

# Residential

## Residential Property, North West London

This refurbishment project involved the creation of a connecting kitchen and living room within a residential property retaining many of the original building features. The new open plan space was achieved with the removal of the load bearing spine brickwork wall and insertion of a new structural steelwork stability frame. The steel frame was also required to re-support existing steel beams over the kitchen area. Careful temporary works and sequence of construction were essential in order to retain the original decorative plaster ceiling moulding in the rear living room.

Enhanced access to the garden was achieved by replacement of the original rear annex brickwork walls with full width aluminium sliding folding glazed doors. The rear annex flat roof was supported with cantilever steel beams within the flat roof zone which incorporated a new overhead roof light.

A feature slated timber pergola is attached to the rear annex roof and provides an attractive enclosure over the new timber decking.

