



## Cherry Tree Cottage

### Project Brief:

To construct a sensitive large two storey extension lying with an area of outstanding natural beauty and conservation area.

### Project Details

Sprout were appointed by a private client as principle contractor for the construction of a two storey extension, due to it's sensitive location all external materials had to be from locally reclaimed stock.

The buildings proximity to several large trees with preservation orders, required the foundations to be lowered to 3½ metres below ground level, retaining a traditional strip footing. With root guard protection and water pressure relief the house now stands on a rather large reinforced structure which mammoths the original buildings 3course spread brick footings.

All brickwork was dry laid to achieve a uniform match pattern and mortar gauged to follow the existing lime beds and perps. The first floor was timber framed and the new roof was traditionally cut with sized tile battens gauged to pick up Kent peg detailing of the original tile lines. Windows were handcrafted from locally sourced Oak to match the frame.

Clean Hardcore from the works was recycled as hardcore for a later Yorkstone patio.

### Project Facts & Figures

Budget:	£145,000
Timescale:	20 weeks
Overspend:	£5,200

### Clients Comments:

*.....It matches in fantastically and looks amazing. You cannot distinguish from the original house....., can't wait to for spring*