

**W**

hen it comes to kitchens, you can just never have enough space. Not only does having a larger room allow you to create a multifunctional area, but it also helps bring family and friends together. If your current layout doesn't offer the extra space you crave, consider a kitchen extension rather than the cost and hassle of moving. 'Adding an extension instead of relocating saves on stamp duty and moving costs,' confirms architect Lizzie Webster of Fraher Architects. 'It enables you to create a bespoke design that supports your family's needs, adds value to your home and is a project the whole family can get involved in.'

The next step is to determine which type of extension. 'This will be mainly controlled by budget and planning constraints,' adds Lizzie. 'There is a whole myriad of options that are allowed under permitted development - full width rear extension, infill, stepped and so on. However, if you live in a listed building or within a conservation area, then the options will be more limited and controlled by the conservation area and local planning authority's guidelines.'

Alternative designs that may be more suited to a period property and urban homes include side returns, glass box extensions and wraparounds that comprise a side return plus rear extension. Ask local estate agents how much potential value the new space could add and what the ceiling price is for your postcode. This way you can make sure you're not spending more than you would make back.

Reuben Spiring, of Spiring Design, recommends using a design and build company or an architect for initial plans. 'Give them a firm budget to work within,' he says. 'There's no point drawing up all-singing, all-dancing plans only to find this is double the budget. Ask your builder about the internal fit-out costs too, as this could cost as much again as the build and don't underestimate the importance of doors.' Crittall doors are currently popular, as are sliding and bi-fold options that open up the kitchen onto the garden with a seamless flow.

The process of getting planning permission if needed should only take about eight weeks according to Robert Burnett, head of design at Kitchens by Holloways. 'If needs be, most councils offer a pre-application service for a small fee and, prior to starting work, you will need to notify the local council of your intention to start building. After it's built, the council will issue a completion certificate to show it complies with current building regulations. This is required even if you don't need planning approval.'



**DOUBLE VISION**

In order to maximise the internal space of this period property, Fraher Architects looked to frame two alternative views from the house to the garden, producing something visually different to the traditional rear box extension. The kitchen joinery is by their sister company, Shape London, with prices for similar projects available on application



PHOTO: ADAM SCOTT