



Bolingbroke Grove, London

PDL209



This design and build project was carried out in two phases. Phase 1 involved the excavation and construction of a block of three, three-storey houses and a block of four, four-storey houses with underground storage and parking, and refuse storage at ground floor level. The buildings are constructed of London stock brick set in an English bond combined with block panels.

Vehicle access is provided between the two blocks via an automated gate to a hydraulic car lift to the new basement, which incorporates storage and laundry areas to each of the houses, an electrical substation and car parking for 11 cars and 14 bicycles.

Phase 2 involved the demolition of existing units plus elevational external and internal alterations including basement as an extension to the retained building along the north elevation, erection of part three/four storey building, and refurbishment of an existing building to provide five two-bedroom and two three-bedroom self-contained flats with associated terraces. The works also included the provision of two townhouses with associated terraces and gardens.

Other works involved associated landscaping, bicycle and car parking and provision of bin storage.

Client: Coronado Property Developments

Value: £7,709,728

Engineer: Iesis

Duration: 118 weeks

Architect: Boyes Rees Architects