

United
Kingdom

Sotheby's
INTERNATIONAL REALTY



32 Sutherland Place | Notting Hill W2 5BZ

Freehold | 3,158 sq ft / 293.4 sq m

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Project Summary

32 Sutherland Place presents a rare opportunity to deliver a meticulously conceived four-storey, five-bedroom family residence on a generous 7.5-metre-wide plot within the Westbourne Conservation Area.

Full planning consent (Ref: 23/04927/FULL) has been granted for the comprehensive redevelopment of the existing semi-detached villa, incorporating secure gated off-street parking and providing approximately 3,158 ft² of internal accommodation.

The project has been conceptually designed by Studio Fabrik, whose vision establishes the architectural language and spatial narrative. Michaelis Boyd are retained as executive architects to deliver and execute the build, working alongside structural engineers Price & Myers to ensure rigorous technical resolution and construction quality throughout.

Architectural Approach

The proposal demonstrates considerable attention to detail in marrying the retained historic façade with a contemporary architectural language behind. The street elevation preserves the established Victorian rhythm and proportion, ensuring the building continues to contribute positively to the conservation streetscape. Beyond this carefully restored envelope, the scheme unfolds into a sequence of light-filled volumes and sculpted circulation spaces that reinterpret the traditional villa for modern family life.

Upon entry at raised ground level, a grand reception hall establishes an immediate sense of scale and procession. A framed vista draws the eye through the depth of the house to a dramatic double-height glazed structure beyond, visually extending the interior into the landscaped rear garden. The architectural intent is one of transparency and axial clarity - heritage formality at the front giving way to openness and light at the rear.

A cantilevered stair descends to the lower ground floor, where a generous kitchen and dining space form the social heart of the home. The double-height glazed façade introduces exceptional natural light while creating a visual dialogue between internal volumes and the private garden. Consent has been secured to lower the garden level, enabling seamless, level access from the kitchen and forming a deeply private 7.5-metre-wide garden, enclosed by substantial 2.8-metre stone boundary walls that reinforce both intimacy and enclosure.

At basement level, the accommodation expands into a substantial family lounge illuminated by borrowed light from above. A flexible ancillary space — suitable as a studio, office or gym — benefits from direct access to a courtyard lightwell, while a thoughtfully appointed guest suite completes this level. The planning and technical strategy ensures these lower floors remain bright, functional and spatially generous.

The principal bedroom suite occupies the entirety of the raised ground floor, enjoying dual aspects front and rear. Walk-through dressing rooms provide a considered spatial buffer, while the en-suite is conceived as a refined sanctuary. Soft clay finishes, warm veined marbles and classic brassware combine to create a calm, materially rich environment.

The first floor accommodates two further double bedrooms alongside a study or additional bedroom. The family bathroom introduces a contemporary intervention in the form of a frameless glazed volume, allowing showering beneath the sky while maintaining privacy.

Above, the roof terrace forms the home's third garden, an elevated entertaining platform with far-reaching views across the surrounding conservation area. An integrated outdoor kitchen supports both intimate gatherings and larger occasions, capturing long afternoons of sun and evening sunsets alike.





Materiality & Craft

The rear elevation, constructed in reclaimed London stock brick, features bespoke decorative brick lintels and parapet detailing that reference the craftsmanship of the original villa. Contemporary glazed elements are deliberately articulated as lightweight insertions, creating a clear yet harmonious distinction between retained heritage fabric and modern architectural intervention.

Future-Proofed Structural Strategy

The roof terrace structure has been carefully engineered to accommodate the potential addition of a further storey, should an incoming purchaser wish to introduce additional internal accommodation in the future. The primary structural frame and load paths have been set out accordingly, ensuring this opportunity is embedded within the current build strategy rather than retrofitted later.

Westminster City Council have confirmed in writing that such an addition would be acceptable in principle, subject to a coordinated approach whereby the adjoining neighbour were to develop their roof space concurrently - preserving symmetry and the wider conservation townscape.

In addition, permitted demolition provisions allow for the removal of the existing side wing to facilitate efficient construction access. A robust structural justification, prepared by the project engineer, could further support a full demolition of the remaining retained pilasters. Such an approach would not only expedite the construction programme but also materially enhance the building's structural coherence, thermal performance and overall fabric integrity.

Technical & Commercial Position

As a qualifying new build, the scheme benefits from zero-rated VAT. A comprehensive technical pack prepared by Studio Fabrik is available, encompassing:

- Full architectural development drawings
- Structural engineering information
- Basement Impact Assessment
- M&E strategy
- Fire safety compliance documentation
- Detailed insulation and fabric specifications
- Planning-supporting reports including light spill, acoustic, arboricultural and sustainability assessments
- Bill of Quantities
- Legal Searches

This is an opportunity to realise a residence of architectural integrity - one that respects its conservation setting while delivering contemporary volume, light and craftsmanship in equal measure, while retaining meaningful flexibility for future expansion.



Existing layout

Tenure
Freehold

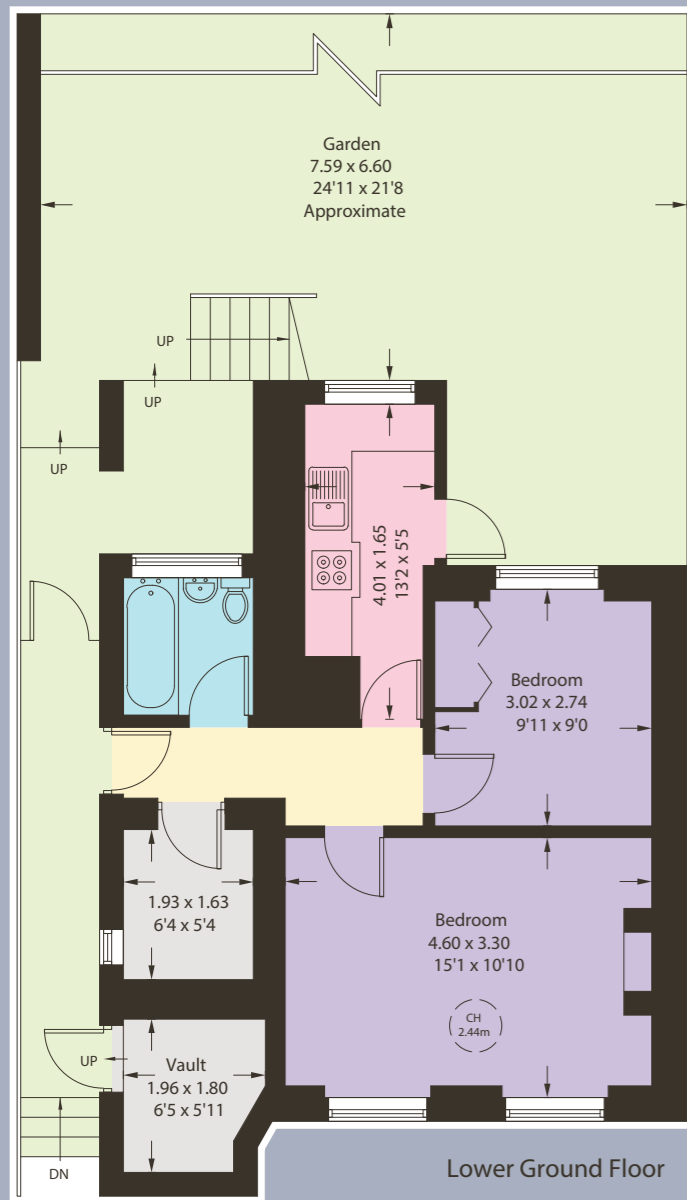
Local Authority
City of Westminster

Council Tax
Band H

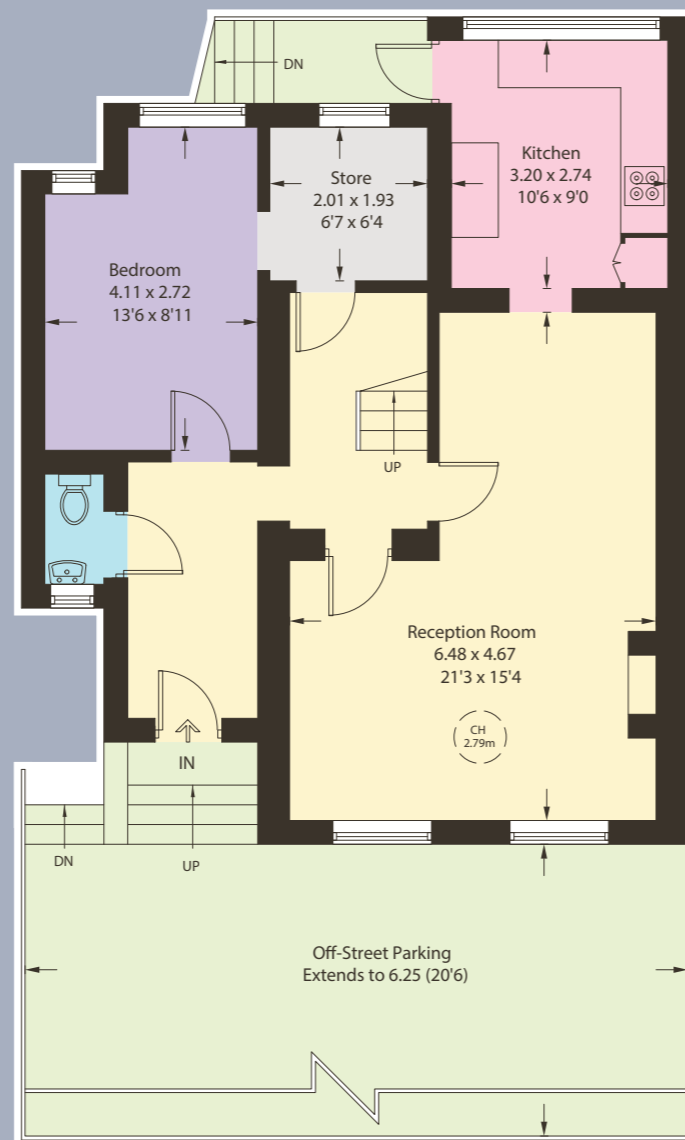
EPC
Rating F

Approximate Gross Internal Area
1,911 sq ft / 177.5 sq m
including limited use area
5 sq ft / 0.5 sq m

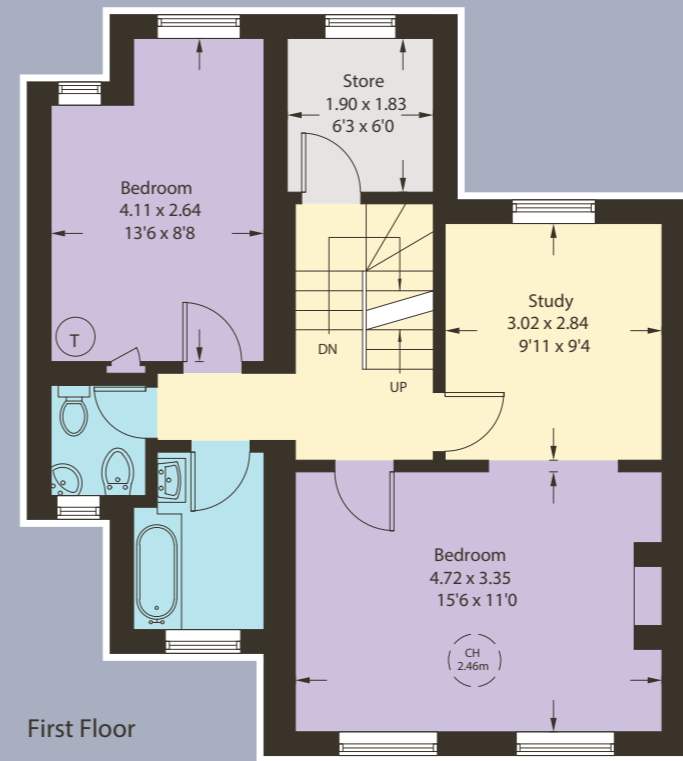
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



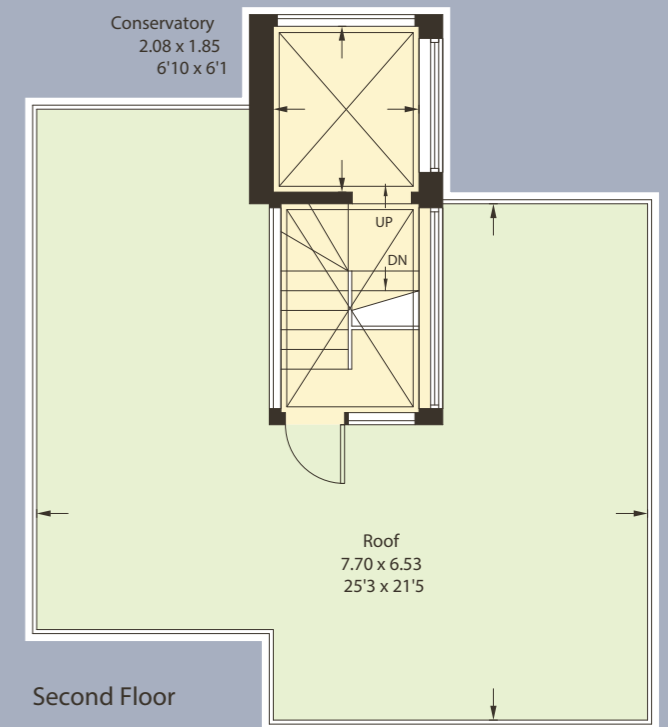
Lower Ground Floor



Raised Ground Floor

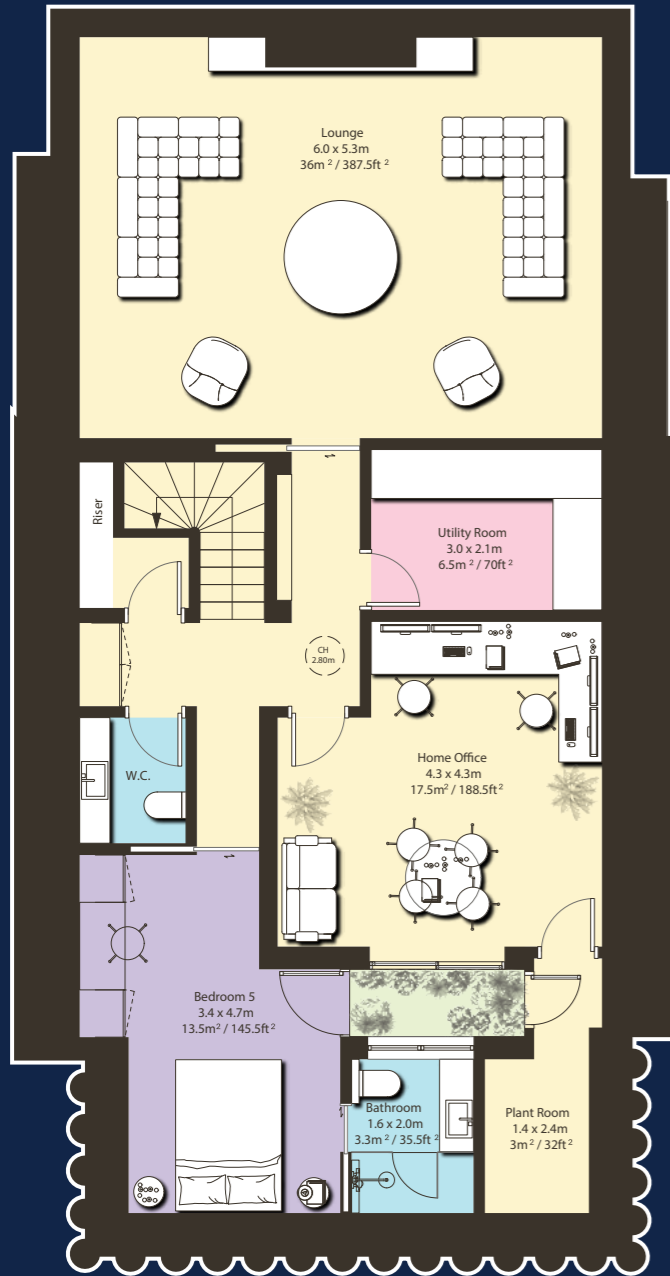


First Floor

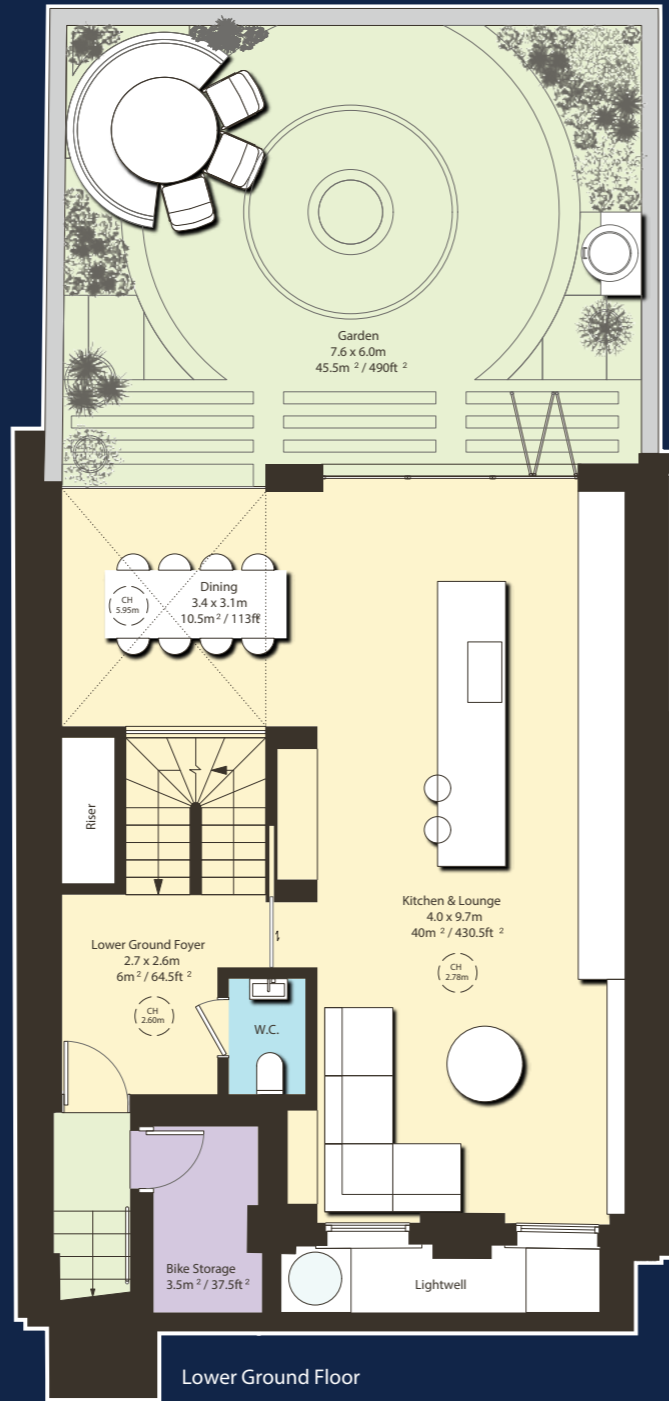


Second Floor

Consented plans



Basement Floor



Lower Ground Floor

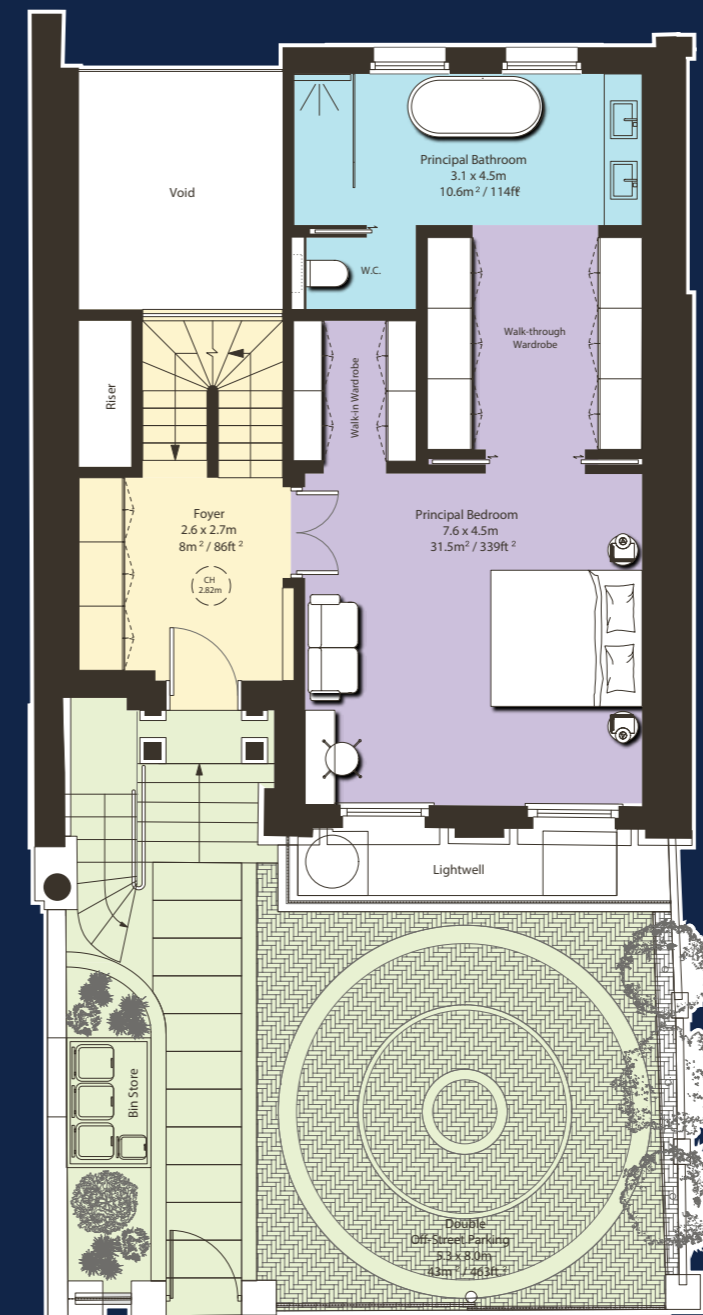
Planned Approximate Gross Internal Area
3,121 sq ft / 290 sq m

Planned Bike Store
37sq ft / 3.4 sq m

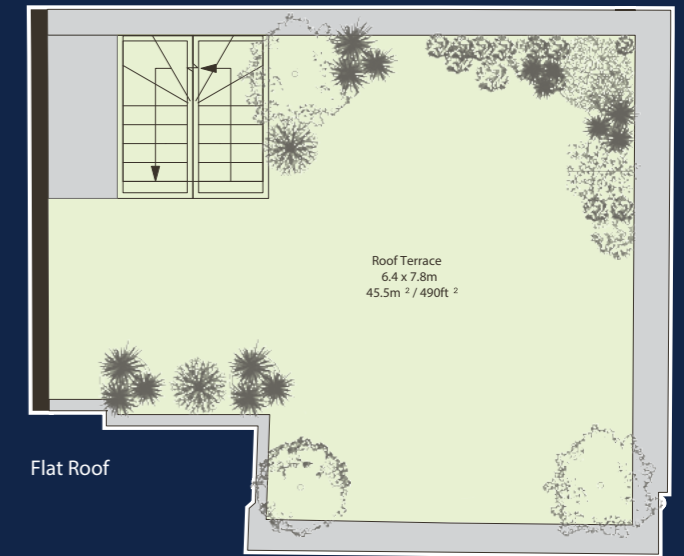
Planned Total Approximate Gross Internal Area
3,158 sq ft / 293.4 sq m



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Upper Ground Floor



Flat Roof



First Floor





Property Information Package

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