

THE REVIVAL OF AN EDWARDIAN FAMILY HOME

When two people with a passion for renovating got together, a major project was inevitable. Tempted by an unpromising property in west London, they made it their mission to transform it into a stunning space...

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HOME PROFILE

WHO LIVES HERE

Barbara Knill, her husband David and their 18-month-old daughter Willow. The couple run development and project management company Bunny Hall, while Barbara also works in sports marketing and David works in property finance

THE PROPERTY

A four-bedroom terraced house in Chiswick, west London

KITCHEN

This page and opposite Barbara and David (pictured) designed the layout with practicality in mind. 'We can stand at the sink with the dishwasher and bin at either side of us, then turn around to the hob,' says Barbara. Pearl Jasmine splashback and worktop, Silestone. Brass brackets and handles, Plank Hardware →



'OUR ARCHITECT SUGGESTED THE PITCHED ROOF EXTENSION. WITH SO MUCH GLASS, WE HAVE PLENTY OF LIGHT IN HERE'

Light and flow were the answer to making our terraced home feel bigger,' says Barbara Knill. 'Our first, and most impactful, idea was to replace the living room wall with internal Crittall glazing to visually open the space and brighten the dark and narrow hallway.'

Barbara was looking for her next project when she met her husband David, who she was delighted to find was also considering his next renovation. 'We came together with a passion for renovating so were quite happy to spend our time scrolling through Rightmove and daydreaming,' Barbara recalls with a smile. 'I'd already renovated my London flat and a chapel in Wales with my mum before I met David, who'd done up multiple properties.'

While living together in David's west London home, Barbara found a demanding renovation opportunity in nearby Chiswick that neither of them could resist. 'The house wasn't great as the owner was a hoarder,' she remembers. 'Actually, it was so bad that when I showed a builder round to get a quote, he asked if we could step outside as he felt nauseous. But for David and me it's awfulness was its charm – we were excited at the prospect of bringing the property back to life.'

In fact, they were so excited, they began talking to builders, Hibbs London, before they'd even completed the sale. 'The builders recommended contacting architects Are8 Projects about their plans to add space to the house with a pitched glazed rear extension and loft dormer. But the couple also had more dynamic ideas.'

'Rooms on the first floor had 2.5m-high ceilings, so it was no problem to lower them by 22cm,' says Barbara. 'Doing this enabled us to achieve a height of 2.3 metres in the loft with floor-to-ceiling glazing and two proper double bedrooms, instead of one of them being crammed below the eaves. This was one of our greatest successes – it feels like a proper floor rather than a loft add-on.'

With the main staircase running across the middle of the house, the front and back rooms on the first floor were cut off from one another, so Barbara and David played around with the layout. They turned the old →

KITCHEN

David chose a German kitchen brand for its engineering quality, having used it in a previous home. Neutral colours allow the framed artworks and striking ceiling light to do the talking. The pew is from a Welsh chapel that Barbara renovated with her mum. **Kitchen**, Rempp. **Bow Tie chandelier**, Pooky. **Bar stools**, Cult Furniture



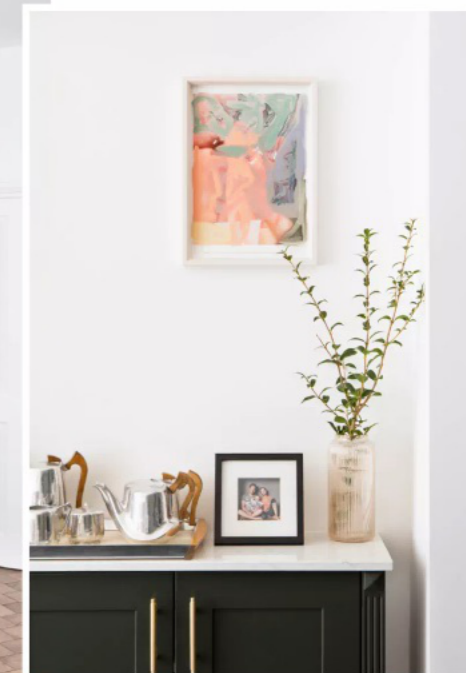
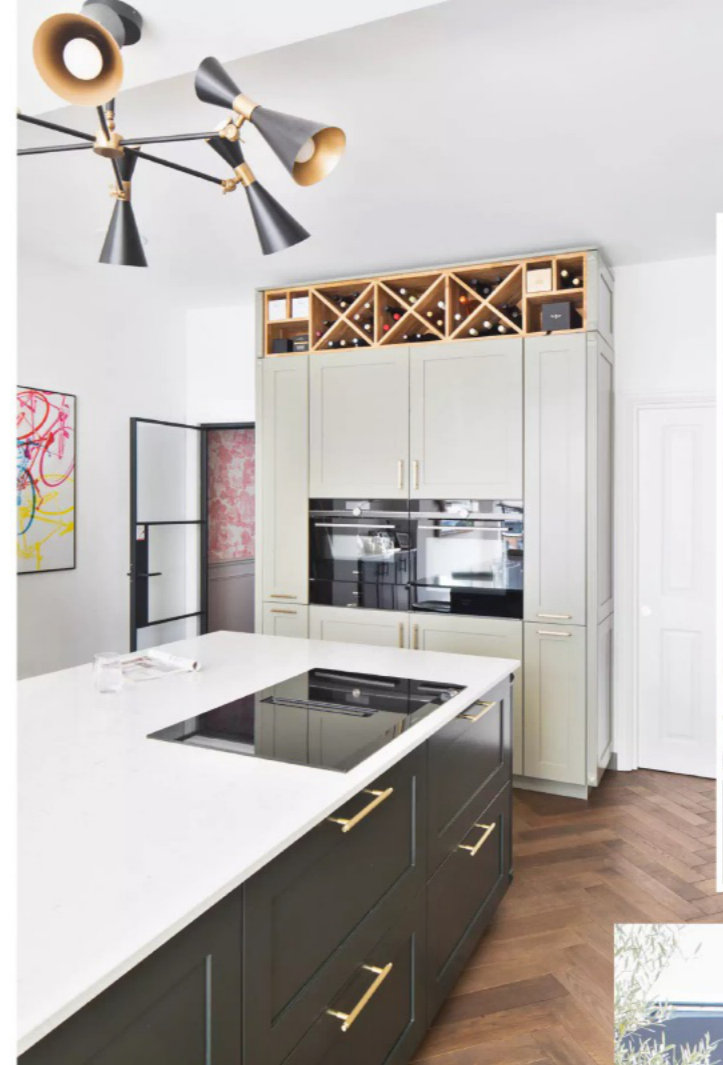
KITCHEN

This page and opposite, top left Kitchen units are painted in keeping with the family of neutrals in the house. The rich brown herringbone floor runs throughout downstairs. **Cupboards** in Treron, Farrow & Ball. **Island** in Stable Green, Paint & Paper Library. **Opposite, top right** The abstract artwork is by Daisy Billowes

EXTENSION

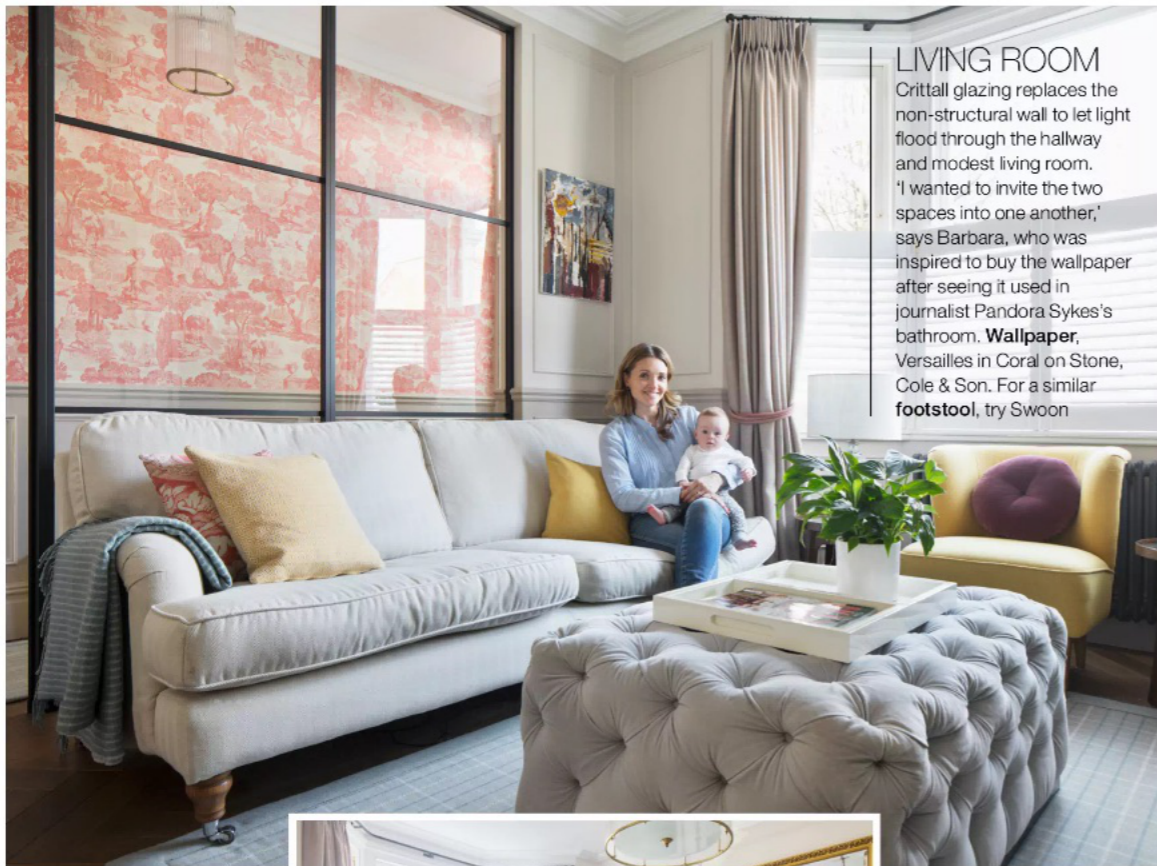
Opposite, bottom left Thanks to the Crittall glazing that rises from the ground floor all the way up to the loft room, the new extension blends into the existing house. 'Our architects, Arc8 Projects, suggested the pitched roof extension – and all credit to Rik because with so much glass, we have plenty of light and volume in here'

BRASS DETAILS
IN THE BRACKETS
AND HANDLES
BRING THE NEUTRAL
COLOURS TO LIFE



GARDEN ROOM

The charcoal grey cladding and Crittall glazing of the garden room, which David uses as an office, match the tone of the house. He trains on and stores his static bike in a void beneath the floor →



LIVING ROOM

Crittall glazing replaces the non-structural wall to let light flood through the hallway and modest living room. 'I wanted to invite the two spaces into one another,' says Barbara, who was inspired to buy the wallpaper after seeing it used in journalist Pandora Sykes's bathroom. **Wallpaper**, Versailles in Coral on Stone, Cole & Son. For a similar **footstool**, try Swoon



bathroom into a luxurious walk through wardrobe, linking the front main bedroom with one of the back bedrooms, which is now the couple's ensuite. For flexibility, they've made it Jack and Jill style, so there's access from an adjoining back bedroom if needed later on.

Downstairs, Arc8 Projects architect Rik Hall suggested how to improve the flow around the central staircase. 'He came up with the idea of putting a cloakroom and buggy park beneath the stairs, which leads through to a utility room off the adjoining kitchen,' Barbara explains. 'No space is wasted – we have access on both sides of the stairs as there's a hidden door set into the living room wall panel as well.'

As soon as contracts were exchanged, Barbara and David submitted their planning application, and the day after completion they were ready to start the build. In March 2020, work came to a halt due to the pandemic. 'We were delayed for a few weeks while we all got to grips with what we were allowed to do,' remembers Barbara. 'David and I juggled the

project while working from home with our full-time jobs, but the builders were able to restart work in the lockdown.'

Ever since she'd fallen in love with period properties as a child, Barbara had been thinking about interiors and her ideas had been brewing for years. But it wasn't until she peeled back the wallpaper in the hallway that everything fell into place. 'Discovering the original pink toile de Jouy was the trigger to my scheme,' she explains. 'I loved the richness of the pattern and its coral red colour so I sourced something similar – Cole & Son's Versailles wallpaper. The print offers a lovely warm welcome and makes a real statement

when seen through the Crittall glazing in the living room.'

Barbara settled on Little Greene's Joanna, a pale taupe with pink undertones, as the base colour throughout the house. Rolling Fog is used mainly on the lower wall panelling, the staircase and sitting room joinery, while window joinery is in Shirting, both also by Little Greene. In the kitchen a grey-green shade (Farrow & Ball's Treron) was

chosen for the cupboards, with panelling added for character. Most of the couple's furniture came from their previous homes, including collectibles such as the living room drinks trolley and an antique sunburst mirror.

Barbara and David's joint project has impressed, and bemused, neighbours – as well as sparking their own development and project management company, Bunny Hall. 'The way we've added space and flow makes people on our street think our house must have been different from theirs at the start, but it was the same,' says Barbara. 'It's been fantastic doing this renovation together – we're really proud of what we've achieved.'



LIVING ROOM

This page The north-facing room feels cosy thanks to a reclaimed Edwardian fireplace and tiles that echo the pink in the hallway wallpaper. The panelled wall on the right, next to an inherited drinks trolley, hides a door to the utility room. **Fireplace**, Firecraft West London. **Rug**, Anta. For a similar **chair**, try Dunelm. **Opposite, centre** An elegant chandelier makes a statement. **Artemis chandelier**, Pooky →

'WE WERE EXCITED ABOUT BRINGING THE HOUSE BACK TO LIFE'

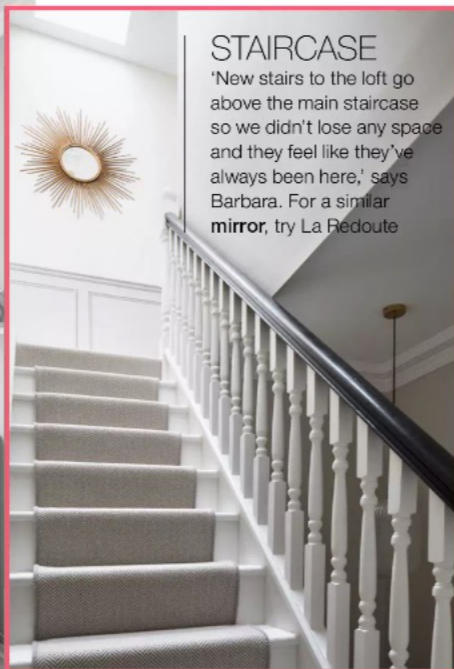
NURSERY

Walls are painted in a soft green, chosen to work whether the room remains Willow's bedroom or is turned back into an office. The multi-purpose cot can be converted into a junior bed. **Walls** in Pearl Colour – Dark, Little Greene. **Cot**, Olive Furniture



STAIRCASE

'New stairs to the loft go above the main staircase so we didn't lose any space and they feel like they've always been here,' says Barbara. For a similar **mirror**, try La Redoute



BEDROOM

The salvaged Victorian armchair has been reupholstered and the small cushion is also bespoke. 'David and I had a date night in Peter Jones to find a fabric to go with the living room wallpaper,' says Barbara. **Armchair** in Vaughn, Colefax & Fowler. Small **cushion** in Coromandel Meredith Coral, Nina Campbell



BEDROOM

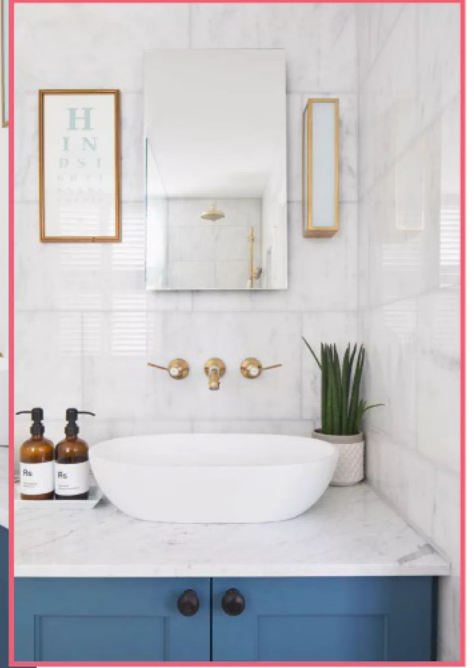
'Our bedroom is like a boutique hotel suite where we've balanced the masculinity of the panelling, dark blue wardrobes and charcoal lighting with softness in the textiles,' says Barbara. Hooked **wall lights**, Buster & Punch →



BATHROOM

This picture and right

Floor-to-ceiling Carrara marble tiles give the luxe feel of a hotel bathroom. Bespoke cupboards by Richard Cullinan Joinery are painted in Hicks' Blue by Little Greene to match the bedroom wardrobes. **Tiles**, Stone Deals. **Towel radiator**, Bisque. **Taps**, Axor. **Cloud basins**, Waters Baths of Ashbourne. **Wall light**, Astro



OFFICE

More Crittall glazing, reaching an impressive 2.3m high, gives fabulous elevated views across London. **Desk lamp**, Pooky **HB**

