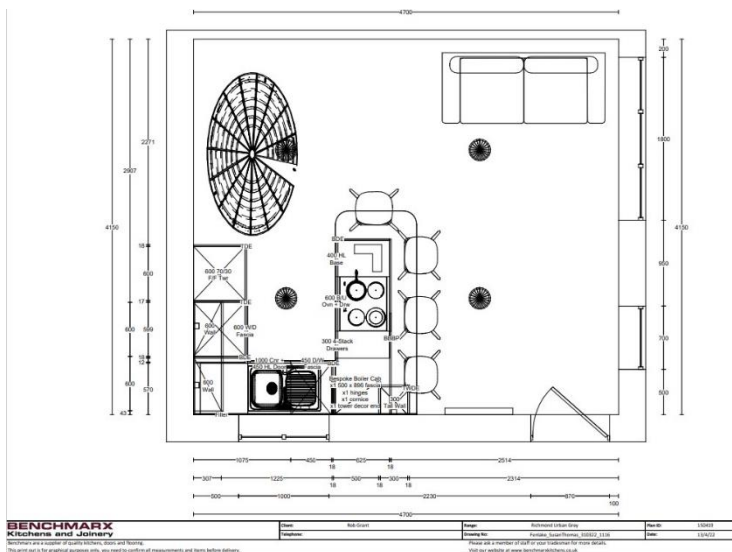


## Case Study - The Rowans Milton Cambridge



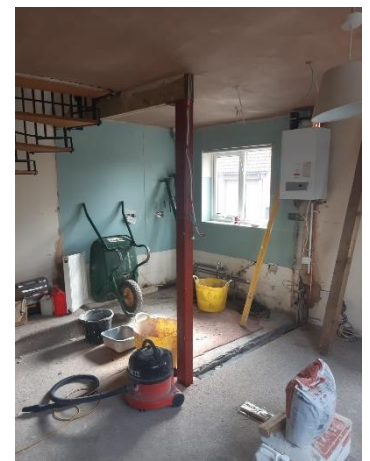
Before - Survey photos

### Complete refurbishment of a 1980's 1 bedroom cluster house



Working with the client and armed with a drawing of the kitchen layout, from Benchmark, it was decided early on that the spiral stair was to go and a new stair installed in that space. Also, it was decided to create an open plan living space on

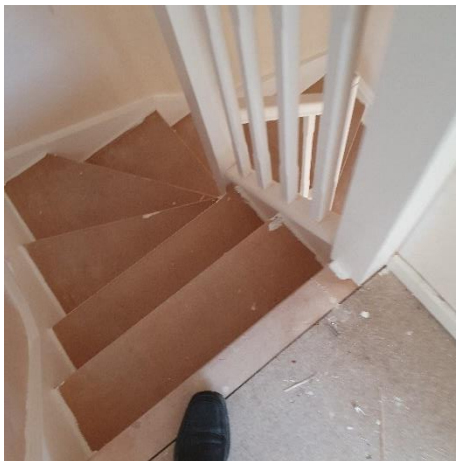
the ground floor. Our Structural Engineer assessed the loads to be imposed by the removal of the load bearing partitions and designed a post and beam arrangement to support the 1<sup>st</sup> floor. The partitions above were originally constructed using paramount wall partition systems (Card egg box type sandwiched



between plasterboard) for light weight and economy. Once the stair was installed and the structure complete, we could go ahead with the replacement kitchen and 1<sup>st</sup> floor bathroom.



In the meantime, the plastering could be progressed, first by flattening the "Artex" ceilings (this was tested and found not to contain asbestos) prior to skimming all the ceilings in the house. The walls were in reasonable condition and just required localised



filling and general making good except in the kitchen area and this area was fitted with new plasterboard as was the soffit of the new stair which had fit the space ideally even providing some understairs storage space. While all this activity was taking place, the boiler was relocated onto the external wall with a new duct to the outside air. As the kitchen hob was to be positioned into the island a duct was formed through the ceiling to emerge through the same wall. This involved some alteration

to the brickwork externally. We pride ourselves on making this kind of work blend in.



The bathroom on the 1<sup>st</sup> floor presented its own challenges but these were overcome one by one using the wisdom and experience of the team leader and using appropriate

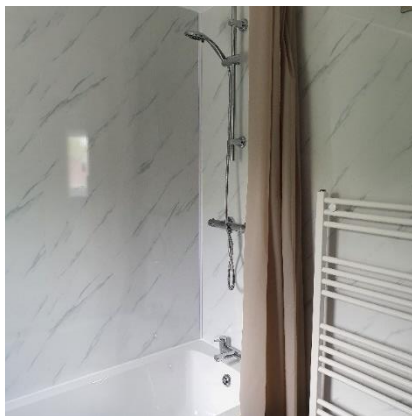


materials and methods to achieve a "new" bathroom. Wall panels were selected in place of ceramic tiling and were applied once the bathroom area had a tanking system applied. The boxing in the corner over the bath houses the soil and vent pipe and has a removable cover for ease of access.



The radiator is dual fuel so that is powered by the boiler but can also be using electricity during the summer months for economy

The kitchen was outstanding in its detail to finish and practicality as it needed to be fully functional yet occupy a minimal space to allow the living space to be maximised. A large screen TV was proposed as the target market for this property was likely to be a professional individual or a young professional couple prior to starting a family



The stair transformed the ascent and feel of the entire property as did the new kitchen installation. The Kitchen was a delight in design and functionality. Incorporating a washer / dryer, a small dishwasher, fridge freezer, oven and hob. The boiler was located into a kitchen wall unit and the pipework was ingeniously hidden discreetly behind the boiler and using easy clean surfaces to provide a boxing between

the worktop and the boiler unit.

Once the decorator had performed his magic, the whole interior was lifted from the functional to the beautiful. The final tasks were to install the curtain poles and soft furnishings. It was decided early on that the internal doors were to be retained but lifted by decoration and new door furniture.



Working closely with the client and listening attentively to the ideas, suggestions and strategies put forward, the refurbishment of this small property has become a resounding success and will be a delight for the incoming occupier to enjoy for some years to come



Pleasure to work with:

Steven Charter - Benchmarx kitchens

Jeff Griggs - Award Structural Engineers

The team - 3C's Local Authority Building Control

Craig Jones - CJ Bricklaying & Building

Les and Singh - LD Steel Fabrication

Dave Brown - 1<sup>st</sup> and 2<sup>nd</sup> Fix Carpentry

Andy Wiggins and Team at - AW Plastering

Luke Drosz - Plumbing and Heating Installation

Stuart Allen - Electrical Installations

Glen Omer - Decorating



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.

See videos below by ctrl + click



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[https://youtu.be/dUI1AQPq\\_Yc](https://youtu.be/dUI1AQPq_Yc)-----Before video

[https://youtu.be/2pfgY\\_y7esA](https://youtu.be/2pfgY_y7esA)----- Final day