

↑ THE COMPLETE HOME IMPROVEMENT MAGAZINE

REAL HOMES

Incorporating
Move or Improve?
magazine

New
regular section!

REAL EXPERT ADVICE
ALL YOU NEED TO
RENOVATE, EXTEND
AND IMPROVE
YOUR HOME

MARCH 2009 £3.20

REAL SOLUTIONS

KITCHENS

Your questions on extensions answered

BATHROOMS

Simple ways to create a new layout

BEDROOMS

Two dated rooms redesigned

GARDENS

Easy updates for your outside space

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AT Bhs – PLUS
MUCH MORE!

REAL DECORATING

**Latest spring
colour trends**

NEW WAYS WITH BLUE, YELLOW AND GREEN

**THE BEST
REAL PROJECTS**

Transformed family home,
remodelled Victorian terrace,
renovated apartment,
extended 1960s house

239

**GREAT SHOPPING
IDEAS – FROM
UNDER £5!**



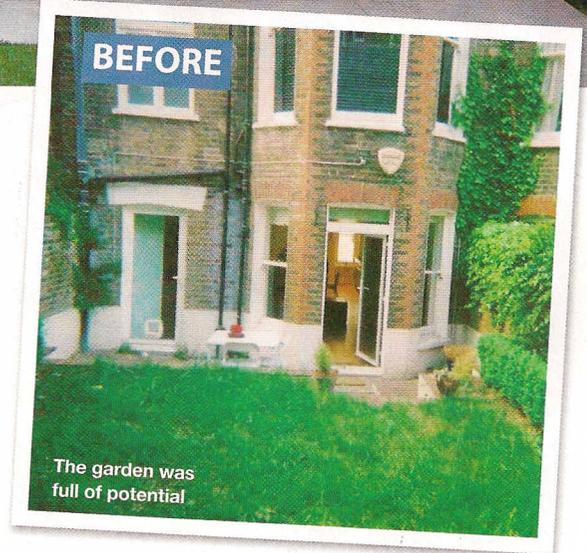
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The couple employed a garden designer to create this stunning multipurpose space

Transformed! OUTDOOR ENTERTAINING SPACE

After living in their home for two years, Jessica and Chris Salmanpour decided it was time to make the most of their outdoor space



The garden was full of potential



FACT FILE

THE OWNERS

Jessica (left) a mentor for business consultancy Professional Success, and Chris Salmanpour, a business development manager for computer firm Microsoft. They have lived here since 2006

THE PROPERTY

Two bedroom, ground-floor flat

THE LOCATION

Maida Vale, London

THE PROBLEM

When Jessica and Chris moved into their apartment the garden was at the bottom of their list of priorities to update. It was overgrown and strewn with mess including piles of old slates. They didn't use the outdoor space at all for two years.

THE SOLUTION

Employ a garden design company to make better use of the space, including entertaining and relaxation zones. Create areas that can be used all year

round, including a garden lodge and weatherproof seating.

HOW IT WAS DONE

'We'd been living in our apartment for two years and never actually been to the end of the garden! Because it was so overgrown we never used it or even went outside. To be honest, we ignored it instead of just dealing with it. However, two years on, we decided we should make better use of our outdoor space. The garden was actually 60ft long, so there was plenty of potential. ►

'We knew it was too much to tackle on our own so we did a lot of research online for garden designers. We asked four companies to come up with plans, three of which submitted very similar designs. One, however, stood out because it was so different from the rest and immediately looked like the ideal solution, this was from Earth Designs.

'Our brief from the start was to treat the garden like a sophisticated outdoor room. There had to be space for dining, entertaining and relaxing. Katrina, the designer, proposed a patio area with built-in seating and pergola-like structures, which immediately appealed because they acted as a privacy screen from neighbours. The design also included an outdoor room at the end of a lawned area and lighting so we could be out there into the night.

'We decided to go ahead and budgeted around £40,000 to cover the cost. Work started in January 2008 and took three months in total. There was a lot of disruption. There's no rear access to the garden so everything had to be carried through the flat. However, we always knew this was going to be the case so we were prepared.

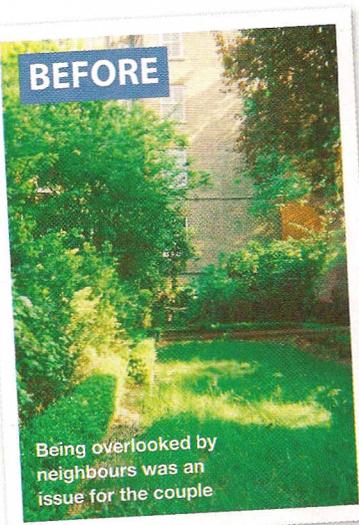
'The work progressed quickly with the site first being cleared and then the structures put in place, followed by the patio, planting and lawn. The outbuilding was designed by Garden Lodges and they worked alongside the team from Earth Designs to get it installed. It's in the perfect location as the end of the garden is in shade from neighbouring buildings and mature trees, so we're not missing out on a sunny spot by having it there.

'As with any project, there were a couple of hiccups, mainly the rain! It basically hampered any work with electrical equipment for a while but there were no major delays as there were plenty of other jobs to be done.

'Our new garden has completely changed the way we live. We are always outside, whether it's for a morning coffee, a romantic dinner or a barbecue for 15 friends. I use the garden room for meditation all year round and as long as it's not raining, we tend to be outdoors.

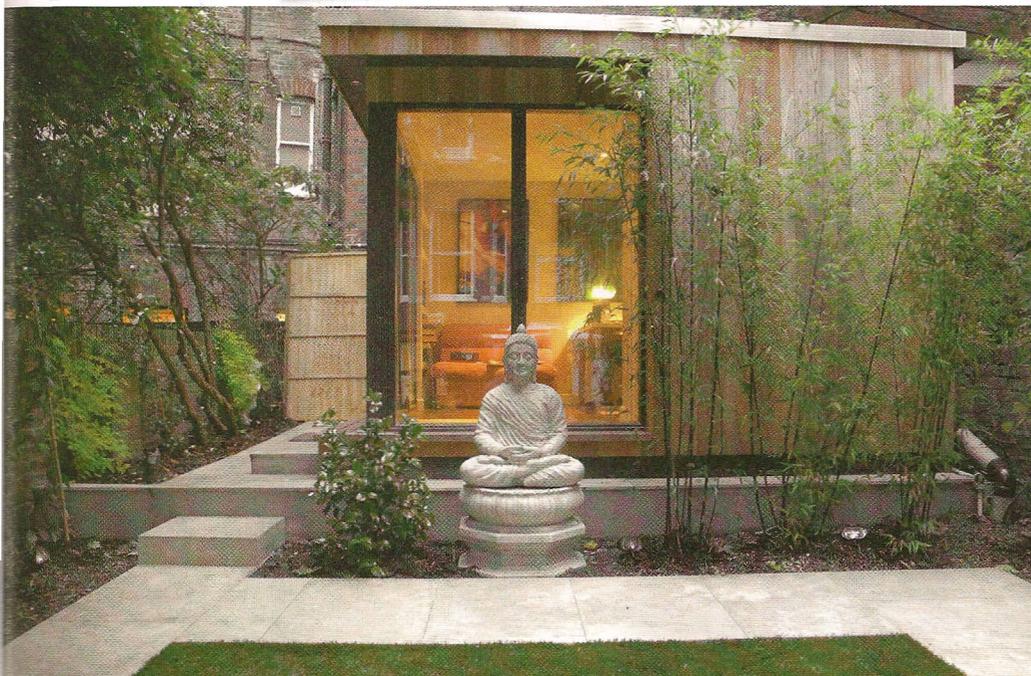
'The planting is easy to look after and the lawn is AstroTurf so we don't have to worry about keeping it neat. The cushions in the seating area are weatherproof so they can just be left outside. I just can't believe we ignored this space for such a long time.' 

'We are always outside, whether it's for morning coffee, a romantic dinner or a barbecue for 15 friends. The garden has completely changed the way we live'



Far right
The outdoor seating was designed by Panache Interiors to survive any weather

Below
An outbuilding, from Garden Lodges, has been positioned in a quiet corner to allow Jessica to use it for her meditation



COSTS

PERGOLA STRUCTURE	£9,000
PAVING	£8,000
FENCE	£1,500
SEATING	£2,500
LIGHTING	£3,500
PLANTING	£3,000
LAWN	£2,500
POTS/ACCESSORIES	£2,000
MISCELLANEOUS	£8,000

TOTAL £40,000

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