

## Dickenson Road, London

### Haringey, N8

Haines Phillips were appointed in 2019 to design alterations and extensions to the clients early twentieth century end of terrace family house.

Our proposals comprised modifications and extensions at ground floor level to improve the living spaces and to create a bedroom suite for their elderly family member. A poor quality polycarbonate rear conservatory is to be removed and replaced with a new rear extension with full width glazed patio doors with a minimal structural glass box over.

A new two storey side extension will be added to the flank elevation comprised of a ground floor brick element tied in to the existing house with a zinc clad first floor over to include en-suite and wardrobe spaces for the master bedroom.

A partial width roof level rear dormer extension will be inserted for a new bedroom suite. This will include a small roof terrace area to allow long views towards Alexandra Palace to the north.

The internal layouts will be subtly altered to improve the flow of living, kitchen and dining rooms on the ground floor.

The proposals received planning consent in April 2020. 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



