

Sussex Road, New Malden

New Malden, KT3

Haines Phillips were appointed in early 2019 to prepare designs for extensive internal alterations, rear, side and roof extensions to provide improved living accommodation and an additional bedroom suite in the roof space of the clients Edwardian two-storey semi-detached house.

Our proposals included restoring the symmetrical balance of the semi-detached houses by introducing a hip to gable roof extension. This extension plus two rear dormers allowed us to create new roof level accommodation. A first floor level side extension creates an enlarged family bathroom space and a roof level terrace over.

The internal layouts will be extensively altered, particularly at ground floor level and with the insertion of a new stair configuration to improve the circulation route within the house and to allow access up to the second floor master bedroom suite.

Rear and side extensions with structural glass box and rooflight elements will create a new, larger, light filled family kitchen and dining area and an improved connection between the house and garden.

The proposals received planning consent in December 2019. We are currently preparing the construction information package with building works expected to be completed in mid 2021.

Client: Private

Structural Engineer: Benton Setterfield Partnership

Contract Value: Approximately £250k

