



Saltgate Cottage Kings Lynn, Norfolk

Overview

After receiving planning permission to demolish an existing agricultural barn, we sought to redevelop this brownfield site into 2 semi-detached residential plots. This case study will focus on the smaller of the two properties.



Completion Date: May 2024

Scope of Works: Design & build bespoke semi-detached 3-bedroom Cottage

Design Team: Tom Nellist

Project Management and Construction Team: Ben Trundle, Wayne Dewing, & James Dobler

Project

The construction of this Cottage followed traditional, long standing techniques, such as the concrete strip foundations and insulated floor slab. The external walls are two-skin masonry sandwiching further insulation, and the roof is made of timber topped with concrete tiles. Where this property begins to diverge from the standard is the quality and attention paid to the internal finishes.

After accessing the property through it's own unique tarmac driveway, as you enter through the front door you are greeted by a feature oak staircase that takes you to the first floor, below your feet are beautiful square floor tiles running through the hallway and into the kitchen. Like the staircase, the doors and ironmongery fit the classic cottage-style oak veneer detail and give the Cottage a high-end feel as you walk around it. In the kitchen you'll find integrated appliances, stone worktop, and an island with a large overhang for a breakfast bar. And finally the south-facing garden envelops the property in natural light and is perfect for the summer. In terms of specification, the property is fitted with ground floor underfloor heating, an air source heat pump, air conditioning, and integral blinds throughout.

Conclusion

This project showcases what can be achieved when utilising brownfield sites, and the value in redeveloping and repurposing land. This property is built on textbook methodology, but is finished in a way that sets it apart from its 3-bed counterparts.



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