

CASE STUDY – *Private House, Bedfordshire*

Client:

Private

Architect:

Inskip & Jenkins

Quantity Surveyor:

Cain & Co

Structural Engineer:

Inskip & Jenkins

Services Engineer:

*Martin Thomas &
Associates*

Principal Contractor:

St Blaise Ltd

Conservation Specialists:

St Blaise Ltd

Value: £800k

Date: 2008-2010



Description

Re-ordering of private wing to provide living accommodation for the owner and family, including new stone steps and entrance, revised internal layout to kitchen, bathrooms and bedrooms.

The works involved:

- Manufacture and installation of steelwork, including flat- jacking to allow removal of ground floor chimney breast whilst maintaining structure above ground floor.
- Internal revised layouts, partitionings, forming new openings and blocking up of existing openings. Revised kitchen and bathroom layouts.
- New lath and plaster walls and ceilings, and ceilings including new cornices to match existing.
- Installation of steels to facilitate service routes.
- New mechanical/ electrical and AV services throughout.
- Manufacture of new joinery, paneling/ skirting/ architraves, bespoke fitted furniture bathroom marble topped vanity unit, dressing room cupboard, jib doors,
- Repair / modification to existing paneling, joinery, overhaul and supply new ironmongery.
- Repair to existing oak flooring, and fitting new oak flooring.
- Working with clients interior designer to provide Decorations.
- Construction of bastion and new Portland steps onto and above existing balcony- including drainage revisions.