can markedly increase the square footage of your ground floor. By gaining this additional space, you can not only boost the size of your kitchen and living areas, but there are possibilities to add a utility or boot room, too.

It is worth considering how much of the extension you would want to be made up of glazing, versus other materials such as brick and render. "Quite often if you extend down the side, and you have neighbours close to you, there's a good chance you'd be overlooked, so you lose a bit of privacy," says Andy Young, founder and director at Create Bespoke. "Also, if you have access to your garden down the side of the house, this would potentially be lost, so must be factored in early."

As you would likely gain a substantial amount of floor area with this type of extension, there are fortunately plenty of kitchen layouts to choose from. "You could opt for an L-shaped design to fit within the new space," suggests Andy. "Some people have the scope to go back quite far in their wraparound, in which case the kitchen is usually designed within the rear part, rather than the side. In other properties, if you don't have as much room to go back, then you may be looking at having the units on the side in a type of galley-style arrangement," he explains. KBB

"PLANNING RESTRICTIONS VARY FROM PLACE TO PLACE, SO YOU MUST CONSULT WITH AN ARCHITECT BEFORE YOU START A BIG PROJECT. THEY'LL ENSURE YOUR DESIGN FITS WITHIN THE COUNCIL GUIDELINES FOR YOUR AREA."

Andy Young, founder and director, Create Bespoke

In Stefanie's RADAR



Easy changes
In these colder months I'm ready to embrace the moody and glam side when it comes to my bedroom lighting. I've got my eye on the Oxide easy fit navy blue shade with gold speckle, £24, Där Lighting. It reminds me of the night sky.



Green updates
Growing up, my grandmother had lots of trailing plants around her home – but somehow they always lived in pots that I'd readily describe as ugly (sorry, nan!). This little friend not only taps into the desire for more greenery in our homes, but also the celestial trend. I'm a fan. Celestial Moon hanging planter, \$12, from Red Candy.

Hunkering down
If you, like me, I'll happily spend hours in bed reading, watching dramas, and simply snoozing, this Janus bed from Hommès Studio, around £7745.68 (£6640), would truly make me never want to get up again.