

J COFFEY MAIN CONTRACTS

6 Tyndale Terrace – London N1 for Private Residence

The refurbishment of a mid-terrace Edwardian property. The structure was substantially rebuilt and the basement was enlarged. Structural steelwork was introduced to open up interior spaces replacing the existing load bearing masonry and timber lintels. Floors joists were strengthened and re-levelled and the walls were re-aligned to provide the required background to achieve the shadow gap interfaces and sharp lines.

The project includes some interesting Architectural features such as full height glazed doors to the rear ground and first floors, a “glass box” over the staircase leading from the garden to the basement media room, structural ‘walk on’ glass, laser cut external screens and bespoke kitchen and fitted wardrobes.

A sophisticated Crestron system controls the new underfloor heating, Lutron dimmable lighting, window blinds, gas feature fires and all audio visual components.

Value: £685,000

Contract: JCT Intermediate
Building Contract with
Contractor's Design 2005
Revision 2 (2009)

Duration: 42 weeks

Completion: September 2010

Architect:
Belsize Architects

Structural Engineer:
David Bennett



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