



Garage conversions to living space

Royal Borough of Kingston upon Thames, London

Highlights

Axis converted sixteen garages, which backed onto maisonette flats, into eight living rooms with outdoor space for the Royal Borough of Kingston upon Thames. The project increased the living space per property by over 30%, benefitting the families in residence and adding value to the Council's property stock.

The works started by stripping out the garages and removing the walls and doors to create structural openings in the existing fabric. The garage floors were then levelled and the existing communal drainage was rerouted.

When the new rooms were structurally sound and stripped back to a shell, our team extended the property's central heating and electrical installations. We provided new thermal and acoustic insulation, dry-lined walls and ceilings, installed floating floors and fitted new double glazing with external doors. New lobbies and doorways linked the hall with the kitchen and new living rooms. We also created new paved and fenced outside space.

Specifications

- Dry lining
- Minor building works including;
 - Screeding
 - Floating floors
 - Plastering
- Decorating
- Floor levelling and covering
- Installation of sound and thermal insulation
- Extension of existing central heating systems and electrical installations
- Electrical works
- Double glazing

12 weeks duration



Nearby, six first-floor drying rooms were also converted into bedrooms. Both projects were undertaken in occupied residential blocks located within housing estates.



Contact

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