



Home Extension and Renovation Docking, Norfolk

Overview

After our client had a very poor initial experience with another contractor, they contacted us to see if we would take on the project and see it through to completion. After surveying the property and producing an estimate for the required works, we agreed a budget with our client before heading off to site.



Completion Date: November 2023

Scope: Construction Management & Trades

Project Management and Construction Team: Ben Trundley & Wayne Dewing

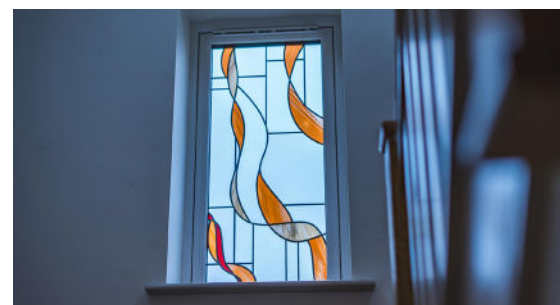
Project

At the point we arrived on site, the foundations, external walls, timber first floor structure, and timber roof structure of the extension had been constructed. After some snagging associated to the elements undertaken by the previous contractor, we were then ready to push on with the remaining scope of works. A high level lift of scaffolding was put in place so we had safe access to the roof, which was closed in using a waterproof membrane and roof tiles that match the existing house. This scaffolding was then altered as we moved down the building, painting the external walls in white to again match the original house. At the same time, we replaced all of the windows and external doors to the property, including a beautiful stained-glass window situated on the staircase.

Once the property was closed in and watertight, the scaffolding was struck so we could complete the external fencing and driveway, as well as turning our attention to the internal fit out. The works inside the house are very much what you'd expect to find under modern day building standards. Plasterboard and skim have been used to line and flatten the walls, covered by a variety of finishes including paint and tiles. The internal doors are all pre-finished oak veneer in the very popular 'cottage' style, with a feature sliding door on a cast iron track being utilised for the first floor Family Bathroom. The staircase is a softwood construction finished with oak newels, painted spindles, and a full carpet covering. In the Kitchen, shaker style units have been fitted, again a very popular choice amongst customers, topped with an oak-effect laminate worktop and stainless steel accents on the appliances and splashback, giving the Kitchen a slightly more industrial feel as well as being extremely hard wearing. Overall, the location and specification of this property make it the ideal summer holiday rental or full time family home.

Conclusion

Unfortunately, this isn't the first project we've completed under these circumstances, where our client has been let down by a previous contractor and needs us to come in and rectify the issues. But on the other hand, it shows that we are willing to work within whatever context we need to in order to deliver our clients the results they dreamed of. And we're pleased to say that our client is very happy with their project and has committed to using us from the outset on any future projects they wish to complete.



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