

KITCHENS BEDROOMS & BATHROOMS

INSIDE:
must-have
renovation
checklist

OPEN PLAN OR BROKEN PLAN?

How to zone your kitchen space to suit
the whole family (*and visitors too*)

COVER STORY

*“We wanted to create
comfy niches with areas for
living, dining, and chilling
out with friends and family”*

BE OUR GUEST

Clever ideas
to kit out
your spare
bedroom

WARM AND COSY

Heating solutions for
every room that look
as good as they feel

Howe party

49+ PAGES FILLED WITH INSPIRING REAL
HOMES MADE FOR ENTERTAINING

* Trending...
Smart home hubs.
Quiet appliances.
Statement cutlery.
Secrets to the best
night's sleep.



WHEN TWO BECOME ONE



This exterior of the property shows the modern glass link Pippa designed to connect the two converted barns.

Pippa and Scott Paton renovated two connecting barn conversions into one impressive property – the ideal space for their dream home design to come true: an open-plan kitchen-diner-living space oozing style, comfort, and practicality ▷

Words: Victoria Jenkins Photography: Will Goddard



THE FACTS

Who? Pippa and Scott Paton with their children Max and Scarlett, plus sprocker spaniel Summer and three cats
What? New kitchen as part of a barn conversion refurbishment
Where? Oxfordshire
Cost? Around £30,000
Time? Two years

The table is an old steel workbench from an antiques warehouse with an additional end section specifically built so it can accommodate up to 20 people. The Murano glass chandeliers are vintage. Sheepskin throws, Cox & Cox; oak flooring, Town & Country Flooring in Burford.



The Patons were not permitted to demolish the left-hand wall of the kitchen, so they built two more walls to create a utility room doubling as a second kitchen behind it, plus a pantry at the far end. The door to the new space had to be slightly offset so the wall to the left of it was big enough for the iron vintage French café sign.



The splashback is made of oxidised steel, bespoke from Eskimo, and treated so it won't rust. "All it needs is a wipe-down from time to time," says Pippa. Below, an upstand and a raised shelf, made from Corian, were built in for storage. Jars and pots, vintage finds, for similar, try Ebay.



What could possibly be better than living in a barn if you love country life? Well – how about living in two? When interior and spatial designer Pippa Paton and husband Scott, who work together, bought two Grade II-listed barns in Oxfordshire, they were joined together by a non-habitable garage and utility. The couple planned a spacious home for them, their children Max and Scarlett, sprocker spaniel Summer, and three cats by connecting the separate entities together. Top of the wishlist? An open-plan kitchen-dining-living space. However, with the smaller barn mostly in its original state except for a small flat and the main barn having been poorly converted, they had lots to do. Here, Pippa explains how they created their perfect space...

What were the first stages?

"Our previous home was a Grade II-listed farmhouse, so Scott and I have always liked this type of heritage property. However, to get this one right, we had to live in the larger barn for nine months while awaiting listed

"It has been the perfect opportunity to create an incredibly welcoming space we love to live in."

building consent from the local authority to make changes to the layout and design. Then we moved into the second barn and began work on the first. We had to reconfigure the layout – our plans included modernising each space and reworking the layout to get rid of lots of compact rooms on the ground floor to create a large open-plan design. We rewired, replumbed, redesigned an interior glass balcony overlooking the dining area, moved the staircase and front door, and laid underfloor heating. But the biggest change was removing almost every wall and door to create the kitchen-dining-living space in what originally was the sitting room. It took nine months before we could move in properly and we then began redesigning the second barn and building the glass-fronted split-level corridor with views out into the garden that links them.

What was your vision for the kitchen?

I wanted it to be highly functional with an eclectic look, but Scott and I were conscious of keeping the costs down too. The kitchen and dining area both have space for lots of children because our kids' friends often stop by. We also wanted to entertain. The emphasis was on an efficient, fun, and quirky space and making best use of our budget.

Why did you choose this layout?

We only retained the original kitchen – it is now a utility and boot room doubling as a back kitchen with a large sink and second dishwasher – and ran the new one perpendicular to the dining space, due to a structural wall we were not permitted to demolish. The dining area directly beside the kitchen, in the larger barn's double-height ▶

DESIGN
EDIT

1

↓ Pippa placed the Mercury **range cooker** at the far end of the island so she can see her family and guests when they're in the open-plan room.



main part, can seat around 20 people. This is where the original open-air entrances, big enough for farm carts, were. The antique table is incredibly heavy. I had a smaller version made to add on to the end, to seat more people. We made a conscious effort to utilise light and volume to create a room we can enjoy on a daily basis. We always imagined it to be a place to socialise, both as a family and with friends.

Can you explain the décor?

I wanted an industrial-luxe feel, as demonstrated by the large, vintage Murano chandeliers above the steel dining table. I designed a minimal look for the kitchen, with built-in cabinets made by my joinery team and a long open-sided stainless-steel island to store crockery, pots, and pans. It was built by a medical furniture company, and we reclaimed Carrara marble from the old pantry to divide the working and dining zones. The oak barstools came via a reclamation yard from a bingo hall and I spray-painted them and reduced the height so they fit under the island. The iron French vintage café sign is also reclaimed – we travel a lot and tend to bring back fascinating items. I chose a sheet

of oxidized steel for the splashback, as it was different and went with the look I was trying to achieve, and the kitchen's seamless resin juxtaposes the dining area's very long and wide bleached oak timber floor boards.

What appliances did you go for?

Since we only needed a short run of traditional joinery and upcycled some furniture, we could spend on good-quality appliances, such as the Miele steam oven and warming drawer and the Fisher & Paykel fridge-freezer. I decided to put the Mercury induction range at the island's far end to give a view down the whole length of the barn – it's great when I am cooking, especially when we have guests over as I can see what's going on in the dining part of the space.

What did you enjoy most about the project?

It has been the perfect opportunity to create a space we love – and so do guests. It is an absolute expression of mine and Scott's style and reflects our lifestyle. Making decisions for ourselves rather than a client was harder, but we loved doing it and adore the end result." ►

3

2

4

5

1 Glass pendant in grey, £80, Cox & Cox. coxandcox.co.uk 2 Small Ranchero cow skull wall décor, £324, Artisanfi. artisanfi.com 3 Gatsby rectangular stainless-steel dining table with smoked glass, £1643, Alexander & Pearl. alexanderandpearl.co.uk 4 Sheepskin rug in dark grey, from £59, Modern Rugs. modernrugs.co.uk 5 Genesis 90 range cooker, from £5754, Steel. steel-cucine.com

Various vintage finds add interest and helped keep the budget down. These include the **barstools** reclaimed from a bingo hall, a large **French café sign**, and a **painted cabinet** between the windows for glassware. The stainless-steel **island** was made to Pippa's specifications by a medical furniture company, and the pendant **lights** are Fontana Arte Flute pendants.



THE PLANS

The downstairs originally consisted of lots of small rooms, thanks to a poorly done conversion. Pippa opened it up to create her open-plan space.



1 Kitchen Located in what formerly was the sitting room, Pippa has placed the range cooker at the end of the island so she can see through the length of the barn.

2 Dining space The big table in the barn's double-height part can seat around 20 people.

3 Utility The original kitchen is now used as a prep room with a big sink and second dishwasher. It was created because Pippa was not permitted to demolish the wall separating it from the old sitting room area.

SOURCE BOOK

Kitchen Pippa Paton Design

01865 595470, pippapatondesign.co.uk

Worktops Corian 0800 962116, corianuk

Bespoke splashback Eskimo eskimodesign.co.uk

Resin floor Sphere 8 020 8969 0183,

sphere8.com

Appliances Induction range cooker, Mercury

0800 804 6261, mercuryappliances.co.uk;

Steam oven, Miele 0300 160 6600, miele.co.uk;

Fridge-freezer, Fisher & Paykel 0800 088 6605,

fisherpaykel.com

For full stockist information, see page 154 **KBB**



"To add drama to your dining area, install statement lighting. For example, above Pippa's table you find two glamorous glass chandeliers which create a real talking point for dinner guests."
Georgina Townshend,
features editor



↑ Summer the sprocker spaniel asleep at the foot of the stairs. These once descended into the kitchen, but the Patons moved them to enter the newly created living-dining area.

↓ The kitchen is in a Grade II-listed barn with high vaulted ceilings and a large open-plan, T-shaped space. Large furniture does not get lost in the room, while textures add interest.



"Although it is a big space, it still feels cosy," says Pippa.