

# 'A simple reshuffle created more room'

Copy the Flacks' example and rework your bathroom's layout so that it works much harder for you

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## Love their STYLE?

THE FLACKS' HAMPTON BATH IS FROM BURLINGTON ££. FOR SIMILAR, TRY THE SINGLE-ENDED ROLL TOP FROM VICTORIAN PLUMBING £ OR THE ASTONIAN ROMA FROM ASTON MATTHEWS £££

## BEFORE



## Take the 60-SECOND TOUR

### THE PROPERTY

A five-bedroom, Edwardian detached house in Brighton, East Sussex.

### WHO LIVES HERE

Katie and Kevin Flack live here with their children, Rosa, 10, Evie, eight, and Pippa, six.

### WHAT THEY DID

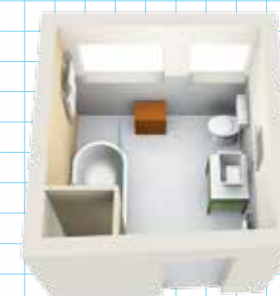
The couple relocated the loo to create more space in the room and resited the hot-water tank to provide additional storage space in an existing cupboard.

### THE LOOK

Shabby chic, with traditional-style sanitaryware and unusual furnishings that add to the period feel.

### LESSONS LEARNED

“Good communication between the project manager, builders and ourselves was key to the success of this project. I learnt to listen to my project manager's advice and be adaptable with design ideas.”



**THE LAYOUT** To the left of the door, there's a cupboard and a roll-top bath with an overhead shower. The loo and vanity unit are on the opposite wall

**TURN OVER TO FIND OUT HOW**  
Katie and Kevin created their new bathroom

## WHAT IT COST

Bath and taps.....	£1,100
Shower.....	£1,081
Basin and taps.....	£565
Loo.....	£390
Towel radiators.....	£750
Wall tiles.....	£224
Floor tiles.....	£510
Underfloor heating.....	£320
Upcycled vanity unit.....	£169
Lighting and accessories.....	£320
<b>TOTAL.....</b>	<b>£5,429</b>

### Perfect planning

Moving the position of the loo and knocking out a hot-water tank has created a more practical family bathroom

For a similar basket, try the rattan laundry chest, £105, All Things Brighton Beautiful range, Notonthehighstreet.com



**NEED TO KNOW**  
**DARK GROUTING**  
 If you have pale tiles, opt for black or grey grouting to make them stand out

**B**uying their forever home in Brighton, East Sussex, was a big step for Katie and Kevin Flack, particularly as they chose an Edwardian house that needed totally refurbishing. 'We considered doing everything at once, but decided that it was better to do things in small chunks over the years,' says Katie. 'The bathroom looked so dark, mostly due to its navy-blue carpet. I wanted a functional family bathroom and, with three children to potty train, it wasn't really hygienic to have carpet.' Altering the look of the bathroom without incurring too many additional costs was essential. 'We have two different-sized windows and I suspect that the room had once been divided in two to create a separate loo,' explains

Katie. 'I didn't like the way the loo was the first thing you saw when you walked in and it made the room seem smaller.' To solve this problem, the couple relocated the loo to the right-hand wall, creating more space in the process. They also removed an old water tank from a cupboard to free up more storage. Katie opted for traditional sanitaryware and fittings in keeping with the period property, but she also wanted to include a shower. 'It was a design challenge to stop the shower detracting from the roll-top bath, but a minimalist glass screen works well,' she says. 'We had a bit of a hiccup when the radiator towel rail was installed too high. Lowering it involved retiling the whole wall, but I'm glad we did it. The finished bathroom is everything we hoped for and so much more.'

**▲ Perfect fit**  
**The roll-top bath is in keeping with the house's heritage. 'I was tempted to paint it black, but a white finish keeps the room light,' says Katie**  
 Hampton showering bath, £779, Burlington. Bath taps, £180; shower rose, £115; diverter valve, £293; overhead shower arm, £181; thermostatic shower valve, £492; all St James range, Marlow



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**◀ Old and new**  
**Katie upcycled a console table to make a basin stand. 'I sanded it to create a distressed look,' she says**  
 Console, £169, Jugs Furniture. Bacino basin, £252, Duravit. Wall-mounted bridge mixer, £313, St James range, Marlow

**▲ Warm touch**  
**Fixed high on the wall, the period-style towel radiator frees up floor space**  
 Strand radiator, £349, Burlington. Victoria Metro wall tiles, £30 per sq m, Walls and Floors



**True blue**  
 The painted wooden panelling complements the patterned floor tiles  
 Close-coupled loo, £99; cistern, £291; both Burlington. Encaustic floor tiles, £85 per sq m, Demosaica



## How we did it

“The work on this bathroom started in January 2015 and took six months to complete, as we decided to refurbish our bedroom en suite at the same time. The builders relocated the loo and took out an old water tank from a cupboard behind the bath. I wanted the room's décor to be sympathetic to the period of our home, so I went for traditional-style sanitaryware and sourced the furnishings and accessories both online and locally. We had underfloor heating installed and also the brickwork was insulated prior to replastering. The project-management fee was £1,000 and the actual building work cost £5,175.”