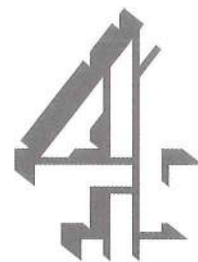


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OLD HOME, NEW LIFE

According to the latest figures, 86 per cent of England's homes were built before 1990. Here are 10 ways to give your period property a modern update **Words Luke Tebbutt**

CREATE A CONTEMPORARY CONTRAST

A modern design could be the best approach if you are extending a historic building, as seen in this glass addition to a Grade-II listed Cotswolds home by Jonathan Tuckey Design (020 8960 1909; jonathantuckey.com) and Eastbrook Architects (01451 830 541; eastbrookarchitects.co.uk).

'It's a solution that planners have come to see a lot of sense in, especially when a building is protected. We find that the higher a building's listing, the more planners encourage a contrasting approach,' says Jonathan Tuckey.

This glass was chosen for what Tuckey calls its 'almost liquid quality', which reflects

the surroundings during the day and seems to disappear into the darkness at night. A lightweight single-ply roof was used to remove the need for bulky support columns.

'The challenge with historic buildings is to work with a form, size and material that will be complementary and have a degree of subservience,' says Tuckey. 'You have to look hard at what the existing home is telling you to do. The finished addition should always look as though it is specific to that place.'



INCORPORATE INDUSTRIAL GLAZING

The beauty of steel-framed doors and windows is their versatility – they can be used internally or externally, and look as good in warehouse conversions as they do in Victorian or Georgian homes.

'Metal-framed windows and doors are ideal for open-plan living because the thin profile helps divide the space, yet the glass maintains a flow of light,' says Chris Eaton at Stiff+Trevillion Architects (020 8960 5550; stiffandtrevillion.com), which added a 1.5x1.7m steel-framed window to an existing opening in this London home, at a cost of around £3,000.

'Steel-framed glazing needs meticulous detailing to avoid thermal bridging (cold spots where the window or door meets the wall), plus it is more difficult to adjust on-site than timber windows,' says Eaton. You also need to consider longer lead times, which can be around 12 weeks.

For a similar look, try Crittall (01376 530 800; crittall-windows.co.uk).

Dirk Lindner; Kilian O'Sullivan; Eric Rorer

► USE SLIDING DOORS

Barn-style doors mounted on a runner work well as a rustic counterpoint in a contemporary interior, although the bulky hardware can overwhelm a smaller room, so they are best used in larger spaces. This Californian renovation by Artistic Designs for Living (+1 415 567 0602; adslf.com) incorporated a sliding door to create a relaxed division between a bedroom and an open-plan living room.

'We wanted to separate the living area and the private space, but a typical door would not have provided the sense of symmetry or interest,' says Tineke Triggs at Artistic Designs for Living. 'The biggest challenge with a door like this is that it's harder to lock, heavier, and requires more wall space.'

Invest in the best-quality hardware you can to ensure a smooth glide, and, as a rule of thumb, make your door 15cm taller and wider than the opening. Häfele's Classic Flat Track system costs £237.20 from Locks Online (0845 230 0201; locksonline.com). For vintage doors, try Retrouvius (020 8960 6060; retrouvius.com), or get the look for less with the cottage panelled knotty pine door, £38, B&Q (0333 014 3098; diy.com). →

