

## Burbage Road, Dulwich

### London Borough of Southwark, SE24

Haines Phillips were appointed in November 2019 to prepare designs for refurbishment of the ground floor of a 1950's semi-detached house in the Stradella Road Conservation Area of the Dulwich Estate.

The clients design brief was to modify and upgrade the existing ground floor layout and to create a better link between the house and their large, beautiful rear garden.

Our design proposals comprised internal alterations to create open plan living, kitchen and dining accommodation and to improve the flow of spaces and views between the house and garden.

The existing rear ground floor windows were removed and replaced with a new composition of steel windows and doors. Internal glazed doors and a fire rated screen were introduced in the entrance hallway to allow views through the house to the garden.

Our detailed design and specification including minimal joinery and large format herringbone tiling help to maximize the available space and to create a light filled, open living room.

Subtle alterations to the shape and paving of the garden patio shape allows level access from the internal floor and creates a more comfortable, functional transition between the house and garden.

Our services included outline design, an application to the Dulwich Estates for their approvals, detail design, interior design, tender action and administration of the building contract through to completion of the works.

The works were completed in November 2020 on time and on budget.

#### Client testimonial:

"Having decided to carry out a substantial renovation, we knew that we needed help to translate our thoughts into a working proposition and to find and oversee builders who would deliver. Having listened to what we wanted to do, Maha Phillips of Haines Phillips Architects, came up with a simple but clever idea that achieved the desired outcome. Ably supported by Paul Lofthouse, that was turned into plans, tenders and regulatory permissions which resulted in the appointment of a builder they recommended, who delivered an excellent outcome in an efficient and timely fashion, despite all the challenges of the circumstances at the time."



Client: Private

Structural Engineer: Benton Setterfield Partnership

Contractor: [PAC Construction Services Ltd](#)

Services Engineer: [Barker & Steels](#)

Principal Designer: [PFB Construction Management](#)

Steel Windows: [FABCO](#)

Kitchen: [The Kitchen Company Uxbridge](#)

Contract Value: Approximately £200k











