



Project Case Study

Hampstead, London

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Introduction

This development sits on an elevated plot above a sought after residential road in the heart of Hampstead. The 'Arts and Crafts' home required part demolition, large basement dig-out, refurbishment throughout and fit-out to the highest standard, resulting in a very high-end property.



Before: Original structure.



After: Property extended and chimney stack moved.



Demolition and Temporary works

One third of the building was demolished with the large chimney stack being re-built in a new position to match the original. The rest of the existing structure was propped utilising underpinning, acrow props, pynford beams and extensive strapping.

Demolished materials were set-aside for re-use. To enable the large basement dig-out a steel gantry was built out over the pavement to allow the digger to deliver spoil into waiting vehicles on the highway.





Piled basement scheme

Piles were installed and capped and the basement excavated. The walls were meshed and spraycreted. A basement slab, sump pumps and a waterproofing scheme were installed. The basement housed additional living quarters and a hi-tech media room.





Main house extended

The development required extensive steelwork installation and hollow rib decking. Reserved brickwork was re-used.





Roof

The new roof section was tied back to the existing roof incorporating retained and new tiles matched to old. The original chimney was rebuilt and incorporated into the new section of roof. New lead work was applied to the new and existing dormer windows.





Mechanical and Electrical (M&E)

The high specification required installation of underfloor heating throughout together with a heat recovery system. Ship Shape installed and programmed a Lutron GRAFIK Eye lighting system and ran all AV (audio, phone and data) cables to a central command hub.





Extension

Large Cantifix glazed sliding doors were fitted which together with a large roof light provide extensive natural light. Limestone flooring extended from the kitchen, through the extension to the outside patio. The extension was finished with a copper lined architectural roof and Portland stone cladding.





Other finishes and fittings

Oak flooring was installed extensively. Other fittings of note include Philippe Starck designed Duravit sanitary ware and a Poggenpohl fitted kitchen with Gaggenau appliances.





Landscaping

The gardens were landscape designed with new shrubs, trees and bushes and lawn to the front and a large York stone patio which leads to a generous lawn with a feature sundeck, circular seating platform and a children's soft play area to the rear.

