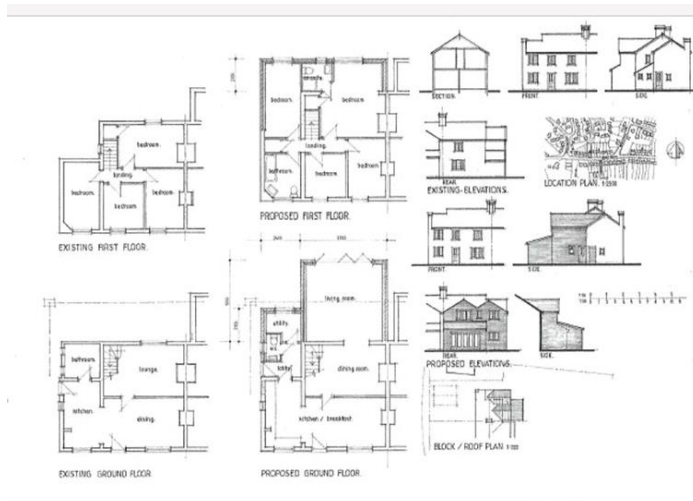


Case Study – Bury Road Stapleford

Two storey and single storey extension and bedroom to bathroom conversion at this cottage in Stapleford in Cambridge

Working from Planning Drawings by Steven Friday, a Local Architect and through instruction by the client, we undertook this large project which we agreed was to be carried out in two stages. The first stage was to convert a first-floor bedroom in the existing house so that the clients would not be left without a functioning bathroom during the second phase extension work. This bathroom has been designed by the client

following an Art Deco theme with fittings sourced and supplied by the client.



This was achieved and the result can only be described as stunning. Congratulations to the owners style choices.



Phase 2 could begin. This was to be traditional build using salvaged Cambridgeshire white bricks and a natural slate roof with lead valleys and flashings. While the bathroom was being developed, the team could progress outside with the foundation and oversite work. Winter was swiftly approaching as the project commenced in mid-October.

Before - Survey photos

The small rear lean to was to be demolished and this is where the existing bathroom was located. As you can see the neighbouring property had already a 2 storey extension built 2 years previously by others and they were rightly concerned about the impact that our project would have on their property. The neighbours were kept informed throughout the build phase and were content with the communication and explanations as the work progressed



The brickwork was carried out in Flemish bond to match the style of the existing and involved much cutting of brick to form the bond in a cavity wall. The steel arrived fabricated and delivered by our steel fixing team and installed to plans provided by the structural design team.

Building Regulations approval was provided by Aedis Building Control and they were consulted at all the key stages throughout the build phase. The scale of the project took shape and



over doubled the size of the existing property. The clients hospitality never waned throughout the build and the team were happy to be involved in such a magnificent project.



The roofing timber was delivered on time and a cut roof was installed by our talented carpentry and roofing team using the best materials available. Code

5 lead for the valleys with lead welded seams and joints and Welsh slate covering

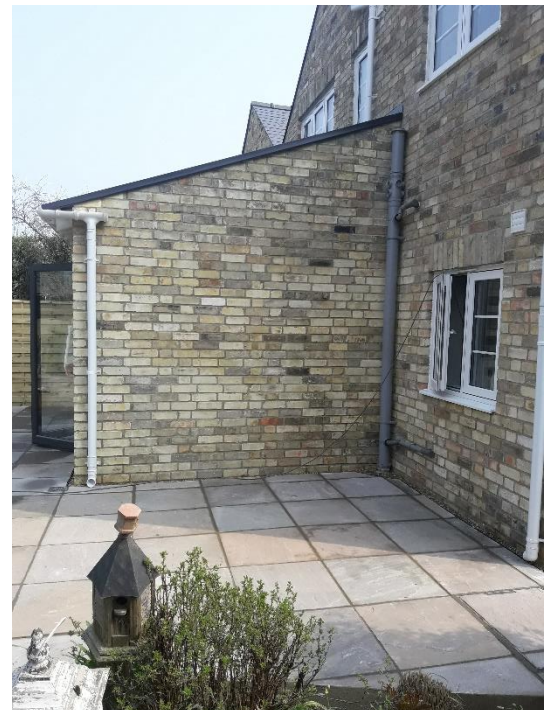


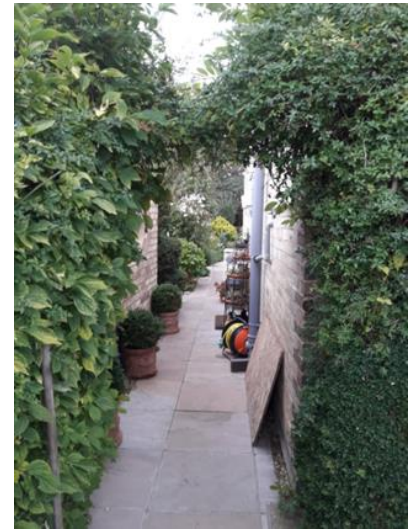
The clients opted to carry out the decoration work themselves and we were happy to oblige. The external works were carried out by Fenlake Construction and the team except for the laying of the turf although we did prepare the ground for this aspect

The covering in was carried out through the Winter and every precaution taken to ensure that the client's family was not exposed to the cold or the wet weather. Security was provided by accessible hoardings.



So after 24 weeks from commencement, we drew the project successfully to a close. The neighbourhood was happy with our achievement as were the build and supply teams. Please enjoy the following few pictures of the completed work





Pleasure to work with:

Steven Friday - Planning drawings

LD steels for steel beams and structural design

Danny Bowers for the brickwork and ceramics

David Brown for the carpentry, roofing and leadwork

Express Bifold - External Doors

Eurocell Cambridge for the windows

Huws Gray (Ridgeons) for the material supplies

Mick George for the concrete and waste removal services

Latta Hire for the staff welfare facilities

Luke Drosz - Plumbing and Heating Installation

Stuart Allen for Electrical Installations

Andy Wiggins and Team at - AW Plastering

And all the other hard working, dedicated team members from the trainees and labourers to the professionals we have consulted with during the course of this build -
Many, many thanks to you all