



**EXTENDED SPACE**

**Left** The new extension offers plenty of room for Clarisse and son Axel to enjoy. Bespoke MDF kitchen units, McCormack Joinery

**ORIGINAL DESIGN**

**Right** The Victorian terraced property already had an extension when the couple bought it, but they decided to knock it down and start again with their own design



BEFORE

Real Homes  
**CASE STUDY**

# MODERN EXTENSION TO A VICTORIAN TERRACED HOME

Clarisse and Karim Mallem have created a contemporary family living area, increasing the light and space in their ground-floor flat in London

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**W**hen we first moved to London we were renting a flat in Elephant and Castle,' recalls Clarisse. 'It was convenient but wasn't a great area, so when the landlord put the rent up, we knew it was time to buy. Having just inherited some money, we fortunately didn't need a mortgage, which meant we could use all of our savings on doing up a property.'

When she and husband Karim first saw the freehold flat in Wimbledon, they knew it was the property for them – despite the previous owners leaving it in a bad state of repair. 'The flat reeked of damp and we could see stains up the walls behind the sofa,' says Clarisse. It transpired that the couple had no choice but to knock down a dilapidated rear extension and start again. 'We were excited about the prospect of starting afresh with a blank canvas,' she adds.

Moving in January 2009, they initially spent around £30,000 renovating the two bedrooms to make the flat comfortable while saving for the extension. The property

**THE OWNERS**

Clarisse Mallem, a financial consultant, and husband Karim, an asset manager, live here with 10-month-old son, Axel

**CLARISSE LOVES**

Vietnamese food  
**The opera Le Nozze di Figaro**  
Whiskey  
**The electric Tesla car**  
Home

**THE PROPERTY**

A two-bedroom, ground-floor flat in Wimbledon

**SHE CAN'T STAND**

Rudeness

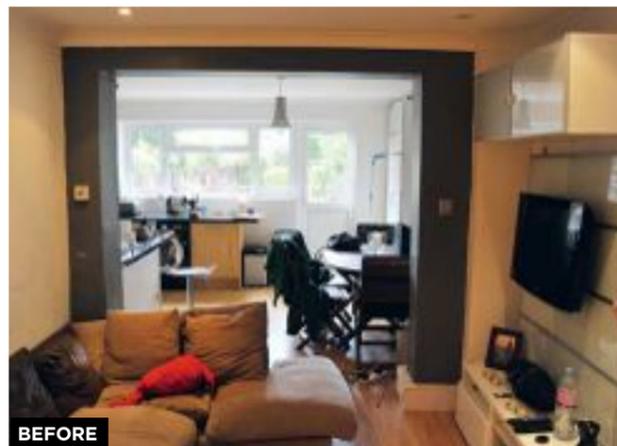
had two entrances, and there was an oddly shaped corridor from the front door to the living room. 'It made sense to just use the side door and block this off to make better use of the space, which added around four square metres to the master bedroom,' Clarisse explains.

'We desperately needed more light as it was dark and cold,' she continues. 'We wanted the garden to be a focal point but there weren't any windows in the living area.' So the decision was made to add a five-metre extension where



**UPDATED REAR ASPECT**

The floor was lowered to allow for a full-height, triple-glazed fixed pane and sliding door by Complete Glazing Solutions to create a view to the garden and to give a feeling of space



BEFORE

**EXISTING VIEW**  
**Left** The original extension was dilapidated and the views to the outside obscured

**OUTDOOR SCENE**  
**Below** Two full-height glazed windows open up the garden vista and work well with the concrete floor in Antique White. For a similar glass dining table, try the Miles range at Go Modern. Dining chairs, Ikea



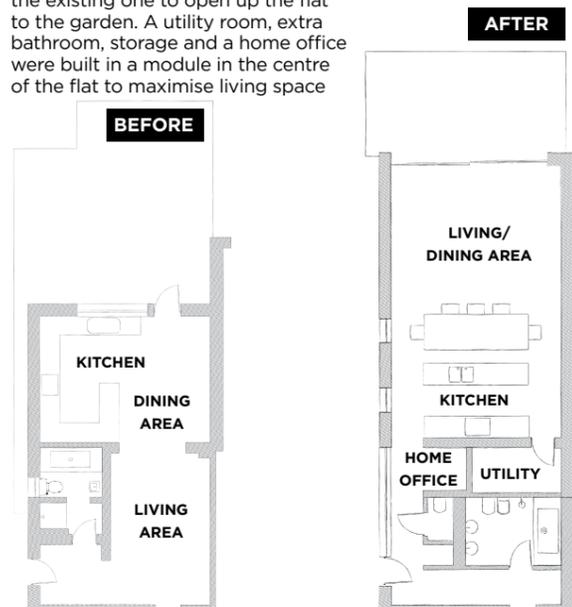
AFTER



**OPEN-PLAN LAYOUT**  
 A large rectangular fixed-pane, triple-glazed rooflight brings light into the industrial-look space. Stainless-steel and black worktops, Corian. Inset double sink, Smeg. Brushed stainless-steel tap, Abode Propus. La Vallière clock, Maison du Monde. For a similar sofa, try the Orson at Loaf

**PLANS**

**Below** A new 5m extension replaced the existing one to open up the flat to the garden. A utility room, extra bathroom, storage and a home office were built in a module in the centre of the flat to maximise living space



THE COSTS AND CONTACTS	
Building and construction	Appliances
<b>£100,000</b>	<b>£2,500</b>
Sliding door and fixed pane	Electric blinds
<b>£12,300</b>	<b>£1,900</b>
Kitchen joinery and worktops	Sink and taps
<b>£11,500</b>	<b>£350</b>
Lighting and electrics	<b>TOTAL</b>
<b>£11,100</b>	<b>£155,350</b>
Underfloor heating	<b>Architect</b> Mustard Architects, 020 8533 8162, mustardarchitects.com
<b>£5,100</b>	<b>Construction</b> Cardonwood, 01322 311393
Concrete floor and patio	<b>Kitchen</b> McCormack Joinery, 01277 375098, mccormackjoinery.co.uk
<b>£4,300</b>	<b>Glazing</b> Complete Glazing Solutions, 01603 504300
Side windows	<b>Rooflight</b> Rooflight Architectural, 01932 230345, rooflight.co.uk
<b>£3,500</b>	
Rooflight	
<b>£2,800</b>	

the old one stood. As the couple both work full time, they knew they needed an architect as well as a project manager, and Mustard Architects' Joanna Coleman was recommended to them at a homes show. 'I don't speak the best English,' explains Clarisse, who is originally from the Alsace region of France. 'But she was very patient and could translate my ideas into what I wanted.'

Joanna's brief for the new space was an open-plan layout with a minimalist, industrial look. 'I wanted a dark-coloured kitchen but I didn't think it would look right,' says Clarisse, 'so Joanna suggested a rooflight over the dining table and two floor-to-ceiling glazed windows on the external wall. We had to go for bespoke units as the ceilings are quite high, and chose MDF for the kitchen carcasses – it's black all the way through.' The island was designed as a seamless unit to incorporate a bench with further storage, and the joinery design kept to a minimum. A black Corian worktop was chosen, with a stainless-steel worktop to the rear run of units.

Work started in August 2013, and the couple opted to move to a rented flat across the road. Clarisse only had time to visit the site once a week, so working with Joanna was key to the success of the project, especially when issues arose. As well as finding that the bath outlet had been leaking under the floor into the kitchen – which thankfully didn't

result in any extra costs as the water-damaged structure was being removed anyway – a wall collapsed when the builders were making an opening for the full-height windows. 'The exterior wall had not been tied properly to the internal wall,' she says. 'They ended up pulling down the entire wall and rebuilding it, which delayed the project by two weeks.'

The new layout incorporates a split-level floor with two steps down to the new build. 'When we discovered there was only a small area of concrete and sand under the original floorboards, it meant we could have a single, level floor across the entire living area, without adding too much to the budget,' says Clarisse. They then opted for a concrete floor with underfloor heating beneath. 'Although the floor was dry enough to walk on when we moved in on Christmas Eve, we could only turn the heating to five degrees to avoid it cracking. It was freezing, but great fun.'

The decision to have exposed blockwork was the final part of the design. 'I wanted a raw, minimalist look,' Clarisse adds. 'We got a mortar sample that looked like it would blend well with the blocks, but in the end we had to dye it to match.'

The couple couldn't be happier with the new extension. 'We spend all our time in here,' says Clarisse. 'It's an absolute delight to have such a big space for our son to explore and play in. It certainly has the wow factor we were hoping for.'