

For advice
on planning
your dream
bathroom, turn
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AFTER

FOCAL POINT

A wall and wood panelling, painted in Downing Street by Valspar, creates a bold statement. Bath, Bathand shower.com. Tap and shower mixer, Victorian Plumbing. Towel radiator, Bath Empire

Real Homes
CASE STUDY

STYLISH BATHROOM REDESIGN

Lynn-Marie Welch and Ian Harwood have turned their master suite into a show-stopping space combining modern and classic influences

WORDS **LINDSAY BLAIR** PHOTOGRAPHS **JEREMY PHILLIPS** STYLING **AMELIA WILSON**

There wasn't anything seemingly wrong with Lynn-Marie's master bathroom when she decided to renovate it, but after living with the space for 13 years, it was time for a change. 'It was in perfect working order and suited the practical needs of Ian and I, but it was just an everyday, bog-standard suite that didn't really fill me with excitement,' she explains. 'After several years of a plain, neutral style, I was ready for a new look and wanted a more modern, stylish design, but with classic details.'

The new suite not only had to be practical, but Lynn-Marie wanted to remain sympathetic to the era of the four-bedroom Victorian property, too. She enlisted the help of interior designer Amelia Wilson, who she had previously worked with when redesigning the master bedroom. The pair had already talked about tackling the bathroom and had some initial ideas, but in February 2016, they set more detailed plans in motion.

'Amelia is great and understands my style of mixing new and old pieces to create a unique look, so she was brimming with ideas from the very start,' Lynn-Marie explains. 'I was keen to have a separate bath and a shower, like in the old suite, but I wanted a larger, walk-in-style shower and a new freestanding bath - I'd already spotted the double-ended style that I wanted online.' Working to Lynn-Marie's brief, Amelia created a mood board showcasing a monochrome design, complete with an antique dresser and bold floor tiles as focal points. She introduced emerald green - Lynn-Marie's favourite colour - in accessories, such as the blind, as an accent against the black and white. 'One thing she suggested was to paint the wall by the bath in black and the door and skirting boards to match,' >

DATED SUITE

Below Although it was in full working order, the previous bathroom was old fashioned and in need of updating to create a more modern scheme

BEFORE





remembers Lynn-Marie. 'I was unsure at first as I was worried about the room looking too dark, but Amelia twisted my arm and I'm so pleased she did, because it looks amazing.' While the layout was to remain mostly unchanged, the WC would be moved along the wall slightly to make room for the dresser with sink on top, and new towel radiators and lighting would be installed, too.

With a plan in place, Lynn-Marie and Ian got to work removing the old suite and the existing tiles in the April, doing the work themselves to save money. 'We both have demanding jobs and I was studying for a promotion, so preparing the bathroom was the most stressful part,' Lynn-Marie explains. 'We'd organised for tradesmen to come in and start work soon after, which meant we were under pressure to get all the tiles off in time.' After spending late nights and weekends on the job, the room was ready to be replastered and new plumbing works carried out. The couple hired Ian Norman, who they'd seen advertised locally, to plaster the room, while Ben Butler worked on the plumbing, electrics, joinery, tiling and installing the

new fittings and fixtures. 'We asked a number of tradesmen for quotes and many came back too expensive for our budget, but Ben's price was very reasonable and he could work on most of the jobs we needed, so he was the perfect fit,' says Lynn-Marie. The plumbing was the most time-consuming part of the project, taking around three days to complete as the pipes had to be updated to suit modern safety standards. Ben removed the floorboards in order to reroute some of the plumbing and waste pipes to the new location for the WC and sink, and the shower also had to be replumbed as the new design would run off the boiler, unlike the old electric style. Once this was complete and the plaster dry, the space rapidly began to take shape.

'Next on the list was to wire in new spotlights in the ceiling and uplighters for the floor, as well as a lamp above the mirror, which all make the room lovely and bright,' says Lynn-Marie. The WC was then put back in, the shower enclosure installed, and the floor tiles and wall tiles in the shower area fitted. 'We stayed in the house while the bathroom was being done and visited friends nearby when



CLASSIC MIX
Left Lynn-Marie wanted a unique style, so chose a combination of new pieces and vintage finds for the space. **Dresser**, Old Mill Antiques in Manchester. **Basin, mixer and WC**, Victorian Plumbing. **Blind**, Direct Blinds. **Artwork**, Ebay

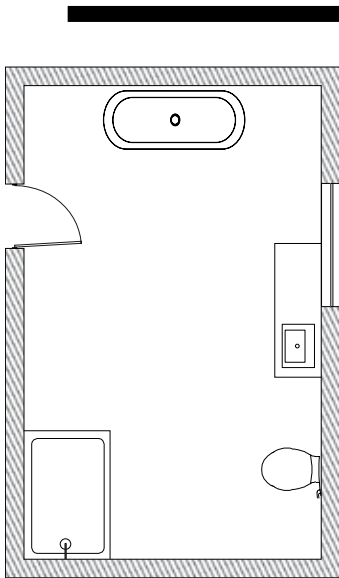
SPACIOUS SHOWER
Right The shower enclosure was made larger and tiled in a metro design from Topps Tiles. **Enclosure**, Victorian Plumbing. **Shower**, B&Q. **Floor tiles**, Roccia in Preston

THE OWNERS
 Lynn-Marie Welch, a police sergeant, lives here with her partner Ian Harwood, a police officer

THE PROPERTY
 A four-bedroom Victorian terraced house in Workington, Cumbria

LYNN-MARIE LOVES
 Her freestanding bath
Shopping for homeware at TK Maxx
 The colour green
Watching *Criminal Minds*
 Holidays in Mexico

TOTAL PROJECT COST
 £6,120



NEW LAYOUT
Left The sink and WC were moved along the wall slightly, offering more space for the bath area, while the shower enclosure was expanded

we needed a shower,' she explains. 'The toilet was the last thing to be removed and the first thing to go back in, which was a big help. We had to keep the new suite in our living room for a few days, so it was a relief when it could finally be fitted and exciting as I could see it all taking shape.'

Only one week after work had begun, the new bathroom was in place and the only things left were to paint the wood panelling and wall in black, which Lynn-Marie and Ian did themselves, and put the finishing touches to the space by hanging the green roman blind, vintage-style mirrors, artwork and accessories. Once the paint had dried, Ben returned to connect the bath's plumbing and the space was complete. 'I wanted a mix of styles and I absolutely love the finished design,' says Lynn-Marie. 'My bathroom expresses my style, and although the layout and size of the room haven't changed, it seems much larger and lighter. Before, it was just a bathroom, but now I can shut the door and relax in a beautiful setting – it's a much nicer place to be.' 🍷

THE COSTS AND CONTACTS	
Bathroom fitting, including electrics, plumbing and tiling	Tiles £400
£1,800	TOTAL £6,120
Furnishing and accessories, including lighting	Interior design Amelia Wilson Interiors, ameliawilsoninteriors.co.uk
£1,650	Installation Ben Butler, 07730 451361
Bathroom suite	Plastering Ian Norman, 01900 379866
£1,200	
Plastering, paint and window	
£1,070	