



BATHROOM MAKEOVER 1

# 'I CHOSE A CLEVER DESIGN'

*Despite its narrow shape, savvy planning has given Katherine Lim the modern bathroom she wanted*

**STYLING TIP**

*A wall-mounted basin is a good choice for a compact bathroom as it doesn't take up any of the floor area, creating a feeling of space*

Most of Katherine and Han Lim's cottage is unrecognisable from the compact end-of-terrace they bought a couple of years ago. Working with an architect, civil engineer Katherine put all of her experience and knowledge to good use, adding an extension to create a larger living space downstairs and a third bedroom upstairs. The project also included renovating the dated bathroom. 'The exterior wall, which housed the original window, was rebuilt with thinner, more modern materials, giving us an extra 10cm internally,' says Katherine. 'We also moved the window to the end of the room.'

The inspiration for their new scheme came from holidays abroad. The couple love the custom of showering before taking a long bath, which is common in Han's hometown in Japan. The pair had also stayed in a German hotel with a similar layout – a walk-in shower leading on to the bath, which had a built-in drain in the base. 'I found a system that took the water away into the bottom of the shower wall, rather than into a central plughole in the floor,' Katherine explains.

She contacted Karen Beecroft at Instil Design and together they came up with the design, which included a pole that supports the shower screen, and prevents ▶

**← PRACTICAL IDEA**

Repositioning the window at the end of the room allowed the couple to create wet and dry areas with space for a walk-in shower and a bath

**↓ NEAT SOLUTION**

The overhead shower provides a powerful jet of water, while the hand-held version can be hung at the front or side so it's accessible from the bath, too



## BATHROOM DETAILS

**HOMEOWNERS**

Katherine Lim, a civil engineer, and her husband Han, a university research fellow

**AGES** 34 and 37

**FAMILY** Myla, nearly 1

**LOCATION** Oxford

**PROPERTY** 19th-century end-of-terrace cottage with three bedrooms

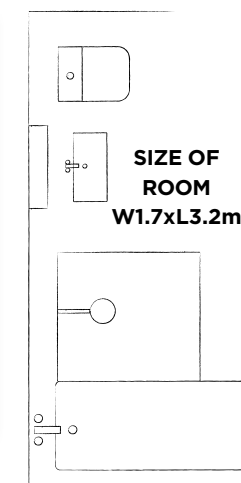
**COST OF NEW BATHROOM**

<b>Sanitaryware</b>	£1,326
<b>Shower</b>	£3,146
<b>Furniture</b>	£611
<b>Brassware</b>	£528
<b>Tiles</b>	£1,038
<b>Heating</b>	£324

**TOTAL** **£6,973**

**WORK CARRIED OUT**

Katherine repositioned the window at the end of the room, which was refurbished to create a more practical layout with space for a wet-room shower as well as a bath



**← VIEW THE FLOORPLAN**

The bath is under the new window at the end of the room, with the shower next to it. By the door on the right-hand side are the basin and WC, and on the opposite wall is a heated-towel radiator and hooks for hanging dressing gowns



BEFORE



*'Dark-wood flooring gives the room depth'*

people from walking into the glass. Rather than having a main shower and a hand-held one for the bath, the couple decided to include a design that would work in both spaces. Karen put us in touch with builder Kevin Robertson and he fixed a bracket on the return side of the shower wall so it neatly tucks away, but is easy to reach when needed. 'Han loves the fixed showerhead, but the hand-held one is more flexible for hair-washing in the bath,' says Katherine.

'Karen also helped us choose the tiles and furniture and recommended using different materials to define the separate zones,' she adds. 'I particularly liked her suggestion of using dark-wood flooring as it continued the Japanese influence and gives the room depth.'

Katherine says she wouldn't change a thing, and the new scheme is not only practical and functional, but has a sense of calmness and serenity that make it a relaxing space. 'After all the work we've done on the renovation, this really is my favourite part of the house.'

#### ↑ CLEAR VISION

Dark, wenge-effect floor tiles separate the basin area from the wet zone, and a floor-to-ceiling pole supports the shower panel, as well as preventing anyone from walking into the clear glass

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## SHOPPING LIST

**SANITARYWARE** Bette classic white bath, £639; Cifial block suspended WC with soft-close seat, £283; Geberit Duofix WC frame and UP200 cistern, £348; Geberit Kappa 20 chrome dual-flush plate, £56, all Instil Design **SHOWER** Geberit Duofix installation frame for shower with wall drain, £309; stainless-steel ready-to-fit set for Geberit Duofix shower element, £95; wet tray and tanking kit, £843; Hansgrohe ShowerSense system 4, £1,020; walk-in fixing model matt silver/clear glass screen (H200xW90cm) with anti-limescale treatment, £879, all Instil Design **FURNITURE** Easy 55 vanity unit with porcelain basin, £346; Holger white mirror cabinet, £265, both Instil Design **BRASSWARE** Hansgrohe Metris rim-mounted single-lever bath and shower mixer, £330; Hansgrohe Talis S2 chrome two-handle basin mixer with swivel spout, £198, both Instil Design **HEATING** Bisque Deline towel radiator in brown quartz with chrome valves, £324, Instil Design **TILES** Baikal blanco wall tiles, £29 per sqm; Canaima wenge floor tiles, £37 per sqm; Grespania Atacama anti-slip floor tiles, £54 per sqm; Shameez glass mosaic tiles, £24 per sheet, all Instil Design **EXTRACTOR** Silent 100 CD2 extractor fan, £81.12, TLC

## IDEAS TO STEAL

*Copy Katherine's simple layout and chic design in your bathroom*



#### ↑ CHOOSE A STYLISH RADIATOR

Bring interest to your scheme with a co-ordinating or contrasting shade in a matt or metallic finish



#### ↑ DISPLAY DECORATIVE PIECES

Liven up an unused shelf or corner with an arrangement of fresh foliage and pretty details with shiny finishes



#### ↑ CONSIDER THE DETAILS

Adding a strip of silver to the edge of a shelf defines the area and matches the other chrome fittings in the room