# Twanted this house to tell our story' Yoko and Andrew Kloeden reinvented a standard Victorian semi, creating spaces with unique style that work hard to make family life run smoothly Open-plan living space 'Knocking down the wall between the old kitchen and dining room made this house work,' says Yoko. 'This is the where we spend most of our time as a family now.' **BUY THE KEY PIECES** For a similar sofa try the Mendini three-seater in Taupe, £579, Made. com. Try the Stretch scatter cushion in Azure plush velvet, £50, Loaf





# Welcome to my home

Yoko Kloeden, who works as an architectural designer, lives here with her husband Andrew, a telecoms executive, and their children Alex, eight, Richard, six, and four-year-old Sakura.

#### THE PROPERTY

A four-bedroom Victorian semi in Richmond, London.

THE VALUE Now worth £1.3 million.

66 It took six months to transform it. We stripped it back to a shell, extended and redid every room 99



### HOW TO DO

## Retro glamour

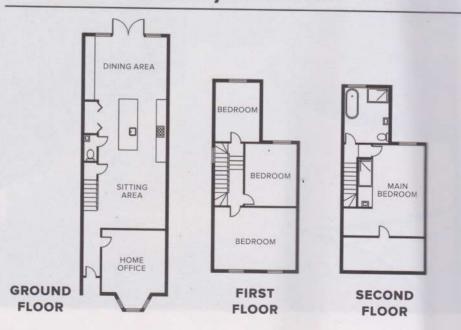
# INVEST IN MID-

From curvy armchairs and buttoned headboards to splay-legged tables, they're your foundation pieces.

#### 2 ADD POLISH WITH METALLICS Look for metal-framed tables and glam lighting.

OCOMBINE MATT **O**AND GLOSS FINISHES Team natural wood, brick and tile with glossy marble, velvets, silks and glassware.

## Take a quick tour...























# The former sitting room at the front of the house is now an office, painted dramatic black



#### YOKO'S STYLE RULES

# Your home should tell your story and be totally unique?

ur house had been untouched for 30 years and had ivy growing in through the windows. It had one bathroom, leading off the kitchen and the rooms felt too cramped. We knew we'd need to extend into the loft to add a new bedroom and bathroom, and rejig the ground floor. When we moved in here after it had been renovated, everyone instantly felt settled and happy.

#### Don't be afraid to be different.

As a child, I was ashamed of our house, as it was full of plants, rattan and colourful Seventies accents, which was unusual for homes in Japan, where I grew up. But, looking back, it must have been the coolest house in the neighbourhood, thanks to my mother's fearless style! Now, as an architectural designer (yokokloeden.com), it's my job to think outside the box.

#### Find experts who can help you create something unique. It

can save you money to design things yourself. We adapted Ikea kitchen units and had built-in shelving, a desk for the children and shoe storage under the staircase made to our own design. Quirky, practical solutions are what bring a family home to life.'

#### Spend your budget on things you know you won't change.

One of our biggest expenses was the steel-and-glass kitchen doors, which were made to order and lead out to the garden. They have completely transformed the space and were worth every penny.

Think about all the senses when you redo a room. It's not just about how the space looks, but also whether it will be easy to heat and what the acoustics will be like. We demolished a poorly built extension with a polycarbonate roof that was noisy when it rained - and it has made a huge difference.

You can't go wrong with natural materials. I have used wood, stone, metal and clay wherever possible, as I love how they age. The key is to embrace their imperfections and choose pieces that are easy to repair. The reclaimed bricks in the extension look great as a backdrop for our modern pieces of furniture.

The couple moved the family bathroom from the ground floor to the newly converted loft



# Make it work for you

# YOKO'S CHOICE: STEEL-FRAMED WINDOWS

A timeless and long-lasting choice, black steel frames are growing in popularity. Here's everything you need to know...

Originally developed in 1884 by Essex ironmonger Francis Henry Crittall, steel-framed windows are staging a major comeback. Only windows made by Crittall Windows Limited can legally be called Crittall. However, rightly or wrongly, the term is often used in a general way to refer to black steel framed windows, and there are now many quality steel window manufacturers in the UK and beyond.

#### Steel looks good, but is it practical?

Modern steel windows are double glazed and thermally efficient to meet the latest building standards. Like all windows. they will benefit from regular cleaning - just ask your window cleaner to wipe down the frames at the same time as the glass. A quick annual lubrication of hinges, pivots, handles, stays and catches will help ensure they stay in good working order.

Will they rust? Manufacturing techniques vary, but the most popular modern option is to galvanise the steel frames in a hot dip, then apply a polyester powder coating to protect against rust. Most new steel windows won't need to be re-painted for at least 20 years.

Unlike a single pane of glass, the multi-framed design of steel windows and doors makes it harder to gain entry by smashing the glass. Many manufacturers offer extra security via multi-point bolts on windows and security

Are they secure?

mortice deadlocks on doors. Also look for Secured by Design certification, which means they have passed strict standards and tests set by the police service.

#### Can I get original Crittall windows restored?

A huge number of Crittall windows installed in the Thirties, and some even earlier, are still in use. If you're lucky enough to have originals, it is possible to have them overhauled on site with minimal disruption. Services range from basic 'ease and adjusting' for smooth opening and closing, to a full refurb. For a really thorough job, they can be removed and restored in a steel workshop - hopefully to last another 80 years.

The steel-framed

door in the Kloedens' openplan kitchen is a streamlined contrast to the natural brick

Search online for a certified member of the Steel Window Association near you. This trade organisation offers lots of information and is happy to answer questions.

BEST FOR ...

GOING LOCAL

#### COLOURWAYS

Fabco offers steel frames in a huge palette based on the RAL colour system as standard or, for an additional fee, you can colour match frames to any shade your heart desires.

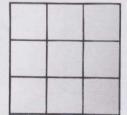
#### **ALTERNATIVES**

For an antique look, Architectural Bronze is a strong brass alloy that has a rich aged patina.

66 We recommend products that are made from recycled steel and fully recyclable themselves, as well as being slim, strong and durable 99

DARREN LLOYD, STEEL WINDOW ASSOCIATION

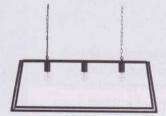
# **IDEAL HOME LOVES...** CRITTALL-INSPIRED BUYS



ROUGH LUXE

An antiqued finish adds vintage edge.

Tobias black metal mirror, £103.50, Maisons du Monde



#### LIGHT BOX

Sling it low over your dining table or island.

Large metal trapeze pendant, £200, Cox & Cox



#### SITTING PRETTY

Comfy seat with Crittall-esque curve appeal.

Hudson pouffe, £195, Oliver Bonas