

TERRACE TRANSFORMATION

A marriage of design and build talent has brought this Victorian terrace in Wimbledon into the 21st century



Open Plan Living

Homeowner and designer Putri Mackereth redesigned the layout of this London two-up two-down to better suit her family. "We love open plan living," she says. "Even when we're doing our own thing, it brings the whole family together: I'll be cooking, Ben will be working at the dining table and our daughter Bo will be in her teepee."





The homeowners

Putri, Ben and Bodhi Mackereth

The project

Victorian terrace extension

Build time February - June 2017

Size 133m²

Property cost £650,000

(September 2016)

Build cost £250,000

Value £1.05million

Adding Character

Two rooms were knocked through (ABOVE), and the hallway wall removed, to create an open plan lounge. A panelled wall painted in a Farrow & Ball Down Pipe grey was a cost-effective way of adding character and making this space feel cosy. The oak herringbone floor has a grey oil stain over it to bring some of the grey tones from the walls into the floor.

Period Refresh

The exterior of the house was given a refresh (RIGHT): the walls were painted in Plummett and the new front door painted in Down Pipe grey (both Farrow & Ball). The pathway was retiled with traditional Victorian black and white tiles.



“You’ll love it’ Ben said, as I stood in the damp galley kitchen wondering how on earth that might ever be the case,” says Putri Mackereeth, who along with husband Ben took on the remodel of this Victorian terraced house in Wimbledon, south London.

As an experienced build and design team, the couple had taken on property remodels and extensions before, but this one really was a stretch for the imagination. Two sisters had lived in the house for over 50 years without undertaking any redecorating or repair work.

It was a typical ‘two up, two down’ property of that period. The only bathroom was on the ground floor, wasted in the sunniest part of the house and accessed through the small galley kitchen. “It wasn’t just the dated décor that didn’t work for us; the layout and configuration of the rooms made it feel even darker and more dated,” she adds.

Putri and Ben were faced with the same problem many have in London — a growing family and not enough space. On their wishlist was a four bedroom family home with a garden, but their budget dictated that they could only afford a two-bed house. They set about finding one that they could extend and make into their dream home.

“Buying something that is already ‘done’ isn’t on our radar — by taking on projects you can add value by building and designing your home exactly as you want it,” says Ben. The couple had increased the value on their previous flat by extending into the loft, which, now sold, helped to fund the purchase of their new property.

Putri and Ben moved quickly, getting planning permission in the same month as their offer on the house was accepted. It was granted two months later, though work was held up another six months as Ben’s building teams were already committed to other jobs. When works started, the house was totally gutted, rewired, re-roofed and gas central heating was installed. The house was extended into the loft, along the outrigger of the building, and out into the garden, adding 50m². The mansard extension in the loft created an entirely new space for the master bedroom and ensuite, and the extension along the outrigger created a fourth bedroom.

“By taking on projects you can add value by building and designing your home exactly as you want it”

The couple lived in local rented accommodation while the work took place. However, thanks to unexpected hitches that caused the project to overrun, and having served notice on their rental house, they had no choice but to move into the new home, half finished. Living in a partial building site, the couple created a makeshift kitchen in the garden. “Luckily, it was summer so al fresco dining was actually quite pleasant, though living in a building site with a toddler had its challenges,” says Putri.

Despite her enjoyment of outdoor dinners, Putri is delighted to be back eating inside the completed home. “The new kitchen is the hub of our home and my favourite room in the house — it’s south-facing, light, bright and it’s even better in the summer months when we can open the bifold doors right back onto the garden.

“We wanted the extension to maximise space and light so we extended 5.5m from the original building line and created a pitched roof, instead of a flat roof,” she adds. “To make the kitchen feel as airy as possible, we added huge electric rooflights to let the heat out in the summer.”

As well as the large additions to the house, Putri recommends focusing on the smaller details before works start on site: “Decide on the layout of all your rooms and your lighting design as this will dictate where your switches and sockets will go. Don’t forget to think about the height of switches. I made the mistake once of putting switches for the bedside wall lights too high so you had to sit yourself up in bed to turn them off — never again! Time spent planning this in advance saves time further down the line.”

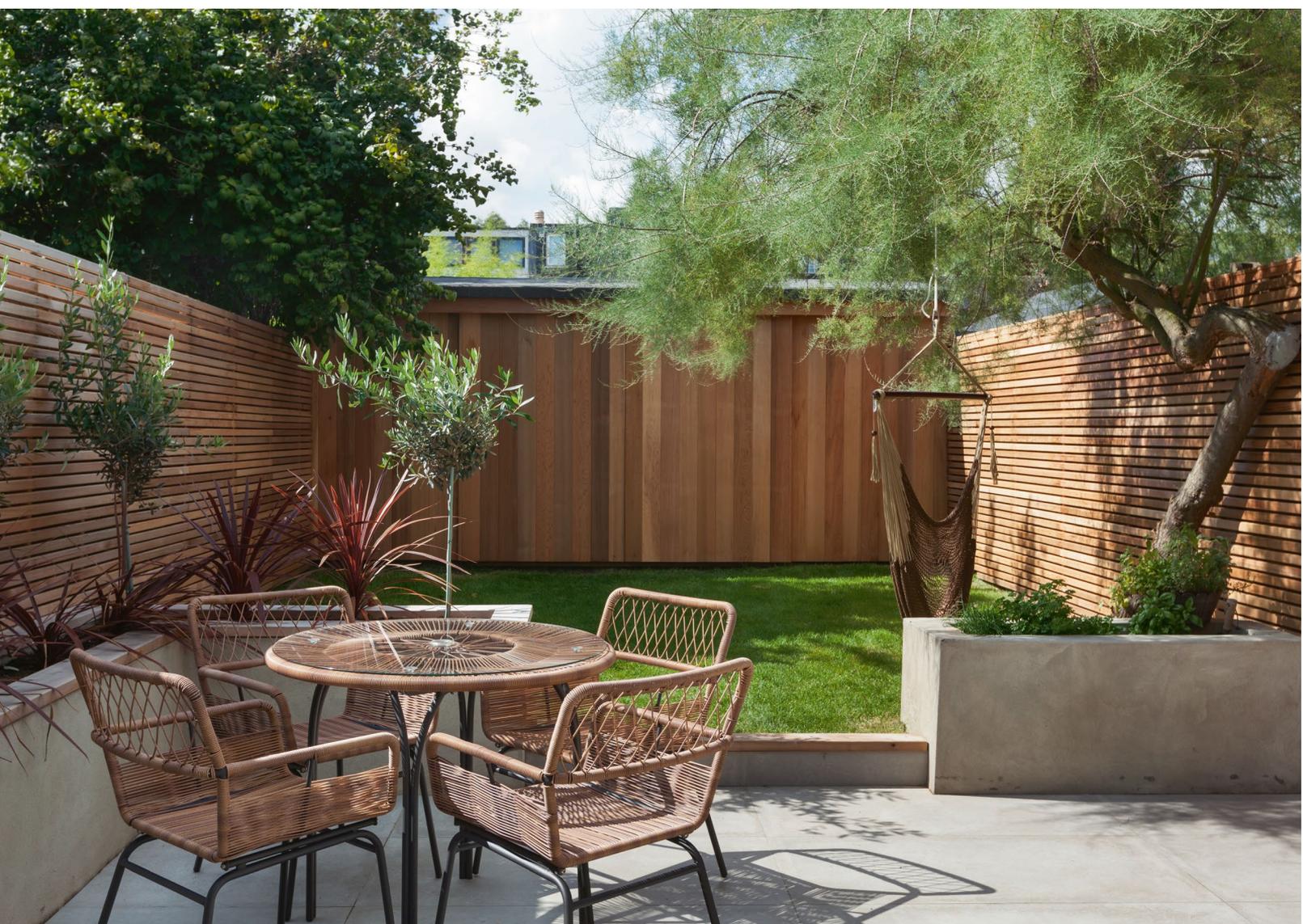
Building and designing the project themselves certainly saved the couple thousands of pounds, and Putri is delighted with the result: “The biggest value for us is making our dream family home a reality and Ben was right all along; I do love it.”  

Finishing Touches

Putri chose to tile the wall behind the kitchen units in a herringbone style, with a grey grout to match the kitchen units. The wall is finished off with floating shelves, made of oak.









Seamless Divides

"Ben and I are both from New Zealand where the seamless flow between indoor and outdoor living is really important," says Putri. "To create this flow I chose frost-resistant floor tiles [from the Stone Superstore] that could be used both indoors and outdoors. Each tile is in line so the pattern follows through to join the outside and inside, creating the visual illusion of an even larger space when the large bifold doors are open (OPPOSITE, TOP)."

A Unified Theme

The panelled wall effect (ABOVE) from the open plan ground floor is extended up into this bedroom on the first floor. This serves a dual purpose: to create a cohesive scheme with depth and character and to disguise the wardrobe.

Maximising Space

The en suite (RIGHT) in the newly converted loft space illustrates how, by putting the toilet under the eaves, you can maximise a small space.



PROJECT NOTES



Al Fresco Dining

The Mackereths enjoyed some outside dining while they waited for their kitchen to be finished.

DURING

Suppliers

Design Mae House Design:
maehousedesign.com

Builders MAC
Building Solutions:
macbuildingsolutions.com

Bifold doors Folding
Sliding Doors:
foldingslidingdoors.com

Kitchen Wren Kitchens:
wrenkitchens.com

Kitchen floor tiles
Stone Superstore:
stonesuperstore.co.uk

**Bathroom floor
tiles** Encaustic Tiles:
encaustictiles.net

Sanitaryware Victoria
Plum: victoriaplum.com

Lighting Homary: homary.
com; Made: made.com

Build Timeline

House purchased: Jul 16

**Planning application
submitted:** Jul 16

**Planning permission
approved:** Sep 16

Foundations completed:
Mar 17

Watertight shell: May 17

First fix: May 17

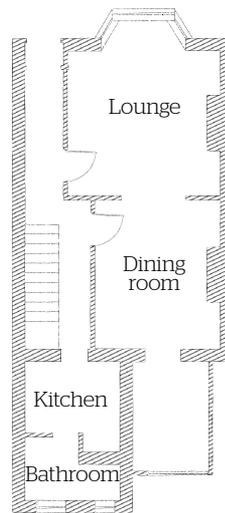
Second fix: Jun 17

Date occupied: Jun 17

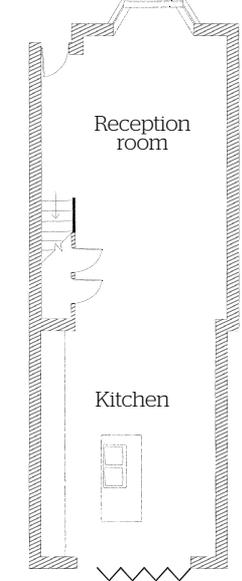
The Floorplan

The addition of a mansard and outrigger extension has turned this two-bed terrace into a modern family home split over three floors.

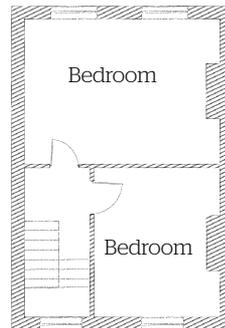
Ground Floor Before



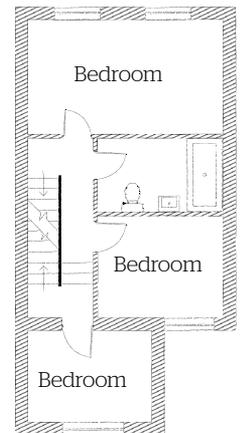
Ground Floor After



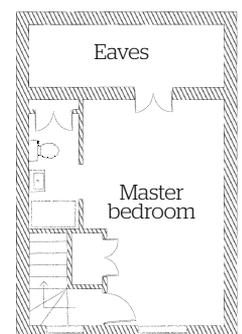
First Floor Before



First Floor After



Second Floor After



Designer's View:

Putri Mackereth,
Mae House Designs

"The real challenge here was to turn this cramped Victorian cottage into a large family

home while also retaining some of the period features. We wanted a contemporary finish with a nod to the Victorian, and achieved this by replacing the windows, staircase and front tiled path with replicas of the period. The front of the house disguises what's inside — once

you walk through the front door you now step into a modern home with an entirely open plan ground floor, complete with contemporary light fittings and a bold dark colour scheme.

"We made the most of planning regulations by extending as much as possible. Looking at your local council's planning portal to see what your neighbours have been allowed to do will help you know what's possible. Consider the most important spaces to your family and how you want to use these areas — this helped us design a layout that works for us."