

Case Study

Project Name: 87 Darras Rd

Project Value: £600,000

Timeline: 6 months

Client: Private Individual

Contact: Colin Wardle
The Old Stables
Greys Yard
Morpeth
NE61 1QD



Description of work carried out:

The property was purchased by the current owner from auction following several years of being left empty as it was owned by a Bank. The property is a large detached 5 bed home with a basement and extensive grounds. As the property had been left unattended for several years the basement had flooded several times and the property and grounds had become very tired.

The client commissioned an Architect to re-design the scheme and we worked very closely with the design team and client to ensure the objectives were met whilst maintaining the budget of the client. Works included stripping out and repairing the basement structure, installing an indoor swimming pool within the basement along with steam room, sauna, shower, bar and lounge area and all associated HVAC systems required for the operation of the pool.

Extensive groundworks were also carried out enlarging the area externally to form a courtyard to the rear of the basement allowing for access up to the rear garden and installing a hot tub and tiered planting, fully tanked and rendered to match the existing.

Works were undertaken within the property which included a full electrical package which consisted of a designed lighting and home entertainment system, refurbishment of the existing bespoke kitchen and installation of a secondary kitchen, all existing timber floors were re-finished and stained.

The bedrooms were also remodelled to incorporate a second master suite which included walk in wardrobes, and a link to the master bathroom via a Jack and Jill door. The master bathroom was renewed with all new fitting and a bespoke curved shower was installed to the client requirements.

The grounds of the property were enhanced with a Landscape Architecture designed scheme, we were able to suggest some additions to this design which ensured an existing stream which crossed the property was enhanced for the use for the client.

The stream was prone to dry up during the summer months and flood during the winter and became blocked with leaves from trees further up the stream on separate properties, we designed and installed a solution to the problems which ensured the water levels were maintained, that the flow of the water was uninterrupted, silt traps were installed, and the ability to completely clean the section if it became silted up. The design consisted of several brick-built head walls, a culvert, fully lined base with river washed pebbles set into the base and cobble lined banks, several decorative bridges were also installed.