



Extensive Remodelling and Extension of Existing Cottage

Mutford, Suffolk

Sector: Residential
Client: Private
Value: Circa £300,000
Completion: 2017

Technicus Consulting was appointed by the property owners to provide structural design and consultancy services for this extensive domestic remodelling and extension project.

The project involved removal of 80% of the ground floor level load-bearing walls in order to create a large open plan living space. In order to make the most of the superb countryside views from the property the client also wanted to open up the rear of the property through the introduction of full width storey height glazing incorporating 2 sets of bi-folding doors.

The project proved structurally challenging due to the requirement to maintain sway stability to the property once the internal buttressing walls were removed. This involved the design of a complex steel frame with moment resisting connections supported off new foundations in order to achieve the client's layout aspirations.

The project was made more difficult due to the the original small cottage having been previously extended twice during its life. This meant that wall, floor and roof constructions varied throughout the property, requiring different structural supports approaches. This made a detailed, staged sway stability assessment very important to ensure that the building's overall stability under wind loads was not compromised at any stage of the build.

The end result is a beautiful open plan family home with high quality fixtures and fittings, and a sophisticated Control 4 voice activated lighting and audio-visual control system.

Importantly the extensive structural steelwork designed by Technicus Consulting was carefully detailed so that it is unobtrusive and largely hidden now the project is finished. This has helped the client create their dream forever home and enjoy the surrounding views.

