

Upper Richmond Road, Wandsworth

Refurbishment and extension of
Victorian high street building to create a
development of three residential units

LOCATION

Wandsworth, London SW15

STATUS

Completed

USE

Residential

CLIENT

Euston Trust Limited

CONTRACTOR

[*Hassco Building*](#)

STRUCTURAL ENGINEER

[*MDA Consulting*](#)











Maximising the development value of a vacant high street building

Our client, for whom we have carried out several previous developments over the previous twenty plus years, approached us to prepare proposals for development of their three storey Victorian building in the East Putney Conservation Area.

The building (picture here before the project works commenced) contained a ground floor commercial launderette unit with a residential apartment over but had been vacant for some years and fallen into disrepair.

Our brief was to maximise the value of the property which we achieved by designing and obtaining planning consent for three new residential units.

A new communal entrance has been created to access the building from the rear alleyway through the new extension. Each residential unit is dual aspect and includes discretely located private external amenity space.



Creatively adapting and extending the existing building

Our scheme sought to retain as much as possible of the original building fabric, both to preserve the external appearance and to make the construction works as cost efficient as possible.

The front and rear elevations and primary structural elements have been largely retained and the building footprint and internal area were maximized by creating a two-storey extension in the rear yard and a loft and dormer extension at third floor level.

The new apartments all comply with the relevant planning space and energy efficiency standards, using upgraded energy efficient building fabric and exhaust air heat pump heating and hot water systems.



The development is located in the Wandsworth, London SW15

Full architectural service from concept to completion

Our client appointed us on a full architectural service from feasibility study stage through to construction and completion.

Planning consent was obtained in 2024 following an initial pre-app enquiry process. Following the planning process, we prepared a full technical design package for tender pricing and construction. We have led the design and project team throughout. Construction works commenced in the spring of 2025 and have been completed in early 2026.











