



# 71 REDINGTON ROAD

Feasibility Study - May 2025





## THE VISION

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On the market for the first time in 60 years, Redington Road is a magnificent family home comprising approximately 5,572 sq ft that is currently arranged as two large apartments. The house benefits from gated off street parking, a mature and beautiful front garden, and an extensive rear garden and a garage.

We are delighted to showcase a bespoke design proposal highlighting the exceptional potential of this property. The thoughtfully conceived scheme including a lower ground floor/first floor rear extension and loft conversion maximises space, light, and flow—blending contemporary elegance with practical family living. With XUL's signature attention to detail and creative use of volume and natural light, this design offers a compelling vision for transforming the property into a truly outstanding 8765sq ft family home.

71 Redington Road, NW3



PROPOSED REAR ELEVATION



## THE LOCATION

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Situated in the heart of one of London's most exclusive residential enclaves, Redington Road offers an exceptional setting in the sought-after NW3 postcode. This tree-lined avenue is renowned for its impressive detached homes, generous plots, and tranquil atmosphere, blending suburban serenity with city convenience. Redington Road combines elegance, privacy, and convenience in one of North West London's most desirable neighbourhoods.

71 Redington Road, NW3

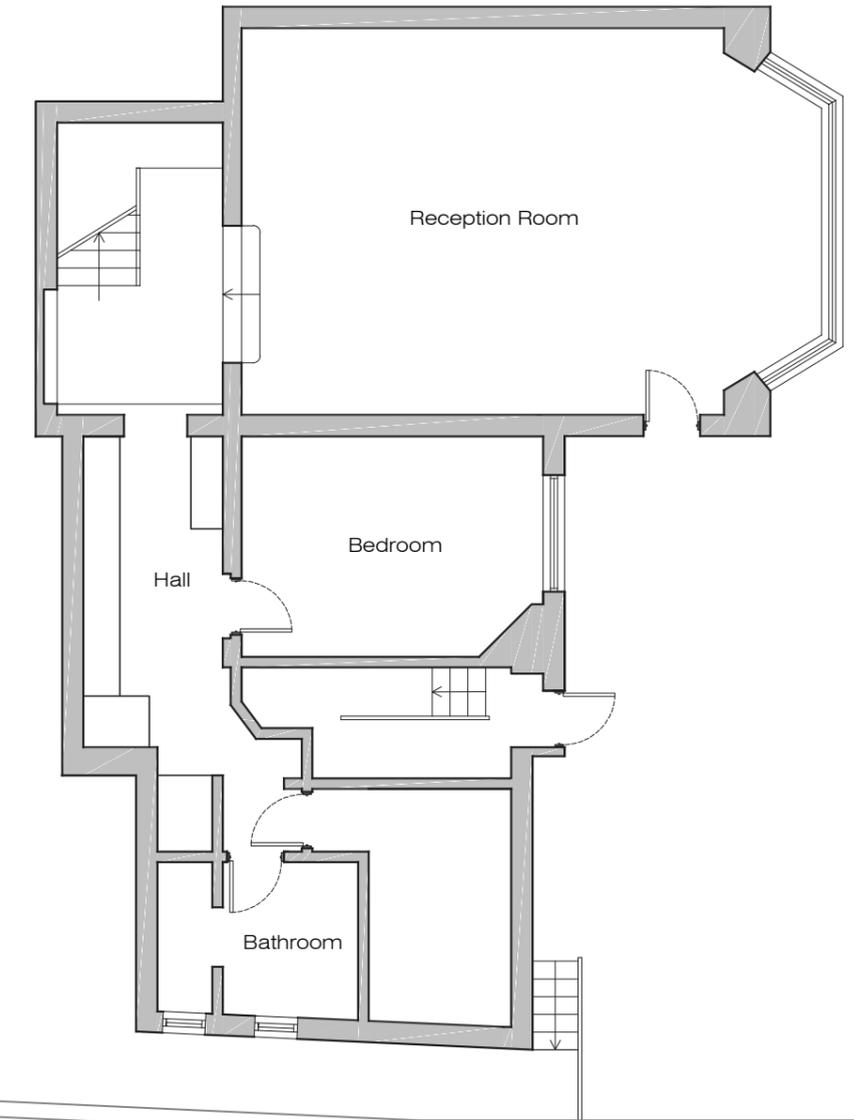
## EXISTING LOWER GROUND FLOOR

Flat 1 - 1100 sq ft

Flat 1 is spread across two floors - Lower Ground and Ground Floor.

The lower ground floor features a generously sized reception room positioned at the rear, offering a bright and flexible living space with direct access to the garden. A double bedroom is also located on this level, along with a bathroom and ample storage.

71 Redington Road, NW3

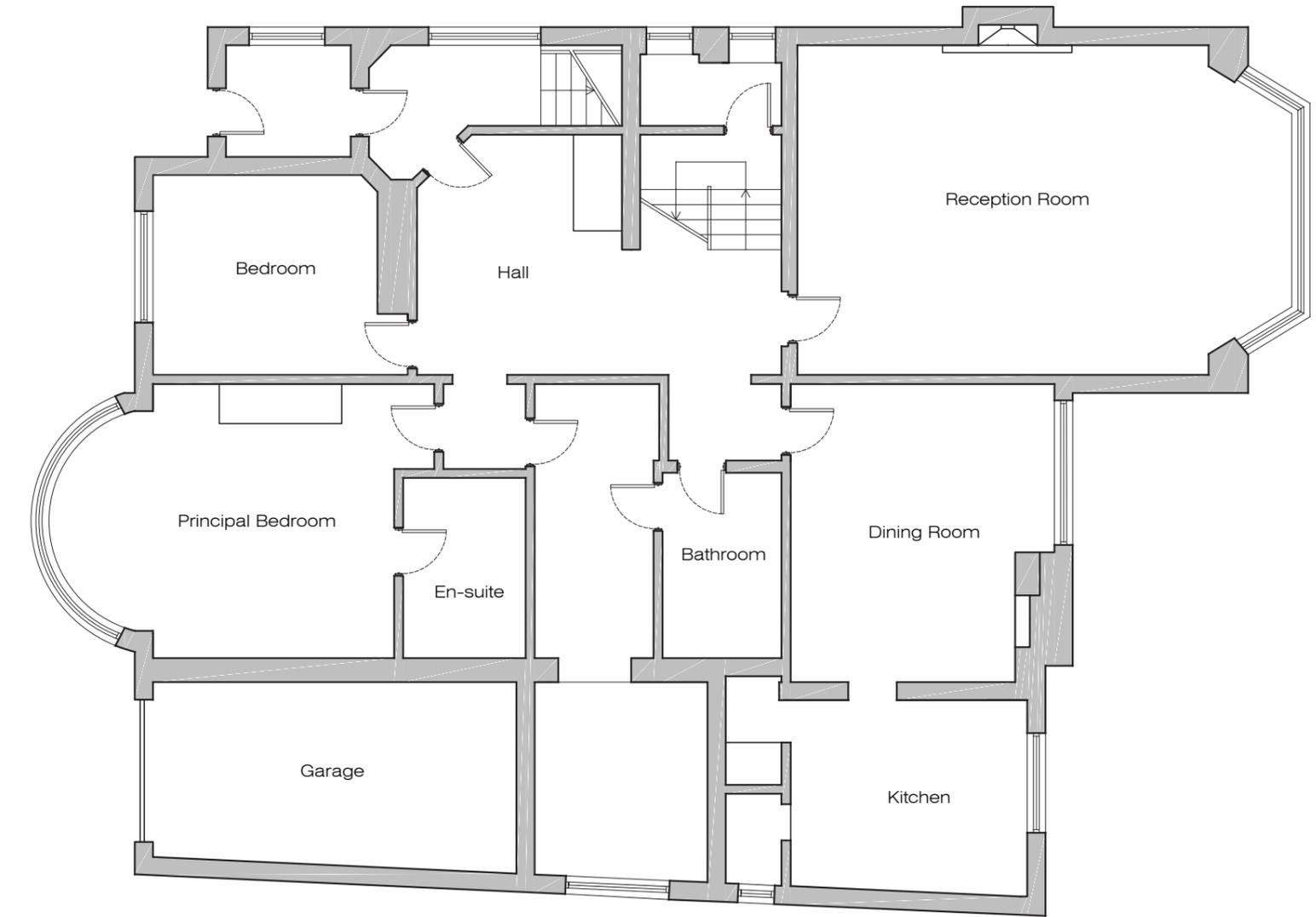


71 Redington Road, NW3

## EXISTING GROUND FLOOR

**Flat 1 - 2167 sq ft**

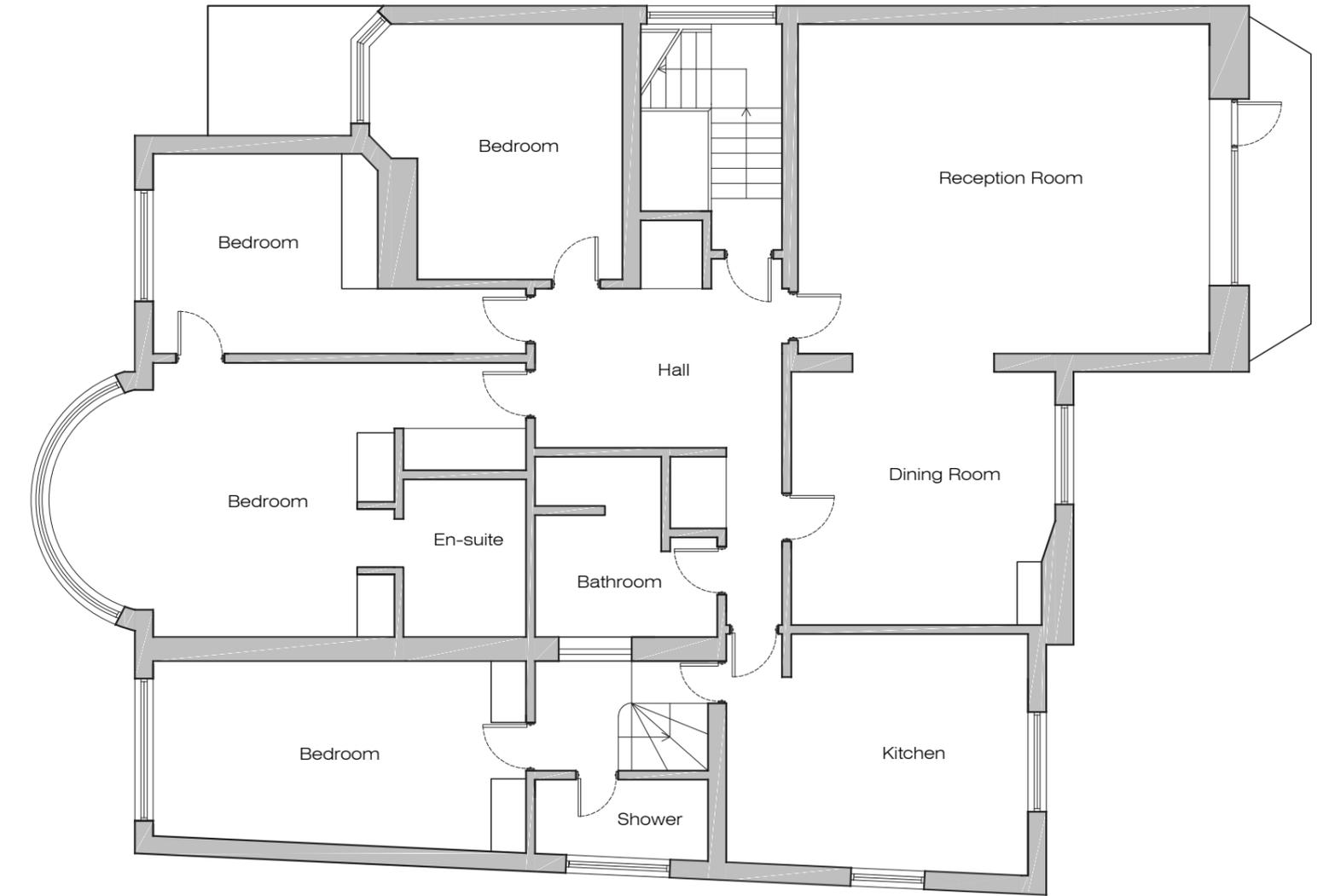
The ground floor layout of flat 1 features a spacious rear reception room that spans the width of the property, offering views over the garden. Adjacent to this is a separate dining room and a kitchen located towards the centre of the plan. The front section of the flat accommodates three bedrooms arranged off the main hallway, along with a centrally positioned family bathroom. A single garage is located to the side of the property and is accessed externally.



## EXISTING FIRST FLOOR & LOFT

Flat 2 - 2305 sq ft (first floor)

Flat 2, located on the first floor comprises of a well-proportioned four-bedroom flat, offering versatile accommodation spread across 2306 sq ft. The layout includes a bright and spacious combined living and dining area, a separate fitted kitchen, a modern family bathroom, and four generously sized bedrooms.





EXISTING FRONT ELEVATION

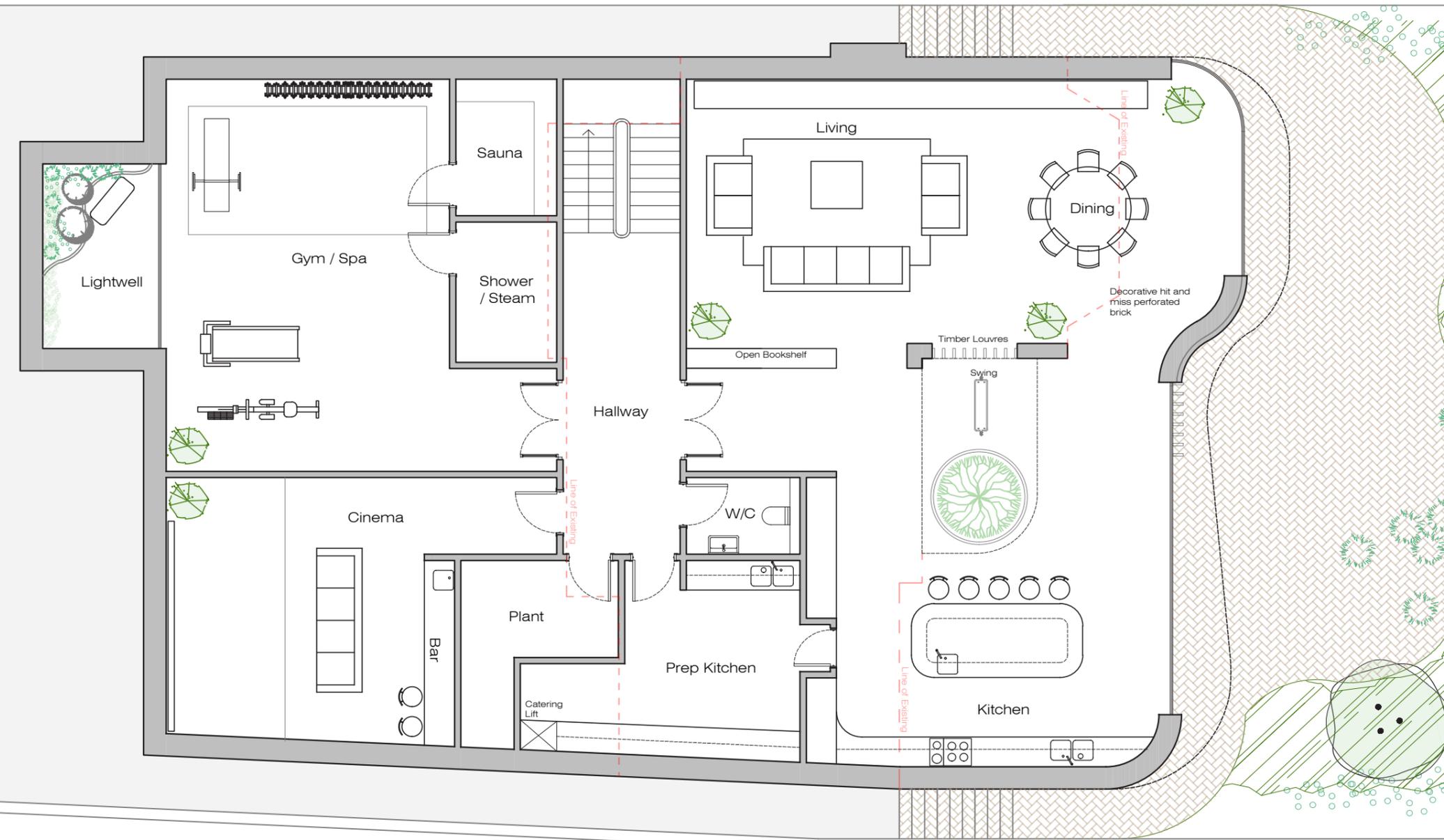


EXISTING REAR ELEVATION

# PROPOSED LOWER GROUND FLOOR

Area - 3015 sq ft (280.2 sqm)

The lower ground floor has been transformed through a beautifully designed basement extension that redefines modern living - adding just over 1900 sq ft of additional living space. At its heart is a spacious open-plan kitchen, living, and dining area, brought to life with internal planting, a dramatic double-height void, and a stunning curved rear glass extension that floods the space with natural light and creates a strong connection to the garden. This level also features a private cinema room, ideal for entertaining or relaxing, and a luxurious gym and spa suite, complete with a sauna, shower room, and a generous lightwell that brings daylight into the wellness space. Thoughtfully conceived, this floor combines architectural elegance with exceptional functionality, delivering a truly impressive living environment.

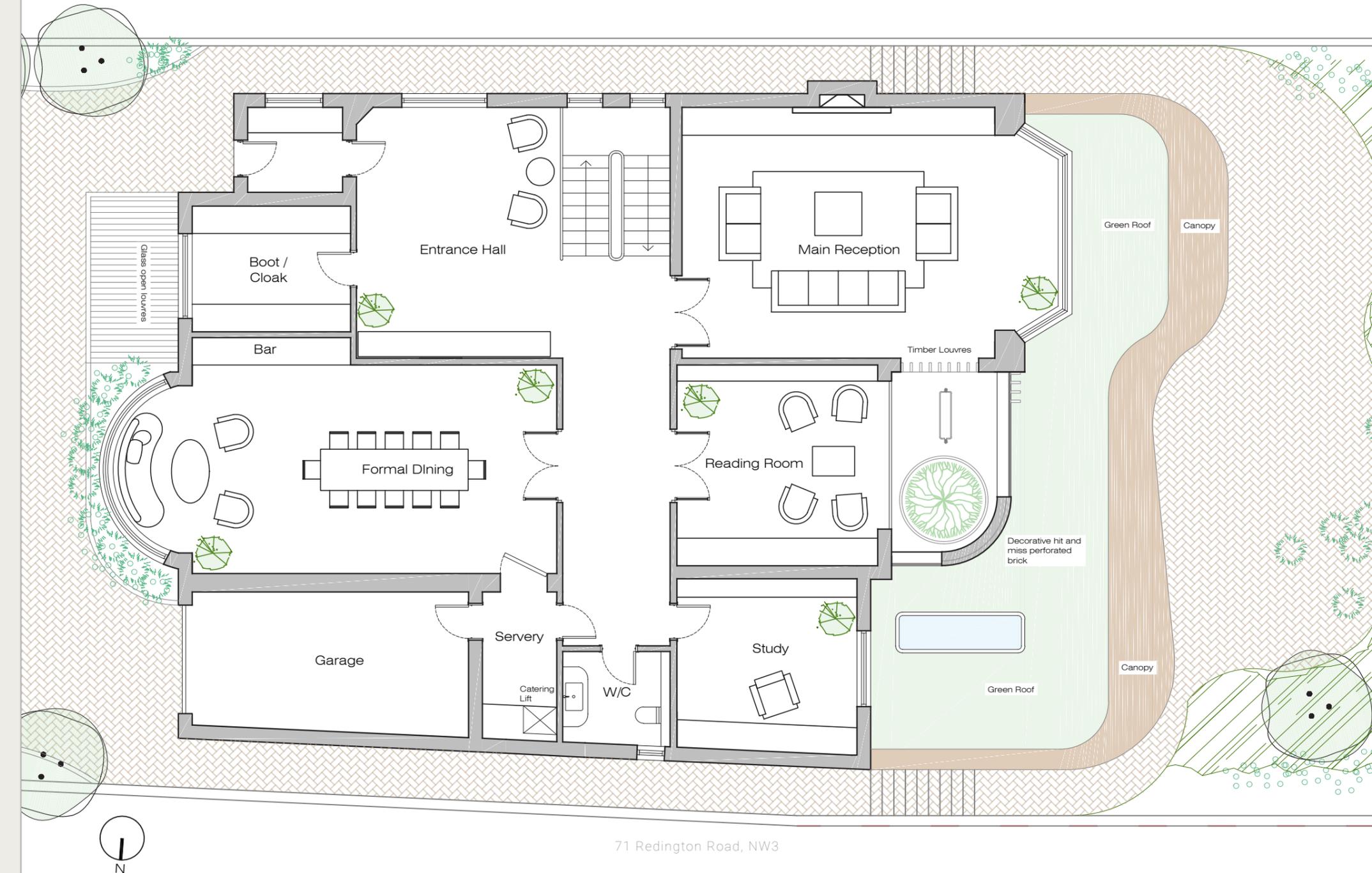


## PROPOSED GROUND FLOOR

Area - 2264 sq ft (210.4 sqm)

The ground floor has been designed to offer a refined balance of grandeur and versatility, perfectly suited to both formal entertaining and everyday living. A large, elegant entrance hall sets the tone with a sense of scale and sophistication, leading through to a beautifully appointed formal dining room and bar – ideal for hosting guests in style. A tranquil reading room and an additional reception space both boasts views over the dramatic double-height void to the lower ground floor, enhancing the sense of openness and connection throughout the home. A dedicated study provides a quiet space for work or reflection, while the single-car garage offers secure off-street parking and the potential for conversion into further living accommodation. Every room on this floor has been thoughtfully arranged to maximise natural light, flow, and function.

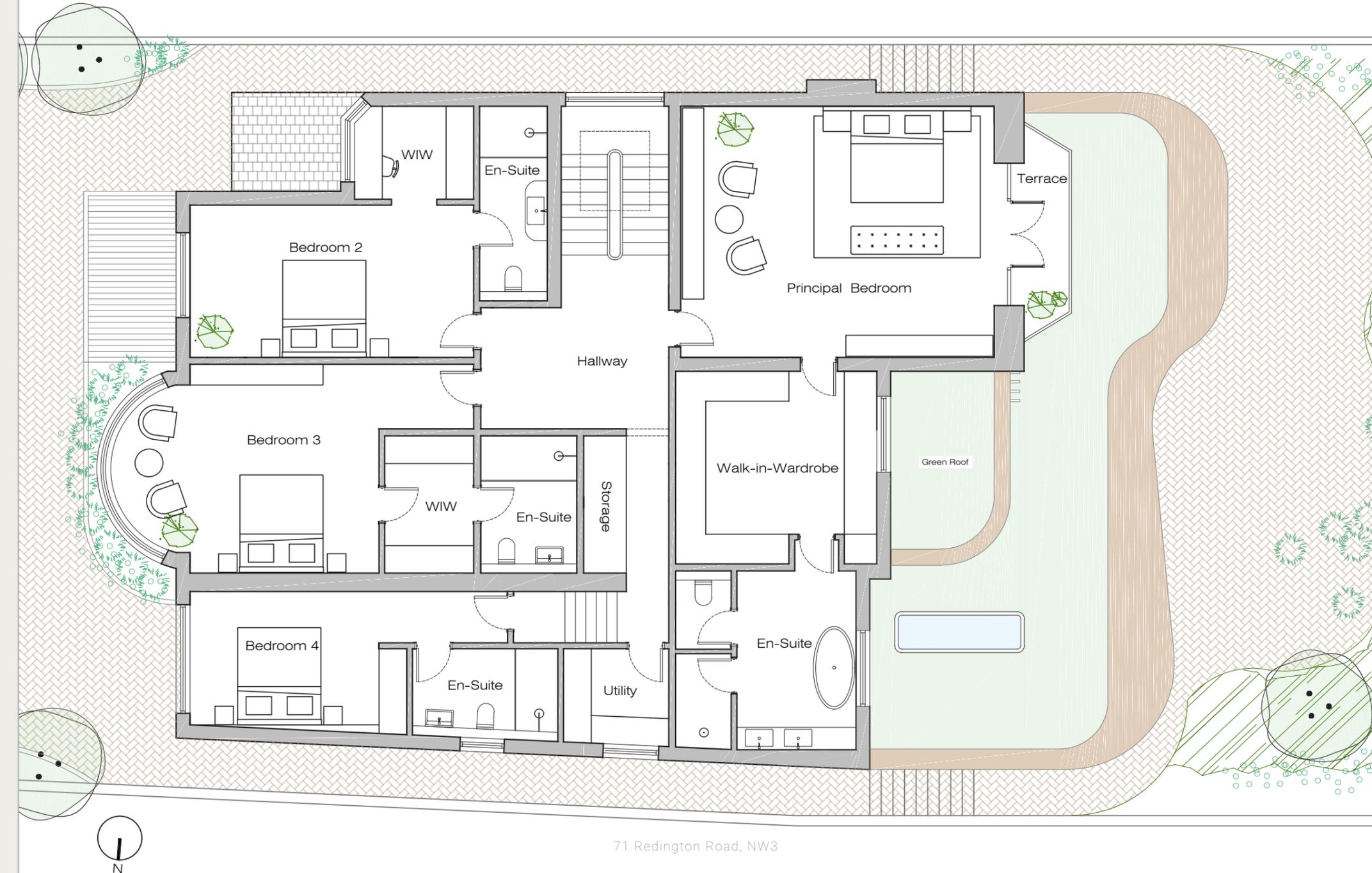
71 Redington Road, NW3



# PROPOSED FIRST FLOOR

Area - 2303 sq ft (214 sqm)

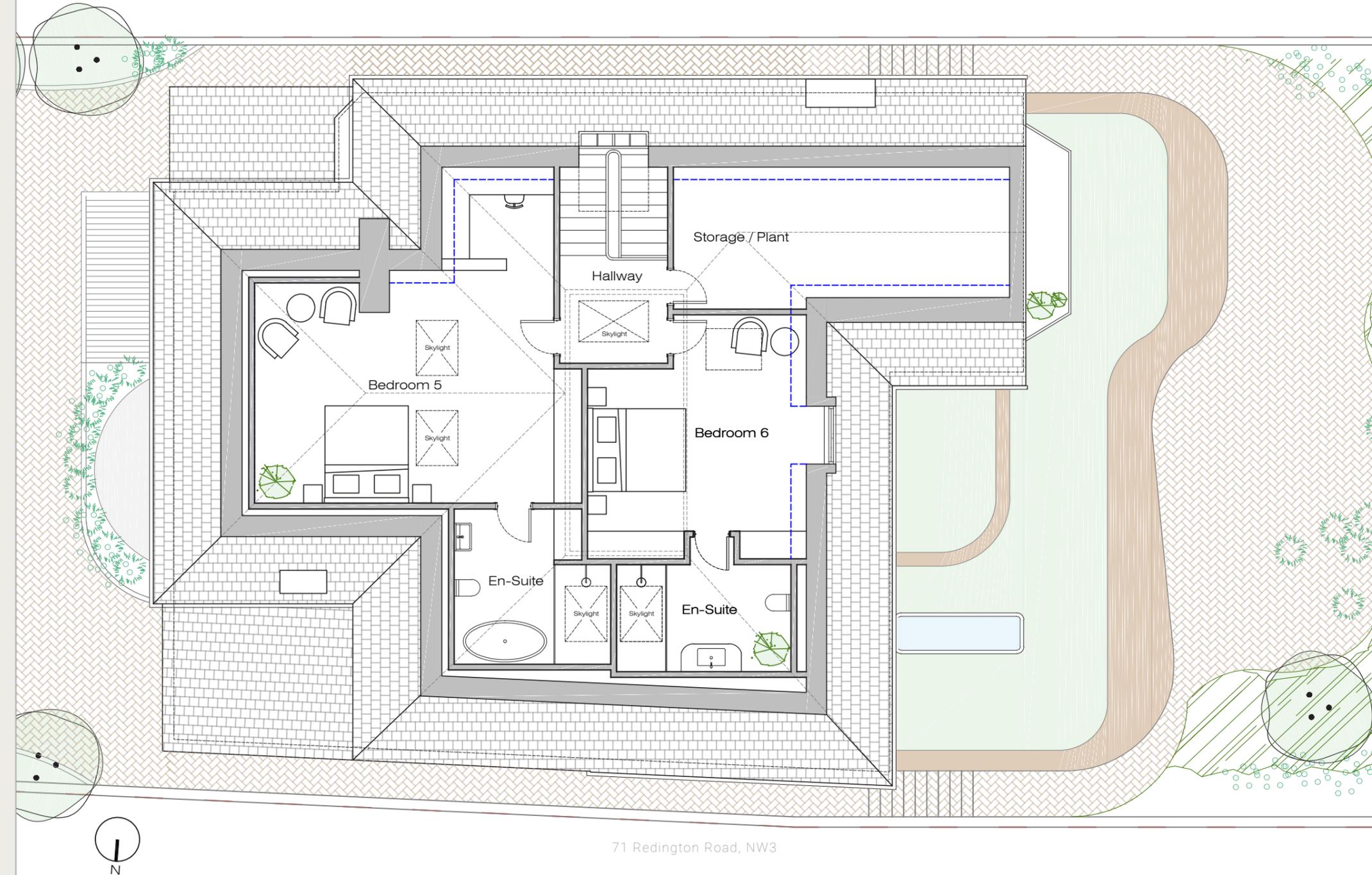
The first floor has been designed to provide luxurious and spacious accommodation, with an emphasis on comfort, privacy, and elevated garden views. Three generous double bedrooms, each with their own en-suite bathroom, offer well-appointed spaces ideal for family or guests. The highlight of this level is the expansive principal suite, which spans the entire rear of the property. This impressive retreat boasts sweeping views across the garden and features ample space for a private seating area, a walk-in wardrobe, and a beautifully designed en-suite bathroom. The layout combines elegance with practicality, offering a peaceful and private sanctuary within the home.



## PROPOSED SECOND FLOOR

Area - 1184 sq ft (110 sqm)

The newly created second floor loft conversion adds an impressive 1,184 sq ft of stylish and spacious living accommodation. This level features two large double bedrooms, each with their own modern en-suite bathrooms, offering comfortable and private spaces. A generous storage room completes the floor, providing ample space to keep the home organised and clutter-free. Designed to maximise both space and natural light, this substantial addition significantly enhances the overall functionality and versatility of the property.





PROPOSED REAR ELEVATION



PROPOSED AERIAL VIEW



## EXISTING AND PROPOSED SCHEDULE OF AREAS

	sqm	sq ft	sqm	sq ft	sqm	sq ft
	Existing		Added Extensions		Total	
Lower Ground Floor	102.2	1100	178	1915	280.2	3015
Ground Floor	201.4	2167	9	97	210.4	2264
First Floor	214.2	2305	-	-	214	2303
Second Floor / Loft	-	-	110	1184	110	1184
<b>Total</b>	<b>517.8</b>	<b>5572</b>	<b>297</b>	<b>3196</b>	<b>814.6</b>	<b>8765</b>

## PLANNING CONSULTANT ADVICE

Consultation has been sought with a planning consultant to determine the feasibility of the proposed works. The property sits within the London Borough of Camden, where planning policy H3 of the Camden Local Plan seeks to protect existing housing stock. This policy permits the amalgamation of two dwellings into a single residence, provided there has been no previous history of such amalgamations, and that the proposal does not result in the net loss of more than one home. In many instances, such amalgamations can be achieved through a Certificate of Lawfulness. The proposed extensions would require a full planning application.

The proposed extension works are modest in both size and scale and would be assessed on typical planning considerations such as design quality and neighbouring amenity. Particular attention must be given to Camden's Basement Policy, which outlines specific criteria regarding depth, footprint, and structural impact.

## XUL ARCHITECTURE: OUR STORY

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Using natural light and the science of neuroarchitecture (where neuroscience meets design) we create homes that transform your quality of life. Buildings and spaces have an undeniable impact on how we think and feel. As architects, we have a responsibility to not only prioritise these emotions – but delve into the science behind them. Beyond achieving your aesthetic vision, an XUL home is designed to support your health, wellbeing, and cognitive performance. Quite simply, we give you the light and space to thrive.

71 Redington Road, NW3



# NEUROARCHITECTURE PRINCIPLES

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Designing with the principles of neuroarchitecture transcends conventional aesthetics, resulting in unique environments that nurture mental well-being and cognitive function. This innovative approach blends insights from neuroscience to refine lighting, acoustics, color palettes, and spatial configurations, cultivating atmospheres that elevate mood, productivity, and tranquility. In the realm of high-end architecture and interior design, it entails in creating spaces that are not only visually unique but also soothing or invigorating, depending on needs. By attuning to the brain's responses, neuroarchitecture aspires to create harmonious living experiences that address both the physical and emotional needs of its inhabitants.

71 Redington Road, NW3



Science of Light



Emotional Design



Biophilic Design



Flow of Spaces



## CONTACT US

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