

CASE STUDY



DEVONIAN ROAD, LONDON

Client: Private client

Client sector: Residential

Project value: circa £85k

Project scope: Rear extension

Services Provided: Design, construction, piling & structural works, interior shell and first fix

Project timeframe: 18 weeks



PROJECT SUMMARY



Introduction:

The owner of this home in Islington wanted to extend the downstairs living space into the garden.

A single storey rear extension with roof lantern was proposed and plans were soon agreed.

The Challenges:

The two main challenges on this project were access and groundwork. The latter required a significant amount of structural engineering to provide secure foundations for the modest garden room as the foundations had to be piled. This home is also sited in a conservation area, so works had to be sympathetic to the period and the street.

The End Result:

The walls and roof were constructed in timber frame with increased insulation and incorporated a double glazed hardwood four hipped lantern light, manufactured by Logic's workshop. Bespoke hardwood double glazed Victorian French doors were also manufactured and installed. The interior was fitted out with a period radiator, Limestone flooring, integrated sound system and decorative

wall finishes. Access down to the rear garden was provided by creating a dressed Yorkstone staircase and landing.

The downstairs living space was extended to match the period of the property. A Utility Room was created to the rear of the garage.

Works included separating off the rear section of the garage, levelling, insulating and screeding the floor. Installing

purpose made kitchen units, and integrated appliances. The garage door was also upgraded with a bespoke door. Logic worked as Principal Contractors to ensure the design and construction fitted the style of the period and achieved modern Building Regulations. A high standard of finish was achieved in a sensitive conservation area under difficult circumstances, within budget and to the client's satisfaction.



"This residential extension presented a number of challenges which demanded specialist skills and a number of bespoke products. An internal team of structural engineers worked alongside our experienced builders to deliver the project"

Nick Baster - The Logic Group