

SIMPLY SCANDI

Carol and Nigel London extended their 1930s semi with a distinctly Scandinavian-style oak-framed addition

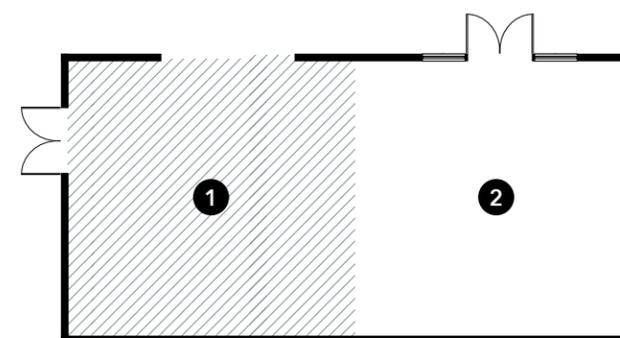
Feature **DEBBIE JEFFERY** Photographer **RUBY POWER /OAKMASTERS**
Project **OAKMASTERS**

Q **Why did you choose to build with oak?**
We started out by adding a new oak porch to our house, which we loved so much that we decided to build a rear extension in oak, too – open plan to our existing living room. We've lived in the house for almost twenty years, and with a growing family of seven grandchildren we wanted a dining space and garden room that would let in plenty of light through windows, glass doors and a roof lantern. Oakmasters, who designed and built our porch, drew up plans based on my sketches, and handcrafted the oak ceiling beams, posts, glazed doors and windows for the project.

Q **Who built the extension?**
No planning permission was needed, as the garden room is small enough to qualify for permitted development. So my husband Nigel decided to put up the oak frame himself, as we've renovated several properties

in the past and he's very practical. He took a week off work and tackled almost everything himself with advice from Oakmasters and help from our son, who's a builder. The extension features a brick wall on one side, and the frame sits on two half-sized walls, which were built from reclaimed bricks for a softer, instantly aged look. Friends and family have all commented on how beautiful it looked when it was finished.

Q **How did you design the interior?**
The oak beams and roof lantern are prominent features, so it was important that the interior finishes allowed these to stand out. Using muted tones, white-oiling the oak beams and choosing simple, Scandi-style furniture and accessories means that the new extension blends seamlessly with the rest of the house. Now we have plenty of space to entertain visiting family, and we love how much light the new extension brings in.



GROUND FLOOR 1 Dining area/garden room **2** Living area

THE PROJECT DETAILS



MEET THE RENOVATORS

Carol London, owner of a homes and interiors business, and husband Nigel, a legal professional, live in this five-bedroom 1930s semi in south-east London

BUILD BRIEF

To add a single-storey oak-framed garden room and dining extension to the rear of the house, leading off from the living room, with French doors, oak-framed windows, reclaimed brickwork and a zinc roof

PROJECT COSTS

Foundations, plinth & walls £10,300 **Zinc roof & box guttering** £6,000 **Oak frame, doors & windows** £14,080 **Roof lantern** £2,820 **Additional glass** £340 **Oak flooring** £436

TOTAL SPEND £33,976

→ CONTRAST MATERIALS
The oak-framed extension with zinc roof offers a pleasing contrast to the half-timbered upper storey, white rendered walls and red-tiled roof of the existing property

↓ GO FOR GLASS
Glazed doors in the garden room area, plus three windows covering the full width of the extension's rear wall, afford generous views of the garden

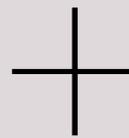




➤ **INVEST IN OAK**
Oak frames are prefabricated off-site and usually quick to build. Choose from sustainable sources and either leave natural or finish with a stain, oil or wax for the desired effect

➔ **BLEND SPACES**
A roof lantern, positioned above the dining table, floods the new space with light, while oak flooring helps the two spaces to flow together seamlessly

KEY CONTACTS Oak frame, doors, windows, £14,080; roof lantern, £2,820, all Oakmasters. Glass, £340, Sidcup Windows & Doors. Oak plank flooring in random lengths, £436, Northwood Forestry. For a similar dining table, try the Wiltshire Grey kitchen table, £299; for similar dining chairs, try the Wiltshire Grey chairs, £120 each, all The Cotswold Company. Shelving, made to order, from £55; plank coffee table/bench, made to order, from £280; sofa and armchairs, special order, £2,000; cushions, made to order, from £25 each; willow wall baskets, £14.80 each, all Simply Scandinavian. Dried hop garlands, from £37.50, The Hop Shop. Tinted Osmo white oil for oak frame, £8.98 for 125ml, Wood Finishes Direct. For a similar candle chandelier, try the metal chandelier, £68, Susie Watson Designs. Gauze intelligent eggshell paint, £31 per litre, Little Greene



NEED-TO-KNOW: OAK FRAMING

DESIGN CAREFULLY

Oak framing offers huge potential and architectural adaptability, as oak can be used in combination with a variety of materials, from masonry to structural insulated panels. An expert oak-framing company will ensure that any new structure meets building regulations, is well insulated and designed so glazing will accommodate any movement.

DISPLAY THE OAK

Unlike many other timbers, oak doesn't require preservative because the wood is naturally resistant to insects and weathering. Untreated oak weathers to a silver-grey colour externally while remaining deep golden inside. The chunky timbers will create a talking point when they are left exposed, and oak posts are strong enough to create open-plan living spaces without the need for internal structural walls.

EXPECT MOVEMENT

As oak seasons it hardens to a nail-bending density, so carpenters tend to work the wood while it is fresh and 'green'. It takes several years for an oak beam to dry out completely, which often results in shrinkage and movement – creating minor splits or 'shakes' that are all part of the timber's charm. 🍷