



## PERIOD RESTORATION, LOFT CONVERSION, GARDEN ROOM AND BASEMENT EXTENSION, N1

### A FULL RESTORATION THAT WAS SYMPATHETIC TO THE PERIOD

This was the second house that we worked on for this client having successfully completed a full house refurbishment on a previous property they owned.

The initial brief was to create a basement extension on the lower floor of this Grade II Listed, Georgian semi-detached building, making space for a new kitchen and dining area.

We began by removing an original extension, retaining just two metres of the existing wall. We excavated and installed a new drainage system before constructing a new brick structure using reclaimed, original London bricks that matched the rest of the property. The kitchen/dining room's flat roof had two, custom-made glass roof lights fitted to complete the room.

The client wanted an ultra-modern kitchen and dining space that remained sympathetic to the rest of the house. We opted for a Dinesen floor of Douglas Fir and installed frameless doors sourced from Switzerland. Tulip hand-painted doors on the kitchen units and solid oak drawers with dovetail joints added bespoke details, and an AGA created a cosy focal point.

Worktops were constructed using a combination of custom marble and wood. We consulted with our specialist stone supplier and accompanied the client to the quarry to choose a specific section of marble, which was cut to the exact specification and fitted throughout the space.

The rest of the house benefited from a complete re-wiring and re-plumbing, for which we designed a new system that included two Ideal system boilers and a Megaflow domestic hot water cylinder.

Bedrooms were finished with bespoke walk-in wardrobes; custom joinery added detail to a new study/library; we installed a bespoke airing cupboard and utility room, and the old bathroom was replaced with a high-spec wet room.

We renovated the original wrought-iron balustrade and handrail to the main front steps, and had hand-crafted Portland stone steps custom-made to replicate the original Georgian design. The refurbished balustrade and handrail were then re-fitted.

To complete this project, we fitted a new Penrhyn Welsh slate main roof and side roof, with all flashing details made from traditional lead to comply with English Heritage requirements. We also completed a loft conversion, fitting a new dormer sash window constructed using traditional methods.

