

No access - again!



Extensive glazing, modern design



Bright interior



Open, family friendly space

Client: Private Client

Programme: 6 months on site

Project management services provided:

Health & safety compliance – CDM – Appraisal – Architectural design – Structural Engineering – Consents – Procurement – Project management

Hill Project Management undertook an appraisal to consider how this property could be re-arranged and extended to provide better family accommodation.

This interesting two storey house was unusual in that it was 'upside down'. The entrance floor being at first floor level at the front, along with the bedrooms, and downstairs the reception areas were located. The house was cut into the hill side with the only access to the rear, through the side garage and down a long flight of steps. A significant challenge to the proposed building of a rear extension.

The concept was to ensure buildability of the scheme, taking on board the very limited access. To this end we specified hand installed piles, to support a steel and timber frame extension.

HPM drew up a design for the internal areas to create a large family area, incorporating an open plan kitchen, living and dining space. Along with a new rear extension, with an almost complete wall of bi-folding doors. These opened onto a striking new raised galvanised steel terrace complete with stainless steel and glass balustrade. Composite decking was used and this was colour coordinated with the windows and doors. The new terrace provides a great location to enjoy the views of the sloping garden and further afield to the surrounding country side.

The light weight composite extension frame was covered with vertical, square groove, jointed, cedar cladding. Grey aluminium doors and windows were fitted, with velux lights in the flat roof, to bring day light further back into the building. The rest of the house had all the windows replaced, to match the extension, with tilt and turn windows. All the gutters were replaced with galvanised finish to match the structural steel and these were fitted to grey painted fascias.

This updated the property to a much more contemporary appearance, using durable, low maintenance products.

Internally, following the structural alterations, new plumbing and wiring was installed before re-plastering. A high quality kitchen was fitted with corrian tops, all in a contemporary style. Complete with the now ubiquitous Quooker tap.

Amtico flooring was laid in a continuous area throughout the re-arranged downstairs. Including the new cloakroom and utility area. Bespoke contemporary, entertainment furniture was designed and commissioned to compliment the new interior.

The site constraints were overcome by careful design and project planning, to deliver a home that was transformed in appearance externally, but more importantly, now provides a wonderful family space in which to live.