

## INDUSTRIAL

## INSPIRED

Featuring a mix of raw textures and eclectic vintage finds, this contemporary side-return extension has provided Brooke Copp-Barton and her family a versatile kitchen-diner packed with practical finishes and bags of character >

Words and styling: Louise O'Bryan. Photography: Megan Taylor



↓ Brooke Copp-Barton, who retrained as an interior designer after 20 years in advertising, had a clear vision for the property.



“Gardens are such a premium in London, especially when you have kids,” says Brooke Copp-Barton, who faced the dilemma of needing to improve the impractical layout of her Victorian property’s small kitchen without losing a large chunk of the outdoor space luckily afforded to the rear of the house. Running her own interior design practice, Brooke lives with her husband Joel, who works in finance, and their children Eleanor, six, and Seb, four. It took the family eight years to decide it was time for a change – by which point they were exasperated with the existing dark galley kitchen, which was cut off from the rest of the house. “A shoddy lean-to had been built in the side return before we bought the house, but the thick external walls had been retained, so it was a poor use of space,” recalls Brooke. “We were desperate for a light and airy open-plan kitchen-diner with more space for our growing family, but without losing any of the garden.”

Although Brooke, who retrained after 20 years of working in advertising, has only been working on clients’ interior projects for around a year, she admits she’s always had a passion for interiors – and had a clear vision for her home from the start. “At the project’s early stages we sought advice from an architect and structural engineer to draw up plans for the side-return extension complete with a glass roof. Plus, they helped guide us through applying for

“If I could go back and change something, I would have planned the lighting better. I realise now that our symmetrical pattern of spots on the ceiling does not direct light into the areas where we actually need it. Also, layering light is important – ours isn’t too bad, as we put different lights onto different circuits and have added a lamp on the bookshelf, but I would have done it differently in hindsight!”  
**Brooke Copp-Barton, homeowner and interior designer**



Grey steel-framed sliding doors from Maxlight can be moved either way, creating a versatile layout for the family. A bank of dark units at the far end of the island neatly conceals the fridge and built-in ovens. A joiner made the sleek flat-fronted units to Brooke’s own design, which was inspired by Bulthaup kitchens.

## THE FACTS

**Who?** Brooke Copp-Barton, her husband Joel, and their children Eleanor, six, and Seb, four

**What?** Side-return extension to create open-plan kitchen

**Where?** Chiswick, west London

**Cost?** Around £154,000

**Time?** Five months



A large kitchen island with storage below and space for barstools, from The Old Cinema, was designed to separate the cooking area from the play and dining zones. Cool industrial materials, such as a concrete floor and the stainless-steel surfaces, from MPM, have been offset by cosy textures, rustic wood, and vintage lighting. For similar flooring, try Lozenby.

↓ Inspired by the functionality of professional restaurant kitchens, Brooke decided stainless-steel worktops were an incredibly practical option. She also decided to go for a slightly thicker-than-average worktop to create a point of difference and enhance the juxtaposition of the hard, modern surfaces within the period property. For a similar Coca-Cola sign, try allposters.co.uk.



planning permission from the local authority," she says. "I then took over the kitchen layout and interior design, as I was on maternity leave with Seb – so the timing worked." The planning process included a party wall survey, but thankfully there were no issues and the application was approved within 12 weeks, ready for construction to begin.

Builders MDCI knocked out the walls at the side of the kitchen – where the new extension was added – and turned an old window into a doorway leading to the living area. The back of the property was also knocked out and replaced with new sliding glass doors including the addition of steel frame that supports the remodelled house.

The previous owners had converted the loft, so the family set up a makeshift living space upstairs while five months of construction took

place. Although this was one of the biggest challenges they faced, particularly with two small children, it proved to be a great decision. "Not only did we save on the cost of renting and the upheaval of moving, it also meant we were there the whole time to keep an eye on progress and make decisions as needed," Brooke says. "However, living on site during the structural stages did get a little hairy, as at one point the whole house was being held up with posts. We had to remove a chimney breast and put supports in to maintain the chimneys upstairs as well."

While Brooke gained inspiration from magazines, blogs, and Pinterest, her love for the hard-edged industrial style was the biggest influence when it came to the interior design. "We needed a practical kitchen that would withstand the onslaught of kids," she laughs. ▶

## DESIGN EDIT



**1** Hoxton glass cone pendant, £40, Garden Trading [garden trading.com](http://garden trading.com)

**2** Vorshel 120 watt red stand mixer, £74.99, Daru.

**3** dom.co.uk

**3** Black Asquith tile, £4.17 each, Bert and May.

**bertandmay.com** **4** Seamstress stool, £115, Vincent and Barn. [vincentandbarn.co.uk](http://vincentandbarn.co.uk)

The rustic dining furniture from Quirky Interiors adds warmth to the cool industrial textures. The vintage light – Brooke's pride and joy – is eagerly protected from any balls being kicked about in the garden. For similar prints, try Etsy.



"We've achieved the perfect balance of modern and eclectic to create an incredibly easy living space."

↓ Pops of red, Brooke's favourite colour, tie the room's areas together for a cohesive feel, while a Moroccan-inspired wool rug, from Francesca Gentili, and luxe velvet sofa offer touches of comfort in the seating area.

"Something that is not too precious and easy to clean, so a robust and industrial style fitted perfectly." The couple picked a concrete floor, which extends into the garden, to create a small terrace outdoors and set a neutral backdrop for the pops of vibrant colour inside. Rustic textures such as brick and metal are dotted through the kitchen but are combined with cosy touches – for example in the form of the rug, velvet sofa, and use of reclaimed-style wood – to help soften what could have been a hard appearance. The industrial theme continues in the bespoke units' stainless-steel surfaces, and Brooke added geometric encaustic tiles at the last minute. "I felt the largely monochrome scheme needed an injection of pattern," she says. "And I wanted to bring in a more tactile, imperfect texture to offset the clinical worktops and slick concrete."

A joiner built the open shelving and dark floor-to-ceiling units – which conceal the integrated fridge and house the ovens – to Brooke's design, which was inspired by Bulthaup kitchens. "As this is a busy home rather than a show kitchen, it was important the design reflected us as a family. The space needed to be warm, inviting, and look and feel lived in."

As the children's toys and craftwork sit alongside family photographs, vintage lighting and statement pieces give the room style and personality. Aspects of the kitchen's interior also help zone the space. "We've used storage, furniture, and lighting to clearly mark out the seating, eating, and cooking areas, giving the room an organised layout," Brooke explains. "Going open-plan has totally changed the way we interact as a family and brought us closer together. We've achieved the perfect balance of modern and eclectic to create an incredibly easy living space connected to the garden." ▶



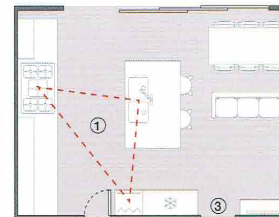
The open-plan space has been cleverly zoned using furniture to define the separate areas. The TV and play area, for example, is sectioned off by the sofa, from Sofa Workshop, while bespoke shelving designed by Sofa Workshop, while bespoke shelving designed by Brooke connects with the laid-back look of the open shelves in the cooking zone.



"We engaged a quantity surveyor who helped define the budget and armed us with the facts before speaking to contractors. This proved priceless when it came to selecting the builders, as there was a vast difference between the four quotes we received – but the surveyor's guidelines helped us make a decision. We didn't go for the cheapest, but for the one we felt most comfortable with doing the job."  
**Brooke Copp-Barton,**  
 homeowner and  
 interior designer

## THE PLANS

The large island sits in the middle of the room, clearly separating the dining and living areas in the open-plan space.



- 1 Ergonomic triangle** Thanks to the generous dimensions, there will be no tripping over each other if two people are working in the kitchen.
- 2 Corner window panel** Lots of glass allow sunlight to flood the space and connect it to the garden.
- 3 Pantry** Tucked away next to the working area, the pantry frees up kitchen space and provides storage.

## SOURCE BOOK

### Construction and bookshelf joinery

MDC1 07810 110105

### Kitchen units and joinery

Hyatt Kitchens

020 7228 0786, hyattkitchens.co.uk

### Interior design

Brooke Copp-Barton Home Interi

Design 07768 015802, home-interiordesign.co.uk

### Flooring

For similar, try Lazenby 01935 700306,

lazenby.co.uk

### Worktops and integrated sink

MPM 01582 562811

starlesssteelworktopsuk.co.uk

### Appliances

Range cooker, extractor, integrated

fridge and dishwasher, all Smeg 0344 557 9907,

smeguk.com

### Wall tiles

Bert & May 020 3744 0776,

bertandmay.com

### Glazing

Doors and glass roof, Maxlight

020 8896 0700, maxlight.co.uk

For full stockists details, see page 156

