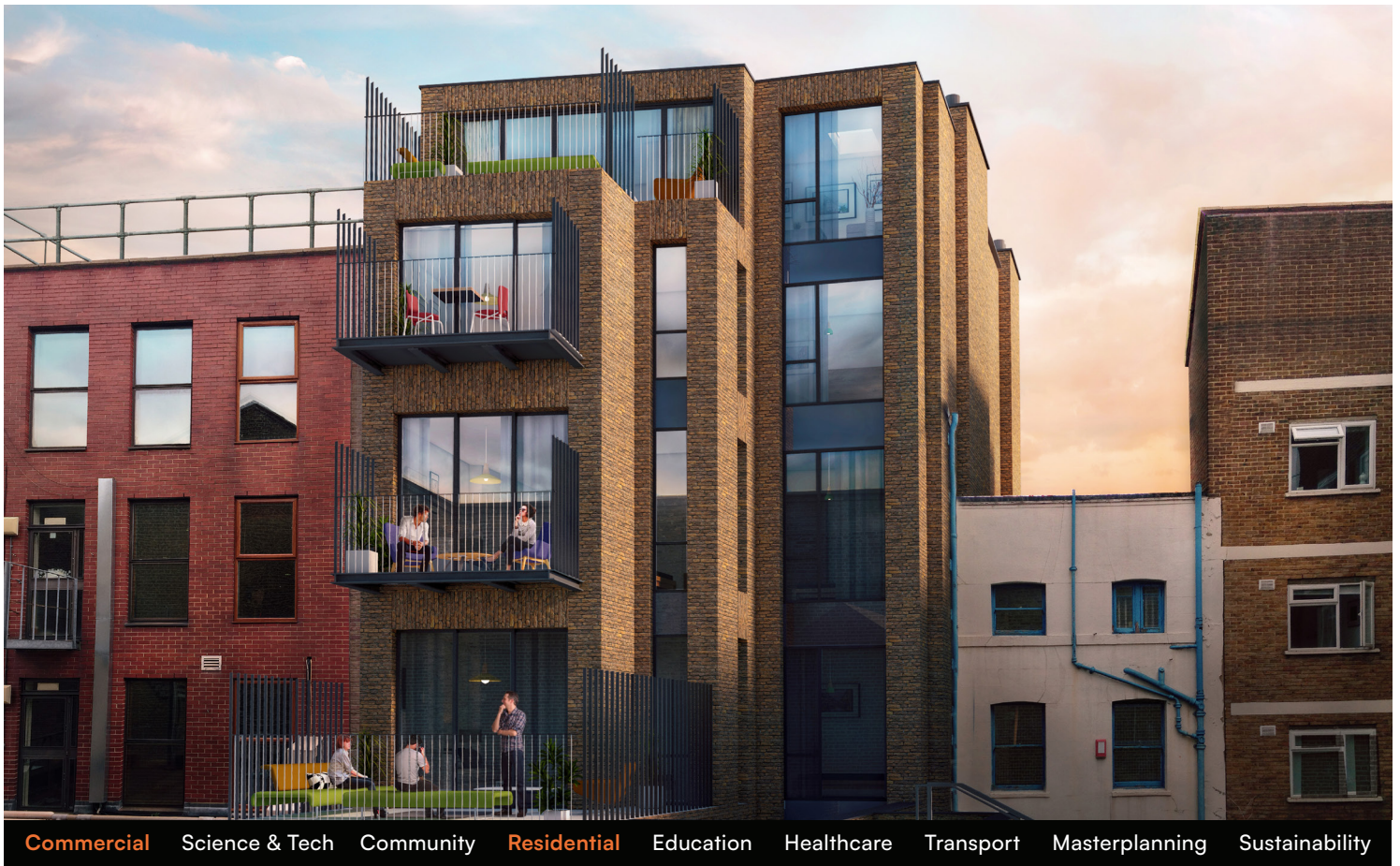




Commercial Science & Tech Community **Residential** Education Healthcare Transport Masterplanning Sustainability

88 BOROUGH HIGH STREET

LONDON BRIDGE

The site is located a short walk from London Bridge. The main façade faces Borough High Street and although the building is not listed it is within Borough High Street Conservation Area. The existing building is 5-storeys with a basement and large plant room on the roof. The main facade is stone clad with neoclassical decorative features.

The proposal consisted of creating an additional storey and extending the rear of the building to create 8 new apartments from the first floor and above. The ground floor and basement has been adapted to provide flexible retail space with level access to the street by lowering the internal ground floor levels. During the project we resolved many complexities including means of escape, overlooking and party wall issues.

The proposed scheme provides 5 two bed, 3 one bed flats & 294 sqm of retail space.



PROJECT DETAILS

- **SCOPE**
1150sqm refurbishment comprising
8 residential units and a ground
floor and basement retail unit
- **ROLE**
Architect
- **CONTRACT**
JCT Standard
- **CLIENT**
Confidential
- **VALUE**
~ £3m
- **DATES**
Completed 2020





KEY ASPECTS

- Extension of the existing building to the rear of the site which significantly increases the building's footprint to provide adequate space for the 8 residential units.
- Complex detailing to successfully incorporate new structure alongside existing and introduction of new materials to co-ordinate with the existing fabric
- Addition of a new floor, set back at high level, within a Conservation Area
- Refurbishment of the existing Edwardian façade overlooking Borough High Street



88 BOROUGH HIGH STREET
LONDON BRIDGE

OXFORD
ARCHITECTS