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KL

magazine

HOME DESIGN & BUILD IN NORFOLK



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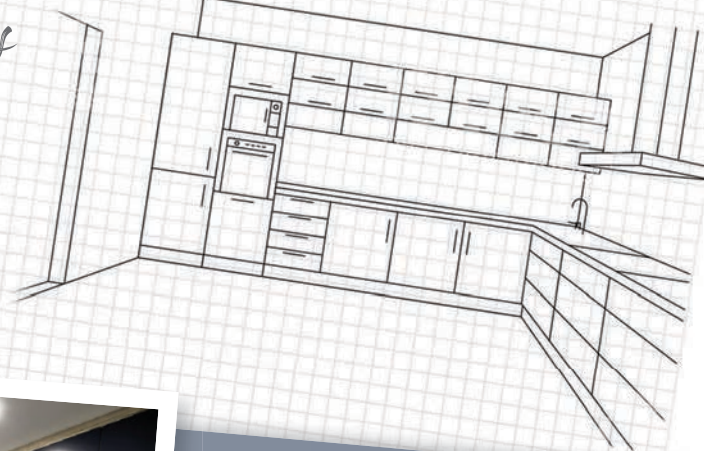
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HOME DESIGN & BUILD IN NORFOLK

110

Welcome

The summer of 2020 will be remembered for several things, but one of the most positive was the healthy growth of the local property market which saw prices rise across north Norfolk by 23%, average house values in King's Lynn increase by 28%, and local estate agents reporting a huge increase in sales with many seeing double the amount of work as usual at that time of year.

In March 2021 the leading property portal Rightmove revealed a list of the top 10 most searched-for locations in the area, all of whom saw significantly higher year-on-year levels of interest. Included in the list were King's Lynn, Cromer, Hunstanton and Sheringham - and topping it was the delightful village of Sedgeford, which saw an incredible 219% rise in online property searches.

And it wasn't too long ago that the UK's highest-circulation print newspaper (the London-based Metro) ran a story highlighting the eight reasons why people should be moving to Norfolk immediately - from its incredible landscape and unspoilt beauty to its independent

character and unrivalled lifestyle opportunities.

For those of us who love and work here it only confirms what we've known all along, but the area's increasing popularity also points to its particularly rich built environment.

An environment that's distinguished (as you're about to discover) by award-winning architecture, exceptional levels of craftsmanship and sensitive landscaping.

The projects showcased over the following pages range from transformational extensions and innovative new builds to major refurbishments and luxurious developments, but they all have one thing in common: a desire to enhance our lives in one of the most attractive parts of the UK.

But it's not all about highlighting the work of our most talented architects, builders and developers. The industry is supported by a huge variety of associated trades, suppliers, professionals and specialists who contribute to every stage of the process - and who've taken the

time to share some of their expert help and advice.

It's also good to see so many local businesses looking to the future, creating energy-efficient solutions, using environmentally-friendly materials and even using recycled products whenever and wherever possible.

Thanks to their efforts, Norfolk will continue to set new standards of building excellence for many generations to come.

Whether you're considering investing in a small-scale extension, embarking on a major new-build or developing a multi-property estate, the following pages will give you plenty of inspiration, a wealth of resources, and a world of professionals to call on to ensure your project is something of which you - and your community - can be proud of.

Eric Secker

EDITOR
KL magazine

COVER IMAGE The Spinney in Holme *by Norfolk Living Homes*

Meet
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Contents

06

THE MANOR HOUSE

Buck Estates

12

SHAMMER BARNS

Michael McNamara Associates

18

TORREY MEADOWS

Strata Architecture

24

CHANGING THE FACE OF NORFOLK

Robson Construction Ltd

28

BRECKLANDS

Atelier Associates

34

TAKING A NEW VIEW

Eastern Frames

40

AN AWARD-WINNING DESIGN

Grocott & Murfit

46

THE ETHICS OF ARCHITECTURE

PiP Architecture

50

BLAKENEY GARAGE

RJ Bacon Builders

56

THE SPARK OF GENIUS

Bramham Electrical Ltd

62

BUCKENHAM LODGE

Ayling Construction

68

THE PERFECT KITCHEN

Newrooms

72

INTERIOR DESIGN

Sophie & Boo

78

THE HIDES

Forest Homes

84

LUXURY KITCHENS & BATHROOMS

Arcadia Home & Living

90

SPINDRIFT

ACS Architectural

96

HOME FURNISHINGS

Aldiss

100

THE ART OF GLASS

Carrie Anne Funnell

104

AWARD-WINNING SPACES

Foras

110

YASUMI

Vertex Architecture

116

THE GREAT OUTDOORS

Norfolk Leisure

120

THE SPINNEY

Nichecom

124

THE SHAPE OF THINGS TO COME

Peter Humphrey Associates Ltd

128

DIRECTORY

All the details you need to know



A stunning property with a sense of history

*The extraordinary Manor House and its expansive grounds at Little Massingham are hard to describe but they're even harder to leave, having been lovingly restored by **Buck Estates***



When the American-born surgeon William Appleton-Meredith started planning for the day he'd leave his practice in London's famous Harley Street and consider his retirement, he visited Little Massingham in 1907 and instantly fell in love with the area.

He found a huge meadow sheltered by ancient woodland and established hedging, and had a vision to make that his home. Purchasing the 69-acre site from the trustees of the Pensthorpe estate, he added another 8 acres later in the year and set about creating an imposing manor house in the popular Arts & Craft style - moving himself and his family into the property in the summer of 1908.

The retired surgeon wasn't short on ambition. He sourced a reclaimed

collection of Jacobean fireplaces and panelling and a stunning staircase that had started life in the original Bank of England.

Covering over 11,000ft² the property was bought by architect Harry Selwyn Dixon-Spain, whose wife Alice helped landscape the grounds, planting a grand avenue of limes down the drive, installing hedges, and creating a formal garden of four huge beds carefully lined with fruit trees and surrounded by thousands of wild bluebells.

This idyllic site served as an emergency hospital and medical room during the Second World War and was occupied by officers from all over the Commonwealth. By the 1960s it was in the hands of the Roman Catholic order of the Daughters of Jesus and was used as a noviciate and much-loved retreat before it closed in

2000, spending the next four years as a retreat and prayer house for the Slough-based Church of Deeper Inner Peace.

It's an extraordinary story for an exceptional building, but Little Massingham Manor is now starting a new chapter in its life thanks to the work of James Buckman and his team at Buck Estates.

"My late father John initially bought the Manor House as a development project," says James, "but he fell in love with it and wanted to make it his home."

It was a formidable task, not least because the property resembled the Mary Celeste, the famous ship seemingly abandoned in the middle of the Atlantic Ocean. Inside the house everything from bed linen to breakfast cereal was still in place and untouched since its final days as a religious foundation.





“It’s a fantastic property in a fabulous setting – it’s got a very bright future ahead of it”



Together with a talented team of subcontractors, Buck Estates set about bringing the Manor House back to life, turning the 33-bedroom property (the nuns having partitioned off several of the original rooms) into a truly stupendous and hugely attractive family home.

All homes make a statement, but the Manor House at Little Massingham speaks louder than most. The central property’s 11,000ft² is spread over three floors and features a jaw-dropping vaulted entrance hallway that’s flooded with light from both front and back and a large skylight at the top of the building.

This is a property to get lost in. Alongside its 13 bedrooms (four of them en-suite), two bathrooms, and a fabulous custom-built kitchen and breakfast room there are surprises around virtually every corner - from the charming garden room to the appropriately countrified gun room.

The more you tour the Manor House the more you discover. An internal courtyard leads to a separate but fully self-contained annexe, and the grounds (which feature extensive areas of woodland, paddocks and parkland) also contain a delightful 3-bedroom cottage.

“We were fortunate enough to find some old plans of the house which helped us restore it to its former glory,” says James. “They were especially useful to designer and landscaper Claudia Morley who was able to recreate the formal garden layout.”

Given such a large property and its century-old history, the build was relatively trouble-free.

“All things considered it wasn’t in the worst order at all,” says James. “It just needed a little bit of attention.”

Buck Estates completely re-roofed the entire Manor House (re-using the original tiles) and managed to salvage all the windows, only replacing the few that had cracked over the years. They preserved most of the existing timber flooring, restored the guttering and downpipes (many of which are still stamped with the date of ‘1907’) and gave





the exterior a softer look by removing the rather intimidating black finish to the oak frames.

"Probably the hardest part of the build was the re-wiring and the re-plumbing," says James. "We didn't want to jeopardise the internal structure or original joists, so the new electrical and plumbing systems had to be completely re-located to respect the existing architecture and accommodate the revised floorplan."

It's understandable that handing over the Manor House to new owners will be rather poignant given the connections to his family, but James is convinced the property is about to start an exciting new chapter in its life.

"It's a fantastic property and it's in a fabulous setting," says James. "It already has a fascinating history and has plenty of stories to tell, but it's got a very bright future ahead of it."

Norfolk is blessed with hundreds of grand designs, but as far as impressive family homes go the Manor House at Little Massingham may well be the grandest. Surrounded by grounds and woodland, it's more of an oasis than a country retreat. It really is in a world of its own. The Manor House is currently on the market with Savills, and interested parties are directed to contact the agent using the details below.



Savills, Lawrence House,
5 St Andrews Hill, Norwich NR2 1AD
Tel: 01603 229256
Email: brivett@savills.com
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ABOVE: The magnificent Manor House at Little Massingham sits in almost 70 acres of beautifully-landscaped grounds, and its refurbished interior by Buck Estates has brought it back to its former grandeur.

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How to

Choose the right estate agent with Sowerbys



Having spent almost 20 years as an estate agent I'm often asked by friends for objective advice on how to best sell their homes. Every single part of the country is a micro-market, so it's crucial you pick the best agent for that particular area, and there are several ways you can do that.

The first and most obvious is to see which agents have the greatest market presence. A simple Rightmove postcode search will generally reveal which agents have the most dominance, but if the sale is taking place locally it's a good idea to drive around the area to see which agent has the most physical presence with 'for sale' and 'sold' boards. At Sowerbys we're incredibly fortunate because in most of the areas we cover we look after up to 20% of the market. To date, in 2021 we've listed over double the amount of properties across Norfolk on Rightmove than our closest rival.*

My second tip is to see who has the most properties within your price bracket. The agent with the most stock in this bracket will also have the largest group of registered buyers with that budget. This means they won't be relying solely on internet advertising, but they'll also have pre-qualified their buyers - so viewings are only with serious buyers who are fully able to move. In this respect Sowerbys have partnered with Broadland



“Resist the temptation to choose the highest price”

Consultants, a local independent financial advisor and wealth management company who offer full market advice - whether you're a first-time buyer or have a portfolio of properties and are looking to expand.

The final aspect is to look at how each agent markets their properties. Are the photographs of good quality or do the rooms look dark or untidy? Do the photos look amateur or professionally-staged and are the descriptions well written without grammatical errors? This may sound pedantic, but first impressions count - and if an agent lacks the professionalism to show a property in its best light it's an indication of how they're likely to perform going forward. Sowerbys have a dedicated team of marketing professionals, and nothing is released until the vendor has seen and approved our brochures. We use professional photography free of charge and our property films are unrivalled.

I would always advise having at least two (and no more than three) agents to give you a market appraisal. Resist the temptation to go for the agent who suggests the highest price, but choose the agent you get on best with. Selling a property will become stressful at some point and you'll want an agent you can trust and who can help you through that.

Agents give advice but they take instructions so you can dictate the asking price, and you can always negotiate the fee after you've picked the agent. Sowerbys have always had a policy of recruiting only the very best agents and our reputation is founded on family values and trust. We always go the extra mile for every single one of our clients.



Spencer Cushing
MANAGER/VALUER

* Rightmove figures as at 15/02/2021

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Good things come to those who wait

*They're over 150 years old and first came on the market some 14 years ago, but the barn conversion specialists **Michael McNamara Associates** have finally brought Shammer Barns back to life...*



Once part of a working farm, these three buildings have been transformed into stunning family homes in a way that celebrates their history and incorporates the best of modern design and technology. It's a combination that isn't easy to achieve, but the McNamara's have been excelling at it for 50 years.

From their Wolterton base in north Norfolk, the McNamara's are specialists in this field, and have converted almost 100 barns across the county in addition to restoring a number of large Georgian houses, small Tudor cottages and period properties.

"It is a joy to restore barns, to find

the homes within these old agricultural buildings, to give them a new life as important and useful as when they were first built." says Ryan McNamara, who focuses on the design side of the business alongside his brother Guy, who concentrates on project management for the company established by their father Michael back in 1972. "I think our success is largely based on our commitment to maintain the integrity of the buildings themselves and to retain as many of the original features as possible."

That is nowhere more apparent than at the development of Shammer Barns, which sits in an idyllic location just over a mile from Burnham Market at Stanhoe. Totalling almost 9,000 sq ft, it's

an extraordinary group of three barns dating back to the late 19th century - the traditional central building being flanked by one T-shaped barn and another that resembles the number seven.

"We were delighted to be able to take over the barns and meet their challenges" says Ryan. After clearing the site in June 2020, the McNamara's started rescuing the three barns, utilising as many existing materials and features as possible - from bricks and tiles to original timbers.

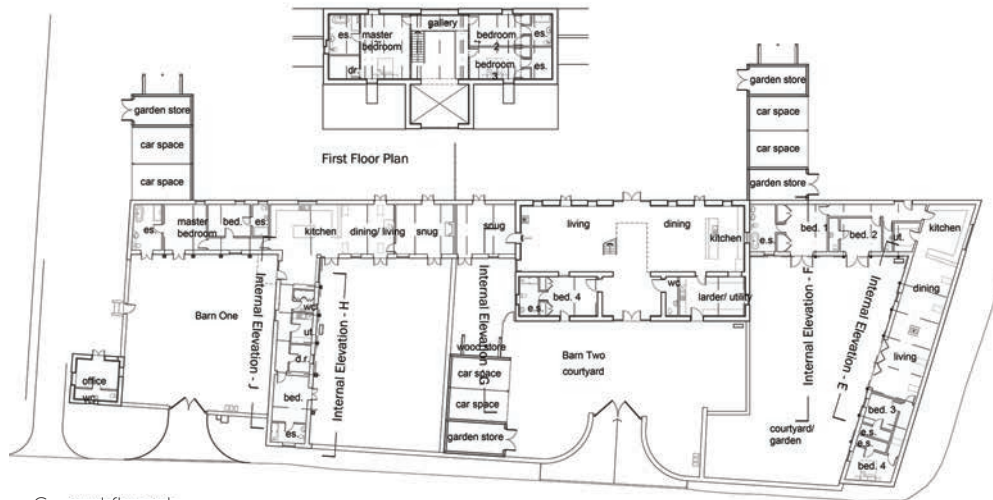
"The design evolves around the key practical requirements of what we need for modern living, which includes a high level of insulation, and also recognises environmental benefits with air source heating." says Ryan, "but we want the



“We’re committed to maintain the integrity of the buildings and to retain as many original features as possible...”

barns to speak for themselves. To help with this, we’ve exposed some of the brickwork and made a feature of the 19th century seasoned oak A-frames, so the barns retain their robust rural character but become outstanding contemporary family homes. That combination is the most important element of a barn conversion.”

The central barn is named Highview – celebrating its views, rare with most Norfolk barns. It is the perfect example of how the McNamara’s approach a barn conversion. Walking through the glass entrance doors in a hugely impressive two-storey wall of glass, you enter a fully-vaulted hall with exposed A-frames



Ground floorplan

and a startling sense of space. The ash staircase (handmade locally in Norfolk) leads you up to a stunning glass-floored gallery contrasting dramatically with the surrounding oak.

Barns of this size were built mainly for storage and threshing both of which needed huge doors, but did not need additional light. So creating enough light is always difficult when converting a barn into a contemporary home. It is a matter of finding a way to do this while retaining the integrity of the building itself.

“We don’t want to impose a house on a barn – the perfect home is already there within the building and our job is to find a way to bring it out. We focus on maintaining the history of what’s there, and being creative to make the barn work as a modern living space,” says Ryan. “Happily the planning authorities shared our vision for the project, and I think we have achieved that vision.”

One of the most impressive elements



Working on the restoration





PICTURES: The development of Shammer Barns has brought a trio of 19th century barns into the 21st century with expansive open-plan living spaces and the latest ideas in stylish bathrooms (right)

of the Shammer Barns development is how the McNamara's have incorporated and re-used existing features and materials right down to the concrete which was crushed and used for the sub-floors and driveways, and up to the roofs which use reclaimed pantiles to blend in with the original tiles. "Brand new tiles on a roof will take about 20 years to blend in with the environment," says Ryan. "As a matter of course we'll always use as much of the original fabric and features as possible. Transforming a barn ensuring that the building's original use is celebrated is key to our conversion. And that's what I think makes our barns so exceptional. We never lose sight of the fact that these properties started their lives as working barns."

The McNamara's have a number of interesting projects in which they are now involved including barn conversions and period house renovations for clients. But one thing you can be sure of, whether the buildings are 150 years old, or older, or newer, the McNamara's will always create homes that people will love in the county that we all love.



Michael McNamara

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How to

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“Save your next project time, interest and money”

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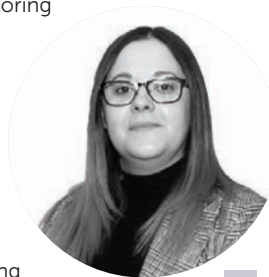
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Rachael Smith

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Making the most of an idyllic site

When you have a beautiful landscape and lakeside views you're almost obliged to let them inform your design, which is exactly what Strata Architecture have achieved at Torrey Meadows at Heacham

If you're familiar with west and north Norfolk you've almost certainly come across the work of Strata. Over the last 15 years director Jason Law and his team have completed some 600 projects in the area, and they range from small extensions to million pound new builds on the coast.

Not that Jason is confined to this corner of the country.

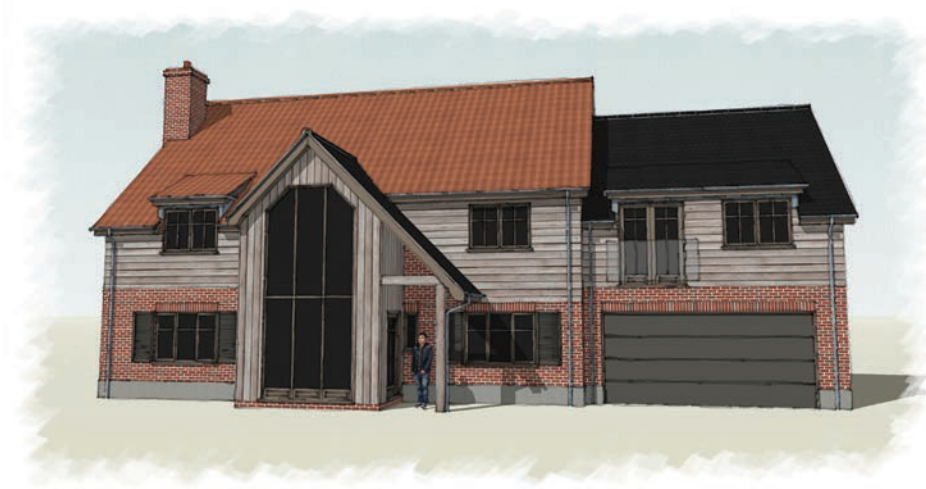
"I've been involved with designing

buildings in America and Hong Kong, and last year we worked on an 88-bedroom hotel on the Isle of Arran," he says. "Our success hasn't just been built on pushing design boundaries - we're also exceptionally good at working with clients and developers."

Part of the secret is that Strata is the perfect meeting of minds. While Jason approaches projects from a design-led perspective, his fellow director Wayne

Skipper (who started life as a carpenter and then an architectural designer some 20 years ago) brings a more technical approach to the business - and the recent arrival of fully-qualified architect Ross Simpson has brought a contemporary flair to the table.

"Some of us are passionate about design and some of us are obsessed with the technical aspects of a project," says Jason. "It's the perfect example



“It’s the perfect example of science meeting art, and I think the results speak for themselves”



of their first decisions was one of the most striking.

“Although the properties follow a fairly linear layout we decided they should be in a bow shape,” he says. “They may be in a row but none of them face each other. When you’re looking at the fantastic views you can’t see any of the other houses because each one has its own individual direction.”

Watching the sun set over the mature trees and the lake (all the properties face west) it’s very difficult to believe you have neighbours. Torrey Meadows is a very special place indeed.

The properties themselves are as remarkable as the site. Although all feature four en-suite bedrooms each is totally individual thanks to subtle changes in the detailing and some clever mirror-imaging of the floorplans.

The choice of materials and changing

of science meeting art, and I think the results speak for themselves.”

Speaking volumes for the work of Strata is the recently-completed development of Torrey Meadows at Heacham; an extraordinary collection of eight four-bedroom properties on a simply stunning four-acre site surrounded by carefully-sculpted landscapes and overlooking a quite beautiful lake. While many developers will happily build 20 houses on a single acre, Torrey Meadows is clear proof of the maxim that less is more.

Paul and Darren Wright at Millthorne Developments carried out the build, continuing a long-standing and particularly successful partnership with Strata.

“We’ve worked on well over 30 projects for Millthorne Developments over the years,” says Jason. “They’re committed to

achieving the very highest standards and ensuring their work reaches exceptional levels - and from a designer’s point of view you couldn’t ask for anything better.”

Having received outline planning permission Jason and Wayne started designing the individual houses, and one



PICTURES: The extraordinary setting of Torrey Meadows at Heacham is the perfect location for a development of equally-impressive homes. Working alongside Millthorne Developments, Strata Architecture has created a collection of stunning homes that make the most of the views - and none of which overlook the neighbouring properties.



colours are striking (the matching of traditional pantiles with their modern equivalents works particularly well) and much of the detailing reflects Millthorne Developments' particular eye for finish and detailing.

"We're lucky to get involved with many new homes projects and none more so than the unique development at Torrey Meadows," says Sowerbys. "Having worked with Millthorne Developments for a number of years we're used to the high quality homes they produce, and this has proved to be their most exceptional yet. Everything from the well thought-out layout of the development to the dramatic design of the homes, all the way through to the exceptional quality of the fixtures and fittings and the attention to detail of the finish."

Jason is justifiably proud of what Strata have achieved here.

"You can design the best building in the world but if you don't have a developer who shares your vision it will never get off the ground," he says. "As architects and designers we need to have a great working relationship with our construction teams, and Torrey Meadows is the perfect example of that."



Unit 12, Drove Orchards, Thornham Road,
Holme-next-the-Sea, Norfolk PE36 6LS

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ABOVE: The interiors of the properties at Torrey Meadows have been given an equal amount of attention as the exteriors, making the most of the extraordinary lakeside setting and bringing as much of it inside as possible

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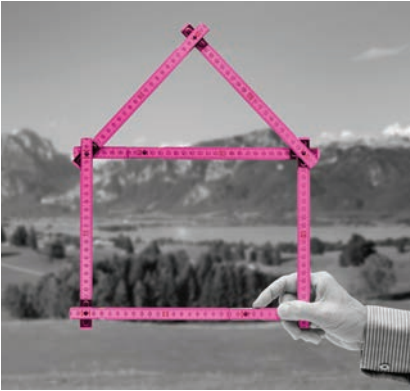


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How to

Avoid land disputes with Fraser Dawbarns



Whether you're embarking on a simple extension, an ambitious new build or a multi-property development, you'll need to be prepared to face the impact of a land dispute. Unfortunately, they're a common occurrence, and they can be costly, complex and contentious - they're usually distressing and they're always frustrating.

Whether the land dispute involves a neighbour, government body or stranger, you will be best placed to deal with it if you have legal assistance.

No matter what the dispute, there are proactive steps that can be taken at an early stage to limit the effects on the various parties involved, says Solicitor Laura Ball of Fraser Dawbarns.

"The two biggest causes of land disputes relate to boundaries and access, and these can easily escalate into major problems if you're not proactive," says Laura, who specialises in commercial property and residential developments.

"People tend to think that Solicitors only get involved when something's not right, but as far as land disputes go, we can help stop things going wrong in the first place."

Laura and the property team at Fraser Dawbarns would advise that the best (and easiest) proactive step is to have an early dialogue with neighbours and adjoining landowners to prevent a dispute from arising in the first place, since land disputes are often caused by honest mistakes.

Review your Land Registry plans in conjunction with title deeds and consider employing the services of a chartered survey or arbitrator for a particularly



“Do your research - in as much detail as you can...”

complex issue.

"Litigation should really be your last resort and we're here to help you avoid that," says Laura. "The most important thing you can do is work with your Solicitor to research as much as you can in as much detail as possible - the more information you have the better equipped you are to deal with any disputes."

Land disputes can be complex and difficult to resolve because they're often longstanding disputes between neighbours - and the longer a case goes on the more entrenched each side gets and the more acrimonious it can become.

"You may be dealing with a couple of acres of land or a few centimetres, but it will save you an enormous amount of time and money to instruct a Solicitor as early as possible,"

says Laura. "We can look at the matter objectively and we've almost certainly dealt with similar issues before, so we can give you all the help and advice you need. The worst thing you can do is allow things to escalate without any legal assistance."

With specialists in five offices across the local area, a wealth of property knowledge and a long history of legal experience, Fraser Dawbarns can

help you be proactive and avoid land disputes - freeing you to concentrate on building your grand design.



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SOLICITOR

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The Old Mill, Ingworth 1909

BELOW: The Old Mill at Ingworth, which was completely renovated by Robson Construction and employed a huge amount of joinery from their sister company CM Whitby.





OPPOSITE : Robson Construction's award-winning Holkham Lookout at the end of Lady Anne's Drive on the Holkham Estate.

LEFT : The Maltings at Wells-next-the-Sea, which Robson Construction turned into the distinctive cultural and education centre of North Norfolk. The award-winning design combines a number of different materials from flint to brass to deliver an aesthetically stunning addition to the popular seaside town. Picture © Varla

Changing the face of Norfolk...

For the last 26 years Robson Construction has built some of the most highly-acclaimed projects along the north Norfolk coast and as a new generation takes control, the future has never looked better

As Steve Roberts hands over the reins of Managing Director to his son Peter, it's the perfect time for him to reflect on the success of Robson Construction, which he established 26 years ago and has been responsible for some of the most recognisable buildings along the North Norfolk Coast.

Despite the company's outstanding work and numerous accolades (they won no less than five separate awards for various projects along the coastline in 2019) Steve remains remarkably restrained.

"I think we simply like a challenge," he says. "It may be our general attitude and the way we work with our clients, or it may be the standard of our work and our

dedication to high quality - but we've been fortunate enough to work on some incredible buildings over the years."

Much of that has been carried out on the Holkham Estate, where Robson Construction has worked for around 15 years. They've revitalised the Ancient House Hotel, created the Lady Elizabeth Wing venue, built the new café and museum, and carried out the barn conversions at Longlands - which were once described by The Daily Telegraph as the coolest offices in the UK.

So cool, in fact, that Robson Construction opened a second office on the site, making the company perfectly placed to work along the North Norfolk Coast.

Steve and his team also built the award-winning Holkham Lookout at the

end of Lady Anne's Drive overlooking the estate's nature reserve.

"Building a circular structure of such size on a marsh during the winter was a bit of a challenge," says Steve, "especially when the main services are coming from approximately three miles away. To be honest, I think I'm most proud of that project - it took about four years to design, features a large amount of joinery, and it blends in perfectly with the natural surroundings. It's a wonderful building."

Much the same could be said of The Maltings a few miles down the coast at Wells-next-the-Sea.

As North Norfolk's landmark cultural centre it comprises an information point, café and bar, heritage centre, gallery, theatre and cinema - and despite the initial controversy surrounding the

“We’ve been fortunate enough to work on some incredible buildings over the years...”

creation of such a modern structure in the centre of such a traditional seaside town it’s become a huge success and a popular (and award-winning) tourist attraction.

“The flint work on the gables complements the surrounding buildings and the brass on the other elevations blends in perfectly,” says Steve. “It was difficult to work within such a constrained space, but the result is a fantastic addition to the town.”

The extent of the company’s work is truly extraordinary. They completely renovated the Old Mill at Ingworth with a significant amount of joinery from Robson Construction’s sister company CM Whitby and built a private home in Burnham Overy Staithe - which involved the demolition of an existing six-bedroom property and the creation of a new Georgian-style house with a



Burnham Overy before

distinctly modern interior.

Robson Construction has recently completed work on Sandy Ridge at Holme, working to a clever design by Cowper Griffith Architects in Cambridge. Starting with a small (and now demolished) bungalow sitting below the floodline, Robson Construction have literally elevated the new home to another level entirely - and it’s the perfect example of the company’s ethos.

“There probably isn’t a straight wall or a square corner in any part of the building and it slopes in multiple directions,” says Steve. “We also had to build it above the flood level to make the most of the amazing views out to sea. As I said, we do like a challenge.”

As the for the next few years, Steve

(who’ll still be playing an important role in the business as his son takes on the duties of Managing Director) has no doubt that the future looks good for Robson Construction.

“We’re working on a large house refurbishment in Wells-next-the-Sea and we’re also building a wedding ceremony facility at the Old Hall Hotel in Ely.”

“We’re also working on new dwellings in Holt, Brancaster and Northwold, plus refurbishment work to Holme Dunes Visitor Centre and bat conservation works in numerous churches. I don’t want to sound like a broken record, but we’ve always loved a challenge - and I can’t see that changing anytime soon.”

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Sandy Ridge before



TOP: This private home in Burnham Overy Staithe started life as a rather tired six-bedroom property, but Robson Construction have transformed it into a rather grand Georgian-style house with a distinctly modern interior.

LEFT : A project recently completed, Sandy Ridge at Holme has presented Robson Construction with something of a challenge due to the varying elevations and the building’s lack of symmetry.

How-to

Help your architect with Waite & Wallage Architects



Choosing your designer is an important part of any project because you need someone you can communicate with and someone who understands your needs. There are many professionals who can design and even lead construction projects but it's worth remembering the term 'architect' is protected by law, and anyone using it must be registered with the Architects Registration Board which ensures that standards of professionalism, insurance and recourse are maintained.

Ours is an award-winning family-run architectural practice with over 50 years experience in most types of building projects, and few people have made such an impact on the local area.

If you're planning a new project, the best place to start is with an initial discussion to talk through your ideas before we put pen to paper. Following a survey of the site we can then start producing designs illustrating the proposal and the various options available.

It's important to note that with the design agreed and any necessary permissions granted such as Planning and Listed Buildings consent, your grand



“Have a clear idea of what you want to achieve”

design then needs to be submitted to Building Control – and this is the point when other professionals such as structural and sound engineers might be required. You can then approach contractors for quotes or to tender in readiness for the actual building work to begin.

For the initial design stage there are several things you can do to make your relationship with your architect easier. For starters you'll need a clear idea of what you want to achieve. A scrapbook or Pinterest gallery or even a single detail will really help us create something that works - and lives up to your expectations.

You'll also need to pay careful attention to your finances – a known budget really helps an architect work within the given limits, and it can save the disappointment (and possible cost) of 'value engineering'

at a later date.

It's also a good idea to talk to us about your timescale as early as possible. Some elements of the design and build process have legally-binding and minimum timescales, while others such as ecology surveys are restricted to certain months of the year. If you want your project finished by a specific date, we can help you plan whether that's possible given current guidelines and regulations.

Inevitably this is a simplified description of a very complex process, and no two projects are the same. Engaging with

an architect at a very early stage can prove invaluable in the design and build process and ensure that your dream home lives up to its name.



Daniel Wallage
DIRECTOR

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Architects**

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The restoration of grandeur...

*Sometimes the most impressive architectural work goes largely unnoticed. At Brancaster Staithe, **Atelier Associates** have sensitively brought an Edwardian property back to life*



As people start moving out of cities, combining working from home with a more enjoyable way of life in a beautiful setting, Norfolk has become an increasingly popular part of the country in which to live - something that hasn't escaped the attention of Sarah Barker-Willis and Steve Sharp at Atelier Associates in Snettisham.

"We've really flourished over the last couple of years and we've got around 50 projects in progress at the moment," says Sarah, "ranging from simple extensions and complete new builds to local village halls and cricket pavilions."

However, although Atelier Associates has built a reputation for cutting-edge designs and innovative design solutions the practice has never lost sight of its surroundings on the edge of the north Norfolk coast.

"We always treat every project on its individual merits, which means the specific context has to inform our concepts," says Steve. "That's what makes a truly successful architectural design."

And it's an approach the team at Atelier Associates followed to breathtaking effect on Brecklands at Brancaster Staithe, a beautiful six-bedroom double-fronted Edwardian property overlooking the

adjacent marshland and which had spent some of its life as a dental surgery.

"Over the years the property had been left behind by the new-build properties around it and had lost much of its character," says Steve. "We wanted to restore its integrity and give it back its original charm. It deserves to be imposing and elegant, and now it's probably the jewel in the crown along that road."

Local knowledge is invaluable with such a sensitive project, and it's unlikely anyone understood the immediate area more than Atelier Associates.

"At one point we were working on five projects in the same place at the





“You don’t always have to be outrageous and radical. Sometimes it’s just about taking great care with everything you do”

same time,” says Sarah. “We had two on one side of the road and three on the other, and I think that probably helped us choose the direction in which Brecklands should go.”

The changes may be subtle and understated, but they’re very clever and they’ve given the property the grandeur it

originally possessed.

A case in point is the relatively simple case of moving a single doorway on the ground floor little more than a metre to the side. Structurally it’s a small detail but the result is transformational, delivering a symmetrical and perfectly-balanced vista through the entire house.

At Brecklands the difference really is in the detail. Carefully-planned floor tiling helps designate separate living spaces, the replacement of a wide window that was probably installed in the 1970s with two narrower windows has brought the home back to its Edwardian origins, and the re-location of the central staircase is an inspired decision.

Possibly involving the most demanding structural work on the entire renovation project it’s created a harmonious entrance hallway more suited to the stature of the house. As has the re-instatement of a traditional front door, rather than the modern and rather confusing existing entrance to the side.

“This was the ideal opportunity to prove the fact that you don’t always have to be outrageous and radical,” says Sarah. “Sometimes it’s just about taking great care with everything you do and

ABOVE: Although the property had lost much of its original character since its construction during the Edwardian era, Snettisham-based Atelier Associates have restored its grand proportions and have re-imagined it for the 21st century.

identifying those small details which most people won’t notice but will elevate the property to another level entirely.”

Taking the heritage of the property as a starting point, Atelier Associates added deep skirting boards, installed attractive architraves and sash windows, and paid as much attention to the door furniture as they did to the new balconies on the top floor that look out to sea.



Original rear elevation



Proposed rear elevation



Before shots



In that they were helped by the current owners, who were only too pleased to become involved in choosing and sourcing everything from the radiators to the door handles.

"It's a great joy to be able to work with clients who care enough to worry about what style of door hinges they want," says Steve. "It doesn't just mean you eventually find it impossible to tell where the old ends and the new begins. It means you create a home that's perfectly suited to the lifestyle the owners want to enjoy."

A perfect example is the new dining room towards the rear of the property, which has brought flint elements to the property for the first time (to both the interior and exterior spaces) to add a sense of continuity between the inside and outside areas. Similarly, the replacement of a pre-existing garage with a purpose-built modern 'service wing' (containing the plant room, utility room, pantry, boot room, shower room and gym) has helped Brecklands return to its past while embracing the 21st century.

"Working on a new build with a totally blank canvas might seem like the perfect project, but from a design perspective there's a lot to be said for the challenge of renovating a building with some history behind it," says Steve. "Brecklands started life over 100 years ago as an architectural gem and we've brought it back to that. It has a great sense of symmetry now, and it truly belongs to that specific site. It has a reason to be there."



PICTURES: The magnificent transformation of Breckland's external aspects are equalled only by its stylishly restrained and beautifully re-imagined interiors.



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How to

Insure your home improvements with Adrian Flux



Over the last year many people filled their lockdown hours with elaborate home decoration and renovation plans and even complete self-build projects, but do you actually know which jobs you need to tell your insurer about before taking them on or starting work?

Here home insurance experts at Adrian Flux offer some timely advice on the DIY jobs you can tackle, and others you may be planning that you'll need to notify your insurer about before you begin. If you don't then you risk being disappointed in the event of making a claim.

You don't need to let your insurer know about basic DIY jobs, but they'll almost certainly want to know if you're planning to lay new carpets, put up new shelves or repaint the house.

You'll also need to let them know if you have projects in mind that are likely to affect the value or security of your home.

If you're planning structural alterations such as knocking through internal walls, converting a loft into an extra bedroom



“Always talk to us first before you start work...”

or installing replacement double glazing, you'll need to notify your insurer before you start the work. You should also notify them when it comes to a kitchen refit or new sanitary ware for the bathroom.

Your insurer will want to know about any work that could damage valuables in your home or compromise your security. For example, will that loft conversion you're planning mean you have a hole in the roof, leaving your home vulnerable to the elements or burglars?

You should always talk to your insurance provider before you start work. Every policy is different, so ensure you read the small print to know exactly what's covered and which new risks you'll need to be covered for in the future.

We always ask to be notified about any works to your home - and that includes fitting carpets, painting walls, installing new kitchens or bathrooms right up to major building works.

Some policies may include £20,000 general refurbishment cover as standard, but we encourage clients to tell us about any alterations so we can be kept in the loop.

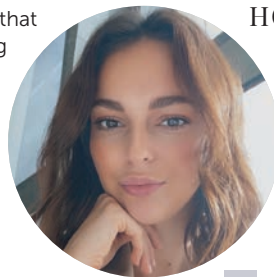
Your insurance may become invalid in circumstances where building work is taking place and it hasn't been declared beforehand, especially if they're major works and you have contractors in - or the home becomes unoccupied as a result.

Genuine DIY problems, such as a nail in a water pipe or putting your foot through the ceiling will probably be covered, but it's always worth checking to see if your policy has accidental damage cover.

For value for money household insurance call 0800 369 8590 for a swift and no-obligation quote.

Chelsea Shakespeare

HOUSEHOLD
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RIGHT: An executive self-build property on the west Norfolk and Cambridgeshire border. The property makes full use of Eastern Frames' product portfolio, including Residence 9 Windows, AluK F82 aluminium bi-fold doors with integral blinds, and a sleek bi-folding window. All products are finished in a matching Anthracite grey (RAL 7016).

LEFT: A custom designed and built orangery extension built by NB Construction to an existing property with wall-to-wall AluK BSF70 aluminium bifold doors finished in a cream colour (RAL 9001).



BELOW: This high-end executive new build was built by Buck Estates in the heart of the north Norfolk coastline. It features Eastern Frames' modern aluminium windows, doors and bi-folds finished in a custom RAL colour (RAL 7040).





Take a new view of your home improvements...

With some of the most attractive products currently available and outstanding customer service, Eastern Frames make all the difference

Recent research by Santander UK revealed that 40% of homeowners are bringing forward their home improvement plans, 61% have carried out a DIY or renovation project over the last 12 months, and a staggering 81% plan to make changes to their homes over the next year.

No wonder the team at Eastern Frames is so busy.

"We've had a fantastic year and we're still really busy, with enquiries doing nothing but increasing," says Business Manager Matt Barton. "Of course, much of it is because we've been spending a lot more time in our homes, but the sheer

range and quality of our products also has a lot to do with it."

Founded by directors (and brothers) Anthony and Darren Boyle ten years ago, Eastern Frames offers an outstanding collection of high quality windows, doors and conservatories - and unusually they're available in uPVC, aluminium and composite depending on your property and preferences.

If you're planning an extension, a complete new build or renovation and are looking for high quality windows, doors and conservatories, there's really no need to look further than Eastern Frames.

Because not only does the company

operate five experienced and fully-qualified fitting teams who carry out installations across East Anglia, it also has an in-house building team to ensure the bases for major projects such as extensions and conservatories have foundations to match the standards of the products themselves.

As the properties featured here demonstrate Eastern Frames is extremely versatile, bringing the same commitment to quality and attention to detail to every project - from modern homes and contemporary new builds to heritage properties and listed buildings.

"We offer the latest aluminium windows and doors that can be powder



“Whatever you’re looking for from your next home improvement we’ve almost certainly got it...”

coated in a range of custom RAL colours” says Matt, “and at the other end of the scale our Residence Collection, which are exquisitely designed and authentically replicate 19th century timber designs. Whatever you’re looking for we’ve almost certainly got it.”

For a free no-obligation quotation, contact Matt and the team at Eastern Frames today using the details below or download one of the electronic brochures currently available on the company’s website.



ABOVE: This fully-renovated property in west Norfolk features Eastern Frames’ Heritage-style uPVC vertical sliding sash windows, flush casement uPVC windows and doors to help maintain the property’s original character and aesthetic.

BELOW: A local self-build property with triple-glazed Residence 9 windows and a modern Origin aluminium double entrance door - both of which are finished in matching Eclectic Grey.



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How to

Build the perfect extension with RGR Developments



Before

Recent research has shown that almost 50% of homeowners would rather build an extension than move house, and with people spending more time in their homes than ever before, extending their property to get the most out of it is becoming an increasingly attractive solution.

Reconfiguring your current layout with a single-storey addition gives you the chance to create a bigger family space, while adding a two-storey extension can open up an extra room for a home office or a master suite to retreat to.

But whatever your intention, an extension needs careful planning. From setting your budget and employing tradespeople to the legalities and logistics of a project, there's lots to navigate. And although it may be tempting to pass on your ideas to an architect, that may not be the best place to start.

"An architect will draw up exactly what you've asked for, but that's not necessarily what you need," says Ryan Rix of RGR Developments. "We've influenced the alteration of several architectural plans recently because the extensions haven't integrated with the rest of the house and there are better solutions."

Ryan should know, because his team



After



"Think big to maximise your extension's impact"

already have nine extensions planned for this year. For over five years, RGR Developments has been successfully transforming homes across Norfolk, offering everything from stunning kitchen and bathroom renovations to complete new builds and landscaping. They're in no doubt how you can ensure your extension lives up to (and exceeds) your expectations - and where to start.

"I'd strongly recommend talking to us first before you start drawing up any plans," says Ryan. "In the past we've moved extensions from one side of the house to the other, and we've helped people save thousands of pounds on work that wasn't necessary. As builders we know what's possible within a given budget. It's all about maximising your space and making the home work for you."

Ryan also has some useful advice for anyone planning an

extension.

"The mistake most people make is not making their extension big enough in the first place," he says. "Adding another couple of metres doesn't make much of a difference to the cost of the build, but you get so much more space and that 'wow' factor - which is the main reason for doing an extension in the first place." From single-storey extensions to complete renovations, and from simple knock-throughs to major re-builds, contact RGR Developments today for a totally professional look and totally honest approach to your project.



Ryan Rix
& Gary New
DIRECTORS

**RGR
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An award-winning sustainable home that blends perfectly into the landscape

*Combining traditional and modern materials and using the latest energy-efficient technology, **Grocott & Murfit** have recently completed a simply stunning home in north Norfolk...*





After a project spanning more than four years, a beautiful contemporary build by Fakenham-based Grocott & Murfit is about to become home to its owners, who are justifiably delighted with the way the property blends perfectly into the stunningly-scenic surroundings of north Norfolk.

In fact the project was judged 'Best Residential Property – Norfolk' and gained 5-star status at the prestigious and highly-coveted UK Property Awards 2020–21.

Recognising excellence in design, quality of workmanship, innovation, originality and commitment to sustainability, the independent judging panel comprises over 80 leading industry experts chaired by Lord Caithness, Lord Best and Lord Thurso.

Built on a site previously occupied by a substantial detached house from the 1920s which had fallen into disrepair, the project originally envisaged a two-story detached 5-bedroom family home, although the final design is somewhat different.

Taking into account the owners' vision of creating a highly-efficient single-storey sustainable home, and

PICTURES: Daniel Grocott and Jody Murfit (above) are continuing to set new standards of building, particularly in the company's use of traditional local materials such as flint to blend in with the existing landscape.



after extensive consultation with the local council, Norwich-based Hudson Architects created a truly masterful design. Inspired by the traditional village properties along the north Norfolk coast characterised by beautiful flint cottages, pitched pantile roofs, red brick barns and gabled warehouses, the result is a simply stunning home. It blends in with the local architecture and local landscape so successfully it manages to make a bold statement while remaining unobtrusive.

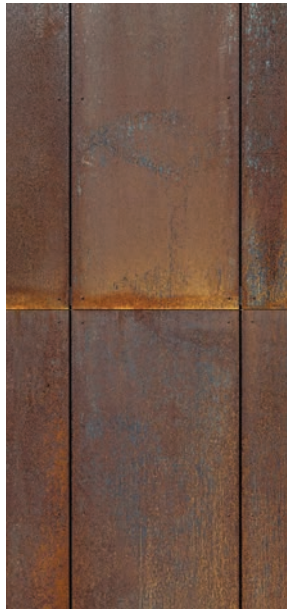
The build combines traditional materials such as flint with more contemporary and robust materials such as Corten steel, the choice of materials helping construct a highly-insulated external skin for the building. Making the most of its orientation, the building harvests solar energy from the PV panels over the bedroom wing, providing electricity for the building, while the heating is delivered via air source heat pump technology and a green sedum



“It really does showcase our knowledge of working with innovative build materials and techniques...”



Green Sedum Roof



Corten Panels



Flint

roof - all of which helps drive energy efficiencies and long-term sustainability.

Although the property isn't Passivhaus certified, the design, construction and detailing of the house aspires to those standards, with superior levels of air-tightness and a high-performing and highly-insulated external envelope. It also utilises MVHR (Mechanical Ventilation with Heat Recovery) to improve the internal environment for the benefit of the building's occupants.

Following Passivhaus principles the building has been designed to combine high levels of comfort and increased wellbeing with increased energy efficiency and decreased air pollution - while the clever external landscaping provides a feeling of seamless internal and external living and makes the most of the local environment.

The property also takes advantage of



its south-facing aspect. The bedrooms are located in the east wing to take advantage of the morning sun, all the main living spaces and bedrooms have the sun throughout the day, and the study, snug and living space enjoy the sun in the evening. Even the outside terrace areas have been carefully positioned out of the shade of the site's many trees. Attention has even been given to the external lighting, keeping light pollution to a minimum considering the property's location within a conservation area.

"This has been a wonderful project to work on and bring to life," says Jody Murfit, who project managed the build. "It really does showcase our specialist knowledge of working with both traditional and innovative build materials and techniques."

In fact, that played a large part in Grocott & Murfit being appointed to carry out the build - a decision based on the company's extensive experience with luxury bespoke builds and sustainable, energy-efficient homes.

HUDSONArchitects



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"It's always rewarding to work on a property that has a highly-sustainable design and one which helps minimise its environmental impact," says Jody. "It's something we're very committed to through our Building Norfolk initiative and our M&E team - who provide the very best energy-efficient solutions across the county. It always helps when you're working with an architect who shares the vision, and I think we're all proud of the end result."

The team at Hudson Architects couldn't agree more.

"Essentially the house is composed of two volumes," they said. "One of knapped flint and one clad in Corten weathering steel - with a glazed living space nestled between them. It's a lovely blending of vernacular and contemporary materials that ensures the house remains contextual but also very much of its time."

The multi-award winning practice also has nothing but praise for the work of Grocott & Murfit.

"The build was extremely well led by Jody and his team who really understand the latest building technologies such as air source heat pumps and mechanical ventilation heat recovery systems," say Hudson Architects. "We also benefitted from their experience with Passivhaus standards, and they've used that expertise to achieve high levels of air-tightness which helps dramatically reduce in-use energy. It's an amazing project and it's a lovely place in which to live."

For more outstanding examples of the work of Grocott & Murfit or for an initial consultation about your next project please visit the website or contact them using the details below.

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How to

Understand the planning process with The Borough Council of King's Lynn & West Norfolk

For those new to the planning application process, it can seem a daunting process, especially when you hear of projects taking years to receive permission. The truth is that most planning applications are decided within eight weeks, but whether you're making your own application or are using a specialist planning agent, it's well worth understanding the basics.

The simplest way to make a planning application is online via the Planning Portal (www.planningportal.co.uk), a private organisation which handles around 90% of the nation's planning applications.

Specially designed to make the process easier for homeowners, builders and developers, the Planning Portal leads you through a series of easy-to-follow questions and helps you complete the relevant forms, attach documents and drawings, calculate the appropriate fee and submit the application.

Before you begin make sure you can provide ownership details, although the Planning Portal also takes account of circumstances where parts of the site are shared, the purchase is yet to be completed, and where the ownership is unknown.

When it comes to submitting drawings they must be completed to prescribed scales and have a north point to indicate the plot's orientation. Existing and proposed elevations, floor plans and finished floor levels are all likely to be required. Depending on the nature and scale of the project, you may also need to include a flood risk assessment, heritage statement, tree survey, ecology survey and contaminated land report. The list of local requirements (and current fee structure) can be found on the planning



“Save time and money by understanding the basics”

application pages of the council's website.

Once submitted, your application goes on a four-stage journey consisting of validation, registration, consultation and decision.

If your application is invalid you'll generally be told why within five working days of receipt (and advised on what further information is required), but once accepted you'll be given a planning case officer and an estimate of the date a decision is likely to be made. Your application will be available on the council's online public access system and in most cases will be dealt with within the statutory time limits - from eight weeks for minor applications to 16 weeks for proposals accompanied by an environmental statement.

Nearby residents will receive consultation letters, and we may also need to consult third party organisations and the relevant parish council. Our Statement of Community Involvement explains how we consult and publicise applications, a process that

normally takes 21 days.

Following the consultation period the planning case officer will compile a report that takes into account local planning policies, the views of local residents, and the thoughts of third party organisation. The decision to approve (or not) is either made at this stage under officer delegated powers, or the application is referred to the Planning Committee for a final decision.

For further information please check out the planning application pages of the Borough Council's website at www.west-norfolk.gov.uk/info/20077/planning_applications



Lee Osler

OFFICE MANAGER/
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RIGHT: The playful arches of this large domestic extension (Delegated approved by Planning Officers) bring high levels of natural daylight into the newly-formed spaces. The building has been retrofitted to allow cross-floor adaptive living, and the green roofs provide a net gain in terms of biodiversity.

LEFT: A contemporary new build that offers in excess of 5,000ft² of modern accommodation. Delegated approved by Planning Officers, the project is notable for its environmentally-strategic approach.

BELOW: A sympathetic barn conversion and extension (Delegated approved by Planning Officers) which is located outside a traditional village framework and is Grade 2* curtilage listed.





Better by design. More ethical by far.

Combining innovative design with sustainable materials and technology, PiP Architecture continues to push the boundaries

The pressure on modern architects is increasingly demanding, with developers and self-builders requiring sustainable materials and renewable energies in addition to innovative designs and outstanding standards of construction. Happily, Chris Senior and his team at PiP Architecture are perfectly placed to deliver on every front.

"As far as we're concerned, the more challenging the site the better," he says. "We're committed to making our buildings both environmentally friendly and responding well to their context and setting - while being aesthetically

pleasing in their own right."

Chris (who grew up in Norfolk) founded PiP Architecture 5 years ago, moving into new offices that he helped convert from a derelict Grade II listed coach house owned by Jesus College at Cambridge University. The name of the company is derived from the Latin phrase 'perpetua in perpetuum' which translates as 'forever lasting' - and it's a fitting way to describe a company whose ethical approach is only matched by its outstandingly brilliant designs.

Within six months of starting the business Chris saw his team of project architects and technologists more than double in size, and his RIBA, Passivhaus

and CIAT accredited business has since worked on everything from 55,000ft² commercial projects and 10,000ft² barn conversions to mixed-use developments and one-off self builds.

"When we design a building we always focus on how to make it as attractive and sustainable as possible," he says. "We're always trying to push boundaries and we love the freedom to design totally bespoke properties, working to a client's brief and remaining within their budget."

The versatility of PiP Architecture is truly astonishing. The company is currently working on a three-year project to create some 106 properties at St. Ives in Cambridgeshire, all of which are built

“When we design a building we always focus on how to make it as attractive and sustainable as possible...”

on stilts with everything raised to the first floor to avoid the surrounding flood plain. They've recently completed the re-imagining of The Old Swiss Laundry warehouses and tannery in Cambridge, which is now a design-led business quarter for research, development and innovation that covers some 50,000ft². But Chris' first love is his home county and the potential it offers for realising truly grand designs.

“There are so many opportunities in Norfolk to create something very special,” he says. “As a rule the sites tend to be more generous, which is perfect from an architect's point of view. It gives us the room to create a unique property that has a genuine relationship with its location, performs well in terms of energy efficiencies, and is designed to meet the needs of a specific lifestyle.”

By following a clear step-by-step progression influenced by design, ethical approaches and creativity,



PiP Architecture manages to achieve exclusive solutions from the initial concept stage through to the finished (and extraordinarily well constructed) building.

“I'm really proud of what we've achieved over the last few years,” says Chris, “and I'm really excited about where we're going. The landscape of north Norfolk offers us so much potential, and we'd love to meet to discuss your ideas and show you how we can bring them to life.”



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ABOVE: A 'reserved matters' proposal for a current self-build scheme. The building draws inspiration from the local vernacular and is very agricultural in its appearance.

BELOW: A large domestic extension to a locally-listed building and within a conservation area. The building came under close scrutiny by local residents, but was ultimately approved under delegated powers by Planning Officers.



How to

Choose the right surface with WN Surfacing



With experience and expertise that stretches back over 25 years, WN Surfacing outside King's Lynn has grown

to become one of the most respected multi-functional civil, commercial and domestic surfacing businesses in East Anglia. Which is good news for people about to embark on any type of building project, because there's a lot more to surfacing than a layer of tarmac.

"As far as domestic properties are concerned the most important things you have to consider are drainage and durability," says director Richard Moore. "Aesthetics are all well and good, but if you're having regular oil deliveries or refuse collections you'll need a fair amount of strength in the surface."

It's a delicate balance. On the one hand you want a drive that looks good - but it also has to comply with the requirements of SUDS (the Suburban Urban Drainage System) which will require permeable and free-draining materials.

"The best advice I can give people is to contact us as soon as possible for an initial survey," says Richard. "People usually approach this on a cost per



"There's a lot more to surfacing than tarmac..."

square metre basis, but it's not as simple as that. Some driveways can simply be surface dressed, but if the sub-structure has started to fail then it might need a complete re-design."

WN Surfacing offers everything from gravel and block-weave surfaces, including porous and non-porous asphalts and resin-bound products - matching the right surface to the right property. Having worked on everything from single new builds and multi-property developments to commercial properties and public sector work, WN Surfacing can even carry out work that complies with s278 and s38 highways agreements, working in association with local and national developers and the Highways Agency itself.

WN Surfacing has made significant investment in new plant and equipment recently, making them perfectly placed to put

your project on the road to success - on time, on plan and on budget.

"For domestic work we can oversee the entire build," says Richard. "We'll carry out the initial survey, we'll help you with budgeting, we'll handle the design and we'll carry out all the construction work - and we'll leave you with a long-lasting surface that's both attractive and cost-effective."

Whether you're planning a complete new build or looking to revitalise your existing home, contact Richard and team at WN Surfacing today for a free initial visit and no-obligation survey.



Richard Moore

DIRECTOR

Garage Lane, Setchey, Norfolk PE33 0BE Tel: 01553 811531

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Restoring a part of local history

With the help of R.J Bacon Builders, Mark Davenport has recently helped bring a 100-year-old garage in Blakeney back to life and shine a light on a remarkable motoring heritage...



You'd think that there was very little connection between the beautiful village of Blakeney and one of the most prestigious car marques in the world, but Norfolk is always full of surprises.

At exactly the same time that W.O. Bentley started producing a range of high-performance cars in north London that would go on to win the 24 Hours of Le Mans no less than five times, local businessman and entrepreneur Herbert Pye built a garage in Blakeney - which was also home to a bus depot that took local children to school.

The year was 1919, and soon a group of wealthy British motorists were driving Bentley sports cars to victory and building the brand's reputation. Sir Henry 'Tim' Birkin was one of these 'Bentley Boys' (he was one of the best known racers of the

time) and, in addition to helping take the Bentley into the super-charged league, he fell in love with Blakeney and on his death in 1933 was buried at the village's church of St Nicholas - half a mile from Herbert Pye's garage.

Fast forward almost 100 years and you'll find local resident and long-term classic car enthusiast Mark Davenport looking for somewhere to store and maintain his collection. Naturally, his first stop was the village garage.

"There was a real gap in the industry along that part of the north Norfolk coast, and the owners told me they'd soon be retiring and were planning to sell the business," he says. "And the next thing I knew I'd bought a garage."

Mark had big plans for the site, maintaining the fuel sales and modern car servicing facilities (including MOTs and tyres) but bringing it into the 21st century,

revitalising the space and adding a coffee shop, cinema room and showroom for a stunning collection of classic cars, motorbikes and bicycles - many of which would be available to buy. But it was a formidable task.

"It was a lovely old building but it was almost on its last legs," he says. "Most of the original lintels had rotted away over the years and there was very little structural integrity to the walls. But the building's potential was obvious from the start."

The enormous roof area was a perfect example. Disguised by a false ceiling it actually rose some 51ft from the floor, meaning that two thirds of the space wasn't being used.

"I wanted to re-design it and re-build it and make more of the dead space, but I didn't want to go backwards in time," says Mark. "It still offers a valuable service





ABOVE: Mark Davenport has totally revitalised Blakeney Garage, restoring it with the help of Rob Bacon of R J Bacon Builders - providing the local community with a much-needed service together with a fabulous showcase for a stunning collection of classic cars (below).

“This wasn’t just a simple renovation - it was the restoration of an important part of local history...”



to the local community, and I wanted to carry that on while giving the building a new lease of life.”

Happily, Mark was recommended to Rob Bacon of R J Bacon Builders. Established almost 30 years ago, R J Bacon Builders is an award-winning family business that’s built a reputation for sensitive, high-quality restoration and modern work (both commercial and domestic) with client-centred guidance throughout all projects - from the renovation of Weybourne Priory to the transformation of Byfords in Holt.

When they heard Mark’s ideas for the garage, Rob and the team at R J Bacon relished the opportunity to showcase the team’s excellent workmanship, quality care and attention to every detail.

“The idea of restoring a 100-year-old garage was something completely new and totally different,” he says. “I loved the site as soon as I saw it and I couldn’t wait to start working on it.”

With the help of Attleborough-based design engineer Ashley Briggs at Plandescil and the imagination of Freya Gosling-Belfield at SMG Chartered Architects in Sheringham, Rob and his team started work in October 2018.

“It was a very challenging and interesting project because it was unlike anything we’d ever done before,” he says. “Apart from demolishing and re-building about 60% of the garage, we also had to deal with deep excavations for the car ramps, redundant fuel tanks and structural steelwork that had to be craned in - all within a very tight space.”

The most remarkable thing about the build was that Rob and his team managed to ensure the garage remained operational for most of the project.

And although Mark Davenport wanted to bring the garage up to date it was



Exterior before





almost impossible to escape the past.

"The glass ends of the roof had been boarded up over the years, but when we uncovered them we were amazed to discover the original glass," he says. "Even part of the 'Pye's Garage' lettering was still in place, which reminded us that this wasn't just a simple renovation - it was the restoration of an important part of local history."

By the end of 2019 RJ Bacon had replaced the fuel pumps on a new island, installed a new drainage system, created a coffee shop, laid out a showroom for some of Mark's beloved classic cars, fitted a brand new MOT bay and re-surfaced the entire site.

The use of Norfolk flint, the pantile roof and the striking red-brick corners sit perfectly in this tranquil spot, and the local community have taken the rejuvenated Blakeney Garage to heart.

"We had a little launch event to celebrate the opening of the garage and were hoping to see around 70 people," says Mark. "We actually saw almost 300 people on the night. The local support we've been given has been incredible and I never imagined it would have been received so well."

Mark also notes the support of the garage staff, who managed to maintain operations and fuel sales throughout the build.

With the restoration challenges incurred throughout this project, Rob is very proud of the work his team achieved at Blakeney Garage.

"We're used to dealing with unusual sites and working around difficult spaces, but this was a unique challenge and was a real pleasure to work on," he says. "Mark is happy it's lived up to his original vision and the village love it. As a builder I don't think you can ask for more than that."



MOT bay before



Showroom before



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How-to

Join the green motoring revolution with 4 Way Electrical



We're fast approaching the point at which we stop debating whether or not to buy an electric vehicle at some point in the future and start accepting the fact the UK government plans to end the sales of new petrol and diesel cars and vans in nine years' time.

The demand for domestic and commercial electric vehicle (EV) charging points will grow exponentially over the next few years, so it's good to know that director Stuart Olley and his team at 4 Way Electrical are already way ahead of the field.

"We've been working with the award-winning British company Myenergi and have recently become an approved installer for their ground-breaking EV chargers," says Stuart. "With Corporation Tax incentives for business owners, Benefit in Kind (BIK) rewards for employees, and government grants for domestic installations under the EVHS scheme there's never been a better time to embrace the future."

4 Way Electrical is proud to supply Myenergi's revolutionary Zappi, the world's first solar-compatible EV charger. In addition to being the only charger of its kind with PEN fault technology (making it safer, cheaper and easier to install) it can also be integrated with a solar array - offering the potential of charging your vehicle for free.

"They automatically adjust the charging current in response to your on-site generation and household consumption," says Stuart. "And our storage battery solutions eliminate the need to export the



"It really is possible to charge your car for free..."

energy you generate and don't use during the day."

In fact, with Zappi EV chargers the hardest decision you'll have to make is whether to choose the tethered or untethered version.

A tethered unit may be the more convenient, since the cable simply needs to be uncoiled and plugged in. As an integral part of the charger it can't be removed and eliminates the need to purchase a separate charging cable. However, because the cable is built into the unit, you can't change it. If you ever need a longer cable, you'll have to get a new charger.

The untethered option thus offers more flexibility since it's essentially just a socket. No cables are permanently on display, and it's very easy to change

the length of the cable should your needs change in the future.

"We can talk people through all the options and possibilities, and we can usually complete the installation in a day," says Stuart. "We'll even help people pair the Zappi charger with the Myenergi app so they can set timers to make the most of energy tariffs and use the boost functions when needed."

It's not often you can get 'charged' for less, but if you'd like to get ahead of the game and investigate the possibilities today, contact Stuart at 4 Way Electrical for totally free initial consultation.



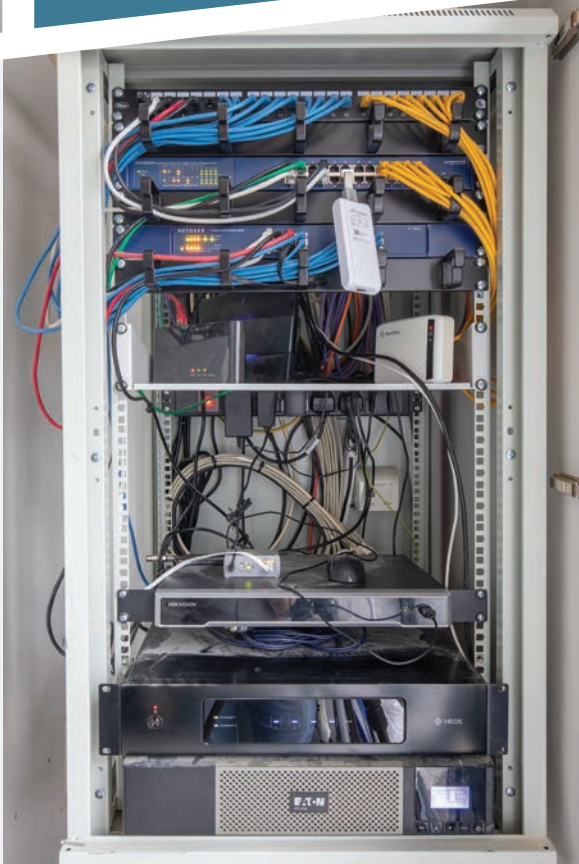
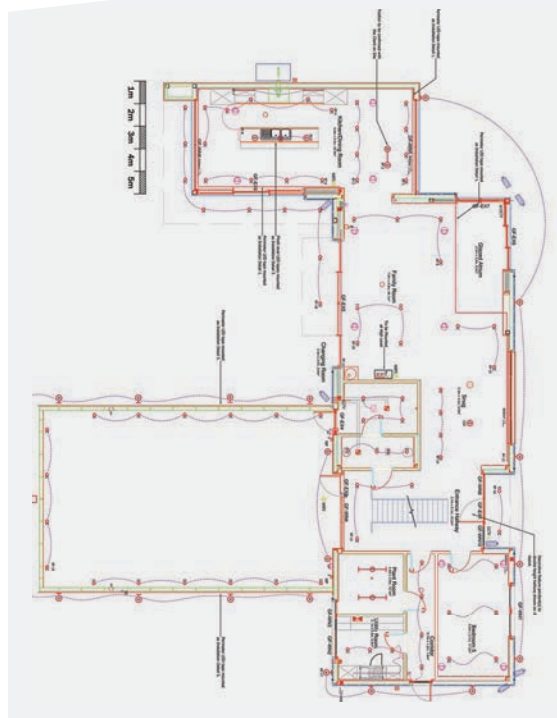
Stuart Olley
DIRECTOR



RIGHT: Lighting a kitchen involves a lot more than a few spotlights. For this recently-completed project on a new four-bedroom home in Hethersett, Bramham Electrical designed a system using a combination of overhead lamps and underlights that was both practical for the person doing the cooking and atmospheric for their dinner guests.

LEFT & ABOVE: This stunning lighting array comprises no less than 23 separate lights hung at different heights, and makes a bold statement from whichever direction you view it.

RIGHT: This example of Bramham Electrical's detailed plans and designs helps explain why the company is now being contacted by architects, builders and developers to help to light up their grand design.





Brighter ideas and a spark of inspiration...

*Every bit as important as interior design and landscaping, a professionally-planned electrical system by **Bramham Electrical** is central to the success of every architectural project*

Most of us take our domestic electrical system for granted, even though it's an integral part of the design process and something that's become increasingly important over the last few years, as Trevor Bramham knows only too well.

The managing director of Bramham Electrical founded the King's Lynn based company almost 30 years ago, offering a specialist electrical installation and maintenance service dedicated to safe, efficient, and cost-effective work - but he's noticed a definite shift in the way we think about (and use) our electricity.

"It wasn't too long ago when all we needed to do was install one socket and a six-inch pendant in each room," he says. "Today we're designing systems that

include multiple spotlights, different types of lighting in the same room, four double sockets in each bedroom and as many as 10 or more in the kitchen."

An approved contractor with the NICEIC (the National Inspection Council for Electrical Installation Contracting), the ECA (Electrical Contractors Association) and one of the very few local companies to be registered with the government-endorsed Standard Trust Mark, Bramham Electrical is also an approved member of the Which? Trusted Trader endorsement scheme, an initiative that recognises reputable traders who successfully pass a rigorous assessment process.

No one is better placed to plan the electrical system for your new build property or renovation project, a claim that's hard to dispute given Bramham

Electrical's work on the new four-bedroom home in Hethersett featured here.

"We first visited the site to connect a supply to the portakabins which sat in the middle of a muddy field," says Trevor. "As soon as we were awarded the tender for the electrical work we started working with the homeowners' ideas and identified what they actually needed in terms of an electrical system."

Although the property featured two plant rooms, three air source heat pumps, an array of solar panels, a sophisticated lighting design and countless sockets, Bramham Electrical's plan was elegant, practical and cost-effective.

"Not surprisingly, the owners were alarmed by the original specification which estimated the cost of installing

“Leaving your electrics until last can prove to be a time consuming and costly mistake...”



the electrics at £140,000,” says Trevor. “By identifying the family’s real day-to-day needs, simplifying the controls and thinking logically about the lighting we managed to reduce that by almost 40%.”

A case in point was the outside lighting, where each of the 14 lights represented a significant expense. Without sacrificing anything in the way of aesthetics, illumination or energy-performance, Trevor and his team at Bramham Electrical managed to save an astonishing £110 per fitting.

“It was a fantastic project to work on but it was also unusual in that we installed a three-phase supply, which you’d usually expect to see in a commercial or industrial building,” says Trevor. “It still has only one fuse box, but it has three commercial distribution boards and the cabling is all armoured - and you wouldn’t expect to see that on a domestic property.”

Much the same could be said of Bramham Electrical’s current work on a five-bedroom townhouse on London Road in King’s Lynn - which is being converted to a nine-bedroom multi-occupation property and involves a complete re-wire from top to bottom in addition to emergency lighting and fire alarms, WiFi throughout, electronic door locks, a CCTV system and intruder alarms.

“It’s a very complex project that involves a lot of different disciplines,” says Trevor, “but it’s a great example of why you should contact us as soon as possible - because a professionally-designed electrical system can light up the grandest of designs, whereas leaving your electrics to the last minute can prove a time-consuming and costly mistake.”

In fact, Bramham Electrical’s expertise is such that several local architects and

developers are now calling on their skills for electrical and lighting designs.

“We made a significant investment in CAD technology about 15 years ago when we did a lot of work for NFU Mutual,” says Trevor. “We’re still one of the few local businesses able to offer such flexible and detailed electrical diagrams and designs, so we’re finding ourselves in demand more than ever.”

Whether you’re planning a complete new build, expanding a commercial property or renovating an industrial unit contact Trevor and his team at Bramham Electrical today for an initial talk about your needs. It may well save you a lot of time, trouble and money.



TOP: Bramham Electrical has almost 30 years’ experience in designing domestic lighting schemes, highlighting interesting details and complementing the overall architecture of the home.

ABOVE: Bramham Electrical also designs and installs complete ‘smart home’ solutions, controlling everything from the heating to external security systems.

RIGHT: This plant room installation is a perfect example of the care and attention Bramham Electrical pays to every project - and the way it looks once complete.



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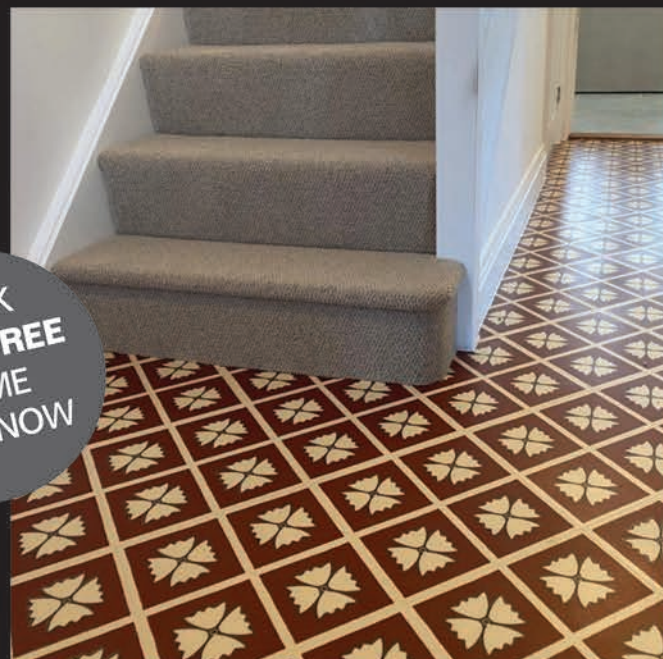
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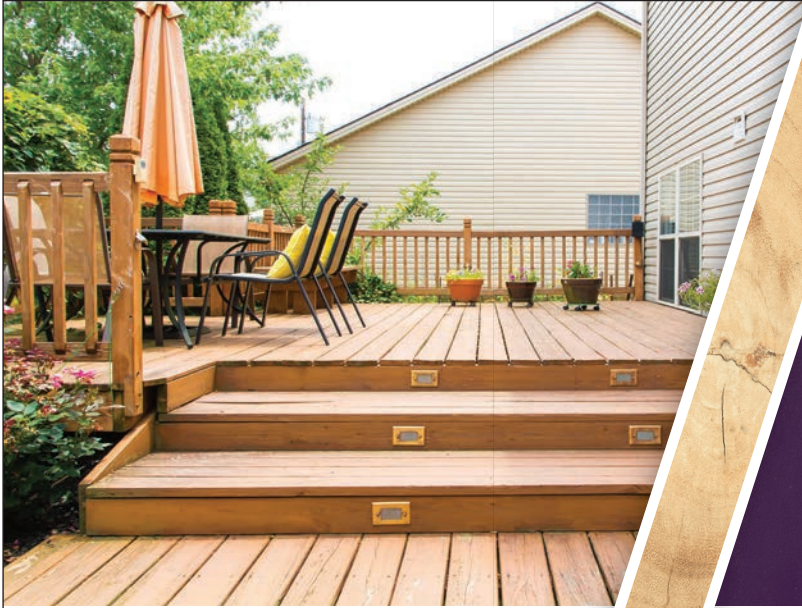
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How to

Open up your home using bifold doors with Rudd Joinery



Bifold doors have become something of a must-have feature in homes these days — and it's easy to see why. They're a brilliant way to bring extra natural light into a property whilst creating both a visual and physical link to the outdoor spaces. And the benefits of bifolds don't stop there - they can increase the sense of space and effectively create a whole new 'outdoor room' in the sunnier months.

Increasing the amount of natural light we're exposed to on a daily basis has also been proven to have a positive effect on wellbeing.

The ever-increasing popularity of internal and external bifold doors means that there's a huge range of materials, sizes and styles on offer which can make it difficult to know which model is right for your home. So how do you choose?

"The good news is that unless your property is listed or is in a conservation area you shouldn't need planning permission," says Jamie Rudd of Rudd Joinery, who've been producing superior and environmentally-friendly timber doors, windows and conservatories for almost 30 years from the family-run company's manufacturing facility just outside Fakenham. "The best place to start is by calculating the aperture they'll



"There's no better way of bringing the outside in..."

be fitted into and then investigate the various glazing options. We can give you all the help and advice you need on this, but it's best to avoid heavy-looking profiles because they'll restrict the light, reduce the size of the panes and compromise the views."

Jamie also suggests keeping to an odd number of panels so they can stack more easily and create a complete opening. and he says that with bifold doors, having a 'master door' is always a good idea to gain easy access without having to open up the entire door system.

"Most people see bifold doors as a link between the interior and the exterior, but internal bifolds are ideal for embracing the open plan aesthetic without disrupting your home too much. They offer the flexibility of being able to fold away the partition while guests are visiting or when parents want to keep an eye on the kids while cooking dinner, but they also allow rooms to be closed off

when you need some privacy or a sense of cosiness."

As long-standing members of the British Woodworking Federation (BWF), Rudd Joinery works to the very highest standards, combining the beauty of the past with the technology of the present - and employing exceptional craftsmanship skills to create outstanding high-performance timber products individually tailored to suit your home.

For a free quotation and to explore the possibilities of what bifold doors could bring to your building project, contact Jamie and his team today.



Jamie Rudd
DIRECTOR

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PICTURES: Built in 1908 by the Norwich-based architect Augustus Scott (see below) Fakenham Methodist Church has been transformed into an extraordinary family lodge and two luxurious holiday homes by its visionary new owners, Mark Hunter Design & Build and Ayling Construction

A literally heavenly approach to restoration

Once threatened with demolition, the former Fakenham Methodist Church has been totally transformed into an extraordinary lodge house and two luxurious holiday homes

Some properties make a memorable first impression via innovative ideas and modern materials, while others do it via sensitive restoration work and careful landscaping. Some manage to achieve the same result through ingenious layouts and clever ideas.

But it's very rare to find a single project that does it all in one property, and when you do the result is hard to describe - largely because the effect is simply breathtaking.

Welcome to Buckenham Lodge in Fakenham, which started life as a redundant Methodist church (built in 1908) and is now both an extraordinary family home for its two developers and a separate pair of luxurious holiday homes.

For Edward Markham and Paul Chappell it was exactly the kind of

heritage property they were looking for as their next project, but their plans changed as soon as they saw the architecturally-fascinating building in 2016.

"It was in a poor state of repair and a bit dark and gloomy, and it was hard to imagine someone being happy to live there," says Edward. "Although it had been considered for demolition at some stage, it had planning permission for five apartments - but when we walked around to the rear of the church we fell in love with it and realised we'd need to change that proposal and go back to planning."

The couple had always wanted a lodge house, and the back of the church offered the perfect opportunity to create one without the expense of buying the inevitable accompanying estate.

Mark Hunter of Hunter Design and Build was already working on the restoration of the church together with the adjacent chapel, old manse and stable house when Edward and Paul contacted Atelier Associates in Snettisham to bring their ideas to life.

"I actually went to school with Sarah Barker-Willis and we're still great friends with her and her fellow director



“It has a very good energy and it’s been very good to us - we couldn’t be happier with it...”



Steve Sharp,” says Paul. “Although we had some very specific ideas ourselves, we knew that Atelier Associates would respect the original character and fabric of the building while giving all our new spaces their own unique personalities.”

The total build of Buckenham Lodge (named after the pioneering Fakenham-born African missionary Henry Buckenham, who’s commemorated on a memorial on the front of the church) took some 10 months to complete, by which time Darren Ayling and his team at Ayling Construction had taken over the build, under the guidance of Mark Hunter on his ever-growing list of projects in progress.

“It certainly wasn’t the easiest space to work in, but it’s certainly been one of the most fulfilling,” he says. “Edward and Paul were a joy to work with, even though several parts of the work were extremely challenging.”

Digging out the basement involved the removal of some 60 tons of soil (and the uncovering of an ancient well), and a huge piece of panelling from the old choir stall had to be manoeuvred from the front of the church to the rear via a specially-constructed scaffolding tower and a trapeze.

The space was also home

PICTURES: Converting such a large space into a welcoming home has been a true labour of love for owners Edward Markham and Paul Chappell, but Buckenham Lodge is a quite extraordinary living space.

to some 60,000 honey bees, which were safely re-located to Wells-next-the-Sea - and Edward and Paul would later make 12 jars of honey thanks to their efforts. They’d also later fill the completed house with subtle references to the bees - from decorative detailing to bee-shaped drawer knobs.

One of the greatest challenges of the whole project concerned the windows (which comprise some 260 panes of glass in total), especially the enormous mullioned window overlooking the main kitchen and dining space.

Retaining the integrity and aesthetics of the church, each pane of carbon-fibre glass had to be handmade and individually cut by a specialist company in Yorkshire - the only business in the country with the necessary expertise and experience to carry out the work. It took no less than three weeks to template the windows - and another three to fit them.

“That was a massive undertaking and was probably the greatest expense of the entire project,” says Paul. “But the results are simply stunning, especially at night



the original school room





when they're illuminated."

In addition to developing the two luxury homes at the front of the church, since moving in towards the end of October 2018 Edward and Paul have created a truly sumptuous home for themselves, using an eclectic mix of art, furniture, influences and colours that resembles the wide-ranging artistry and design of the Victoria & Albert Museum.

The most remarkable thing is that everything comes together to create a perfectly harmonious whole.

Off the extraordinary kitchen and dining space is Edward's favourite feature - a bookcase specially made by Darren Ayling. At first sight it's a rather underwhelming alcove with half a dozen bookshelves, but when Edward straightens a leaning novel by Agatha Christie the bookcase reveals itself to be a secret door leading to a walk-in storage area and laundry room in the church undercroft. It's a delightful touch of pure theatre.

A similarly light-hearted touch on the ground floor are the two 'his and her' guest bedrooms - the one for female visitors given a beautiful period French decorative scheme with the gentlemen's equivalent (the church's former vestry) taking its inspiration from the Art Deco movement.

Passing a font reclaimed from a disused church in Ireland, a stone spiral staircase winds its way up to Edward and Paul's stunning master



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bedroom, which features an enormous walk-in wardrobe and family-size bathroom.

The staircase finally leads to the magnificent formal sitting room and study, where a newly-built minstrels' gallery faces the top of the church's gothic proscenium arch - an imposing reminder of the building's original purpose.

It's a totally unique home and Edward and Paul are keen to emphasise it's far better than what they envisaged.

"It has a very good energy and it's been very good to us," says Edward. "We couldn't be happier with it and we couldn't be happier anywhere else."

In fact the couple's relationship with their builder was so successful that Edward and Paul have now teamed up with Darren to form Ayling Heritage with a view to concentrating on historic properties - and their first project will be the restoration of a delightful row of three 1836 almshouses in East Bilney.

As Edward and Paul relax at home, the exterior of the church has changed little since it was built just over a century ago. But step through the door of Buckingham Lodge and you enter a truly magical home and a gem of interior architecture.

It's quite literally glorious.



The original church as a whole

PICTURES: The sheer scale of the project can be seen by noting the original position of the church's proscenium arch - the top part of which (above left) now divides the formal sitting room and study on the top floor of Buckingham Lodge





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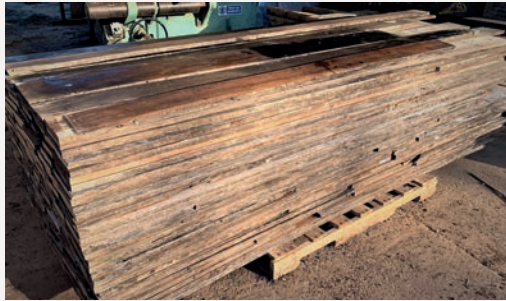
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How to

Work with listed buildings with The Borough Council of King's Lynn & West Norfolk

There are approximately 2,000 listed buildings within the borough of King's Lynn and west Norfolk, identified by the Department for Digital, Culture, Media and Sport as buildings of "special architectural or historic interest".

There are three different grades, but Grade II listed buildings are particularly noteworthy, not least because 86% of listed buildings fall into this group. The legislation is the same regardless of grade, and the listing applies to the whole of the building. Any alterations or additions to a listed building which affects its fabric, character or appearance requires listed building consent from the local authority - and this applies to the interiors as well.

Repairs using identical materials don't normally require consent but it's always advisable to check first with your local planning authority. All buildings and structures erected within the curtilage of a listed building before 1948 are also afforded the same protection as the main building and alterations to them also require consent. Planning rules can also differ within the grounds of listed buildings, with additional works such as new boundaries and new freestanding buildings also requiring permission.

Deciding on what needs consent can be difficult. While some works are obvious (such as taking down walls or building extensions) but relatively minor alterations such as changing internal doors or inserting balanced flues for a gas heater may also require consent. It's always best to discuss your plans informally with the local Conservation Officer before having detailed plans drawn up.



“Even minor alterations may need permission...”

In order to submit a listed building consent application, you'll require scaled drawings showing exactly what you propose to do together with a heritage statement to explain the impact of the work on the listed building. These should be submitted together with the completed application forms.

It's worth noting there are no fees payable for listed building consent applications, and should the application be refused you have the right of appeal to the Secretary of State.

Anyone who alters a listed building without consent can be taken to court and can face everything from substantial fines to imprisonment - it's a sobering reminder to consult your local authority before carrying out any work on a listed building.

Owners of listed buildings have a responsibility to keep the building wind, watertight, structurally sound and in a reasonable state of repair - and your local Conservation Officer can offer technical advice on

appropriate methods of repair, specialist contractors and suppliers of traditional materials. Note that for owners who persistently neglect a listed property, the council has powers to serve a Repairs Notice specifying the extent of works required - and if the owner fails to comply the council can take steps to compulsorily acquire the building to safeguard its future.

In the case of an unoccupied or partly-occupied listed building, the council can serve an Urgent Works Notice and may carry out works to make the building wind and weather proof to prevent its collapse - and can recover the costs from the owner.



Steven King
CONSERVATION
OFFICER



RIGHT: This cutting-edge contemporary kitchen features a blend of daring Deep Forest colour and minimalist styling. By replacing wall cabinets with open-shelving, the room feels incredibly spacious. The addition of recessed spotlights not only adds style but makes the workspace below them more practical.

LEFT : Proving that in-frame kitchens don't have to look traditional, this modern Slab design creates a truly unique kitchen. The trendy graphite cabinets and open steel shelving contrast beautifully with the playful dusty-pink island, creating an industrial-chic look with subtle nods to vintage interiors.

RIGHT: This elegant and luxurious in-frame Shaker kitchen can usually be found at the top of everyone's wishlist. With intricate aperture beading and the finest woodgrain detailing it nails the brief of the ultimate farmhouse kitchen. The traditional design is brought into the 21st century too thanks to the modern stainless steel appliances, making the kitchen any cook's dream space.





The perfect recipe for the ideal kitchen

For over ten years newrooms have been supplying exceptional fitted kitchens that combine classic good looks with exciting modern features

From its start as a one-man company over ten years ago, newrooms has grown to be a successful supplier of fitted kitchens with an enviable reputation for high-quality products, exciting designs and outstanding customer service. With the recent creation of an in-house kitchen brand and an ever-expanding, founder Jamie Anderson is ready to take the company into an exciting new era.

"I've worked in this industry creating 'new rooms' for almost 20 years and that's where the name came from," says Jamie. "We provide individually-designed kitchens for extensions, self-build projects and multi-property

developments and we adapt our services to suit everyone - whatever their ideas, whatever their lifestyle and whatever their budget."

The newrooms showroom in Methwold is a truly impressive showcase of the company's diverse range. There are nine complete room layouts for inspiration, and plans are in hand for a dedicated consultation room.

"It's something I've wanted to do for a while," says Jamie, "and with the re-launched kitchen layouts now in place, it's the perfect time. Customers will be able to sit in comfort, browse all the choices we offer and the enormous choice of colours and finishes, and take their time to make their decision in a

relaxed environment."

Another exciting development for Jamie and team is the recent creation of the Frederick George brand of kitchens, which sits alongside the already well-established newrooms brand of kitchens to offer even more choice and variety.

"As a brand, Frederick George evolved very naturally," says Jamie. "We found that customers were asking for kitchens with a classic 'heritage' look, and our designs started to develop an identity of their own."

The new range has another connection to the past, and it's a very personal one.

"I named the brand after my grandfather," says Jamie. "He was a joiner and I've always felt inspired by his

“Our showroom proves that quality products and beautiful workmanship have never gone out of style...”

example. I like to think that if he was to see one of the kitchens we've named after him, he'd recognise the fact that while the way we use our kitchens may have changed since his day, quality products and beautiful workmanship have never gone out of style.”

fg FREDERICK
GEORGE

newrooms 



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Brandon Road, Methwold IP26 4RJ

Tel: 01366 727417

Web: www.frederickgeorgekitchens.co.uk

Email: info@frederickgeorgekitchens.co.uk



TOP: Every element of this kitchen is fine tuned with practicality in mind. With floor-to-ceiling storage, eye-level ovens and integrated solid oak butler trays and chopping boards, your day-to-day life and cooking is made simple and easy.

MIDDLE: newrooms kitchens offer beautiful bespoke cabinets and larders personalised to your exact cooking and storage needs. This tailored solid oak pantry-cupboard features wine and spice racks, hanging glass storage and a number of assorted food drawers.

LEFT: Both newrooms and Frederick George offer cabinetry for other rooms in your house and not just your kitchen. They also offer expertly-crafted boot rooms, utility rooms, bathrooms and dressing rooms to name just a few.

How to

Control your home with Core Technology Projects



It's tempting to think that new home technology is largely concerned with more impressive televisions, more complex smartphones and more powerful gaming consoles, but it's becoming an increasingly important part of how our homes work for us.

At virtually the same time managing director Jim Garrett was launching Core Technology Projects in King's Lynn, Control 4 was beginning to deliver the affordable automation of lighting, music, video, thermostat, security, and energy management systems - and they now operate in over 70 countries around the world.

"Control 4 is probably the most intelligent, open and affordable control solution on the market today," says Jim, "and it's the platform of choice for major consumer electronics companies, residential homes and businesses that are looking for a truly smart solution."

From external irrigation systems to fully automated lighting controls it's never



"Decide how you want your home to work..."

been easier (or more affordable) to get your home working for you when you want it to. Even when you're not there.

"Before you contact us to talk through the available options, the best piece of advice I'd give is to think about what you want to achieve rather than following recent trends and the latest big idea," says Jim. "When planning a smart home the most important thing to consider is how the various systems will be integrated. Smart home technology shouldn't be a gimmick - it needs to be practical and make a positive difference to your family's lifestyle."

With almost 10 years' experience and a team of highly-qualified and experienced specialists no one is better placed to show you how to keep connected than Core Technology Projects - and Jim and his team are available to answer all your questions and queries remotely,

virtually, and safely.

Whether you want to explore the idea of turning your garage into a stunning cinema room or you simply want to keep an eye on your office, contact Core Technology Projects using the details below. With a fully-functional demonstration showroom that's almost four times the size it was a year ago and packed with the very latest ideas in home technology, Core Technology Projects invites you to have a look at the home of the future - and discover how easy it is to control.



Jim Garrett
MANAGING
DIRECTOR

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LEFT: An example of one of Sophie & Boo's bathrooms. A full renovation project in Thornham, with a luxurious coastal feel.

RIGHT: A recently completed project just outside of Burnham Market. Two rooms downstairs were opened up to create one large kitchen/dining area with a Sophie & Boo bespoke kitchen, limestone flooring and furniture sourced by Sophie & Boo.

RIGHT: A gorgeous project on the marsh in Brancaster overlooking the sea where Sophie & Boo designed & built bespoke bunk beds, used lime washed parquet flooring throughout bringing in natural textures.





Making a statement by being understated

Transforming a room to make it as stylish as it is functional isn't an easy task, but from complementary paints to lighting designs it's something that comes very naturally to Sophie Allsopp of Sophie & Boo

People have always been proud of their homes, and wanting to create a space that's enjoyable to be in while reflecting the personalities of the people who live there is nothing new. But in the age of Instagram, virtual shopping, augmented reality apps and social media influencers, the lines have become rather blurred - and interior design is changing on a daily basis.

You can teach anyone the basics of design, but the real secrets of success depend on natural-born talent, something that Sophie Allsopp has plenty of.

"My family was always developing properties so from an early age I've always been around interior spaces," she says. "I find it very easy to walk into an empty room and picture how it should look - to make the most of the space itself and to enhance the experience of the people who are living there."

Sophie established her business Sophie & Boo some seven years ago (Boo was her much-loved and much-missed rough-haired Jack Russell terrier) and she's quickly earned a formidable reputation for designing atmospheric lighting layouts, luxurious kitchens and bathrooms, and high-end holiday lets

along the north Norfolk coastline.

Recently featured in the prestigious national publication *25 Beautiful Homes*, Sophie & Boo takes a remarkably understated approach to interior design. The overall effect is astonishing, but it's almost always achieved from paying attention to the basics.

"The most important thing is to build layers of texture and light," says Sophie. "It may be tempting to put 20 spotlights in a room, but it's not necessarily the friendliest way to light a room. Cut them back, put all your lights on dimmer switches, choose 'warm white' rather than 'cool white' bulbs and you've already

“I find it very easy to walk into an empty room and picture how it should look”

got a much warmer and much more welcoming atmosphere.”

It’s an approach Sophie also applies to her floors, preferring natural materials to man-made alternatives and synthetic products - even recommending lime-washed oak floors over the more popular plain oak to soften the overall look and bring out the wood’s characteristic grain.

Sophie’s restrained use of colour and subtle detailing reflects her love of rustic French interiors, and she’s frequently crossing the Channel to find new suppliers, individual brands and bespoke manufacturers.

“I recently met a couple of sisters in Paris who make the most amazing bed linen,” she says. “We shared a similar approach to interiors, and we’ve been working together to produce a range of Sophie & Boo bed linen, which is a really exciting project.”

Not that Sophie always has to travel far from home to source her products. She’s dedicated to supporting small local businesses and local suppliers such as the Attlebridge-based Fenwick & Tillbrook, who produce almost 300 luxury paints - each one made to order.



“There’s nothing worse than going into a room and knowing exactly where the furnishings have come from,” says Sophie. “That’s why I prefer to use very individual brands or have things specially made for us. I want every room to be unique.”

It sounds rather exclusive and it sounds rather expensive, but that’s far from the truth as Sophie is keen to point out.

“The phrase ‘interior designer’ tends

to suggest you need a huge budget, but that’s very misleading and it’s far from the truth,” she says. “A carefully-planned and professionally-designed interior doesn’t have to cost the earth and it can raise the value of the house dramatically. It can actually save you money in the long run.”

For Sophie & Boo, the whole purpose of interior design is to create a space that people feel drawn into. A comfortable space, a luxurious space, and a space where you can genuinely feel at home. And that’s something Sophie has down to a fine art.



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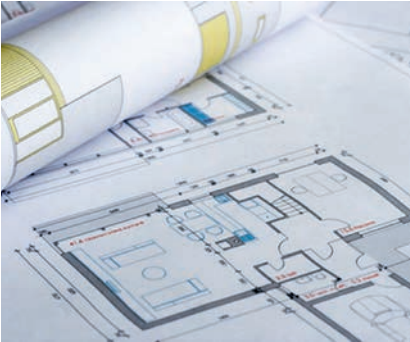


TOP: An example of Sophie & Boo’s bespoke cabinetry in this boot room in Burnham Market. Limestone tiles from Foras and paint from Fenwick & Tillbrook create a traditional look with a contemporary twist.

LEFT: A full renovation of a 1980’s house & garden on Herrings Lane in Burnham Market. With a walled garden behind, it was the perfect spot for this zinc roofed summer house and outdoor dining area.

How to

Choose the right air conditioning with the 4 Way Group

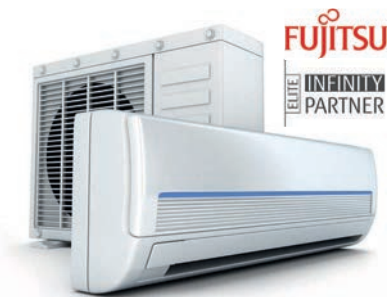


Air conditioning serves a multitude of purposes, maintaining the right level of moisture and temperature, improving air quality, and circulating filtered, clean air into a property - and while most people assume its primary function is to cool a room, air conditioning can also be used as an energy-efficient heating system.

When it comes to choosing the right air conditioning system it can be difficult to know where to start, but that's why the expertise of the 4 Way Group is so invaluable.

Generally regarded as the area's most experienced and professional suppliers of air conditioning and air source heating, the 4 Way Group has recently become the first company in the UK to install Fujitsu's new WaterStage™ air-to-water (ATW) central heating system and has qualified as a Fujitsu Elite Infinity Partner. It means developers and builders can now enjoy a full 7-year warranty in addition to some of the most environmentally-friendly and cost-effective air conditioning solutions currently available.

"The first thing you need to do is decide which type of climate control system suits the project you're working on," says director Steve Simpson. "If you're looking for an efficient,



"We don't just find the solution - we design it..."

economical way to heat and cool your property, you'll want a split, multi-split or central air conditioning system. Split systems are best for single rooms, but if you're looking at a whole property or multiple spaces you'll find a central system is the most effective solution."

Central air conditioning is becoming increasingly popular due to how discreet it is - the hidden pipes and subtle vents making it barely visible. Steve's keen to point out that because of the space it takes up and the work involved it's best installed when a property is being built - although it is possible to retrofit to larger buildings.

Steve and his team can also help you choose between wall-mounted, floor-mounted or ceiling cassette units depending on the dimensions of the property and its thermal efficiencies.

"That's an important thing that many

people overlook," he says. "An air conditioning system's output is measured in British Thermal Units (BTU) and the higher the value, the more efficient it is at cooling a room. If you specify a unit that's too high you'll be paying for more than you need, whereas if it's too low you won't get the performance you want."

From initial design and installation to help and 24/7 service and maintenance, the 4 Way Group can help you take advantage of the most advanced air conditioning on the market.

For architects, developers and self-builders across Norfolk (and beyond) this really is a breath of fresh air.



Steve Simpson
DIRECTOR

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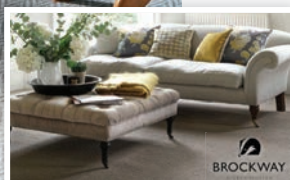
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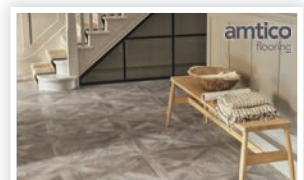
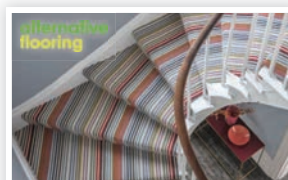
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How to

Plan your new kitchen with Quay Centre



Despite all the other pressures of building a new home or renovating an existing one choosing your kitchen can be one of the most exciting parts of the project - in addition to being one of the most expensive, stressful and time-consuming.

When Trevor Hunt and his wife established the Quay Centre in Wisbech back in 1991, they started by selling bathrooms in one small showroom. 30 years on, they've expanded the showroom space enormously over the years, and it now features kitchens (with around 20 fully-dressed kitchen displays) in addition to a complete tiling service and plumbing centre.

"When you're thinking about a new kitchen the most important thing is to identify what you want it to do," says Trevor. "Do you need a space to quickly prepare meals, or do you need a multi-functional area where you can enjoy lunch or dinner with family and friends? Understanding how you want to use your kitchen is always the best place to start."

One of Trevor's most useful tips (and one that many people overlook) is to look



"Start with what you want the kitchen to do..."

at your existing plumbing for sinks and appliances - because if you're planning on introducing a new kitchen island you'll need to ensure the necessary plumbing and electrical supply are in place before the flooring is laid.

Over the last year the Quay Centre has fitted almost 730 kitchens locally (one of which was featured in a recent episode of Channel 4's Grand Designs) and few people can offer a more comprehensive service to both retail and trade customers.

"One of the most exciting developments in our kitchen design has involved new technology," says Trevor. "We've been using CAD software to create your new kitchen for many years, but we've gone way beyond that now - using VR glasses to help you walk around the new space virtually and see how it's likely to work for you."

The Quay Centre can even enable you to use your mobile

phone's camera to deliver a 3D and 360° view of the new design while you're moving around your current kitchen - it's an extraordinary way of helping you choose exactly the right style, cabinetry and storage for your space.

"We're a totally independent business so we have the freedom to create a totally individual kitchen for you," says Trevor. "You can mix and match as many different elements from as many different manufacturers as you like to get the kitchen of your dreams - and it really helps that the team who carries out the

initial survey will be the same team that fits the kitchen."



Trevor Hunt

MANAGING
DIRECTOR

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Centre**

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A stunning debut on the north Norfolk coast

*With the recent completion of The Hides at Titchwell,
Forest Homes Stamford have made a sensitive and attractive
first impression on the landscape - and the best is yet to come*



When Simon Smith was working for a family-based logistic company in Corby, Northamptonshire he became involved with some seriously large commercial building projects - including the creation of large industrial units and warehousing that often covered over 350,00ft². But his true love was domestic properties.

"Some time around 2015 I helped establish a company called Burghley Developments and we built a collection of eight stunning million-pound luxury townhouses in the centre of Stamford,"

he says. "The site was originally a garage surrounded by industrial buildings but we totally transformed it, using local Collyweston Slate roofs and Clipsham Stone walls to reflect the architectural heritage of Stamford."

The project management of the build was in the hands of David McDonald, who'd joined Simon for the creation of Marshall's Yard.

The pair had been friends since their cricketing days, and their shared love of the north Norfolk coast led them to establishing Forest Homes Stamford - with a view to combining their skills to enhance an area they were

more than familiar with.

"For many years Simon used to come to north Norfolk for family holidays and I've got a house in Wells-next-the-Sea and we both love the area," says Simon. "We're always looking for development opportunities and properties in need of renovation, and we couldn't think of a more attractive place in which to do it."

Finding a large site containing an old bungalow on the main road through Titchwell previously





ABOVE: The Hides at Titchwell uses a clever combination of materials and finishes to blend in seamlessly with its beautiful location - a vision that's been carried through to the interiors (left)

known as Marsh View, Simon and David starting thinking of how to make the best first impression on the north Norfolk coast.

"Several developers had looked at the site in the past but no one had been prepared to take it on," says Simon. "It's in an Area of Outstanding Natural Beauty, so any design needed to be particularly sensitive to the surrounding area and the requirements of the local planning authorities. It was quite a challenge."

Working with Stamford-based Ross Thain of RTK Stamford Ltd, Simon and David developed a collection of four three-bedroom semi-detached cottages they christened The Hides - and which sit perfectly on this stretch of coastline.

"Although we want to build homes to the very highest standards we're also selling lifestyles," says David. "To a certain extent the location dictates the direction of the design, and it's up to us to make the most of that."

Using a variety of local building techniques and red brick, natural stone and blue slate roofs to blend in with the surrounding properties, Simon and David took the unusual step of using knapped flint.

“We want to build homes to the very highest standards but we’re also selling lifestyles”

"Many developers don't like using it because it's expensive and quite time-consuming to produce," says David. "But the effect is incredible, and it was well worth the effort of sourcing it - during the build people even stopped in the street and told us how good the cottages were looking."

Another inspired idea was to make the most of the south-facing rear elevations. Forest Homes Stamford designed an entirely open-plan ground floor with



sliding doors to allow the light to flood through the living area and dining room all the way to the kitchen. The sea views to the front are incredible, but the rear of the development is equally impressive.

From traditional touches such as the bespoke kitchens to the modern features which include air source heating and superfast fibre Broadband (a rarity on the north Norfolk coast) the four cottages already look as though they've always stood there - but are clearly designed for modern living.



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Work on The Hides started in the summer of 2020, and by the time Thornham-based Sophie Allsopp of Sophie & Boo started on dressing the interiors all four properties had been sold.

"We're really pleased with The Hides," says Simon, "and we're hoping to make an ever bigger impression on the north Norfolk coast over the next few years."

It's a hope that will certainly be realised as Forest Homes Stamford is already going through the planning process for two new homes in Titchwell and a pair of refurbishment projects in the same village. It's something local residents and businesses are genuinely looking forward to. For Forest Homes the future looks particularly bright.

"We'd really love to develop our own contemporary build," says David, "but we're equally happy working on projects for other people - especially if they share our passion for design."



PICTURES: The light and airy internal spaces at The Hides have been designed for open-plan living and make the most of the stunning views over the marshes at Titchwell towards the sea wherever possible (below left)



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How-to

Maximise your holiday let with Stephenson Smart



The last year has impacted hugely on the holiday market. It's not just airlines that have been affected, but holidays closer to home. If you own a property that you rent out as a furnished holiday let you need to be aware of the impact that the reduction in rental occupation may have on your tax affairs.

There are special tax rules for rental income from properties that qualify as furnished holiday lettings.

If you let properties that qualify as Furnished Holiday Lettings you can claim Capital Gains Tax relief and you're also entitled to plant and machinery capital allowances for items such as furniture, equipment and fixtures.

There's also a benefit to those wishing to use those earnings to increase the threshold to pay into a pension, as profits on Furnished Holiday Lettings count as earnings for pension purposes.



“The tax benefits of furnished holiday lets...”

To qualify as a Furnished Holiday Letting your property must be commercially let as a business. You must make the property available for commercial let for 210 days during the year, and actually let the property as furnished holiday accommodation to the public for at least 105 days in the year.

It's important to note that days when you let the property to friends or relatives at zero or reduced rates is not classed as a commercial let.

There'll be many furnished holiday let owners who will have struggled to meet these criteria over the last twelve months. However, you may still be able to qualify for tax reliefs. If you have more than one property you may qualify for the averaging election - or if your property reaches the occupancy threshold in some years but not in others, you may qualify for a period of grace election.

There are many tax and other financial benefits to owning and letting furnished holiday properties as a commercial business. As a tax expert at Stephenson Smart specialising in income tax and capital gains tax for individuals, I'm fully qualified to give individually-tailored advice to help you navigate tax relating to your business and your personal finances.

Contact me for an initial discussion about your needs at our King's Lynn office on 01553 774104.



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Discover perfection made possible...

If you're looking for the perfect kitchen or dreaming of the ideal bathroom, you need look no further than Arcadia Home & Living

With a stunning showroom in Fakenham close to the north Norfolk coast, Arcadia Home & Living promises its clients a high level of service from design through to installation and completion - offering a number of premium brands which are all recognisable for their superior quality and workmanship.

The highly experienced team takes the time to understand individual clients' unique briefs, and then develops detailed concept sketches and design visuals with products that are itemised for clarity and transparency.

It's hardly surprising the company was recognised by the prestigious UK Property Awards in 2020-21, winning the Best Luxury Contemporary Kitchen Design award for the east of England.

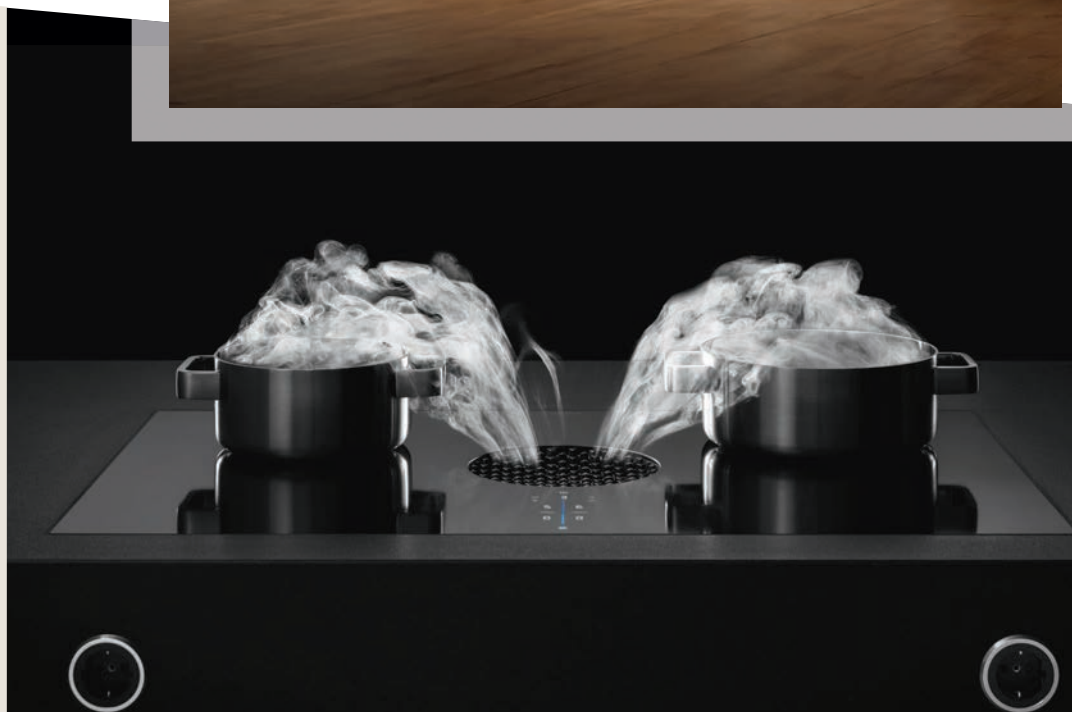
Undoubtedly part of that success is due to sourcing some of the most advanced and prestigious products currently available.

For example, Arcadia Home & Living



TOP: The Gaggenau 400 series refrigerator provides the ultimate in style and functionality. Behind the doors you will find a sleek stainless steel interior highlighting the minimalist internal aesthetic, accentuated by warm light that gently illuminates.

RIGHT: Bora Pure X surface induction hob with integrated extractor; an extra-wide cooktop with a distinctive air inlet nozzle. This highly elegant, minimalist compact system with its intuitive sControl touch controls is flush-mounted and extremely quiet.





TOP: A stunning example of the SieMatic SLX kitchen in a lacquer and wood veneer finish. Tall units of full-length doors extend to floor level, complemented by SLX glass units, a matching breakfast bar and stylish Gaggenau appliances.

MIDDLE: Pioneers of the handleless kitchen, the SieMatic SLX combines timeless design with innovative and contemporary light effects.

LEFT: The Quooker Fusion Round tap in black finish, the all-in-one tap offering boiling, hot and cold water just in seconds.

are exclusive suppliers to Norfolk of SieMatic's extraordinary kitchen collection. Internationally renowned for being the inventor of the handle-less kitchen, SieMatic continues to provide a sense of timeless elegance in kitchen design, developed with the very best of German engineering.

Its three core collections of PURE, URBAN and CLASSIC guarantee a personalised experience determined by unique lifestyles – whether they're minimal, unconventional or somewhat eclectic.

In addition to luxurious and contemporary off-the-shelf solutions, Arcadia Home & Living also provides a bespoke service, where the specialist in-house team can provide the inspiration for your individual requirements or help you realise your own ideas and concepts. The company handcrafts exceptional pieces from beautiful sustainably sourced and certified materials, and they're all built and supplied from north Norfolk.

Of course a kitchen is nothing without appliances, and Arcadia Home & Living help give the most amateur home cook the ability to wow their guests with food that's cooked to perfection and with minimal culinary intervention. The company is the exclusive supplier of Gaggenau in Norfolk, and also provides a number of other high quality kitchen brands such as Bora, Sub-Zero Wolf, Quooker, NEFF, Siemens and Bosch.

When it comes to bathrooms, the approach is no less personal. Your bathroom is a space of tranquillity,

“The kitchen or bathroom you’ve always dreamed of is only a phone call away...”

a place to refresh and reset your mind. Arcadia Home & Living design bathrooms with this in mind, delivering beautiful and functional bathrooms with luxury products that will enhance the beauty of your home.

Whether your bathroom is somewhat bijou or you have a bit more space to play with, Arcadia Home and Living can create the perfect bathing experience so you can simply relax.

If you’re interested in discovering how Norfolk’s premier home design, supply and installation specialists can transform your home, contact Arcadia Home & Living today for an initial consultation and talk through your ideas.

Because the kitchen or bathroom you’ve always dreamed of is only a phone call away.



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Fakenham, Norfolk, NR21 8LZ
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TOP: Luxury bathroom project. A classic Thomas Crapper white basin with stand and brassware in a sleek chrome finish, stands out beautifully against a backdrop of bright blue tongue and groove panelling.

MIDDLE: A great combination of the Duravit Happy D.2 plus series. The furniture includes washbasin c-bonded with vanity wall mounted in Mediterranean Oak finish, complemented by a circular mirror with integrated lighting.

LEFT: The AXOR Urquiola floor-standing bathtub fixture in brass finish, makes an extravagant and sensuous statement to this luxurious bathroom.

How to

Bring your stone floors back to life with Xtraclean



Regardless of whether you're working on a new build and using reclaimed tiles or undertaking a restoration project on a heritage property, there's an easy way to bring your stone floors back to life - despite decades or even centuries of ingrained dirt.

In Swaffham, Martin King and his team at Xtraclean have spent over 20 years using some of the most advanced cleaning technology currently available in the UK to revitalise stone, tiled, and solid wood floors and bring them back to their best. And keep them looking that way.

"It's important to note that most floor cleaners are alkaline-based, and that means they're only effective in the short term," says Martin. "In fact, once dry they can actually encourage more dirt to stick to the surface and work its way into the grout lines. The only real long-term solution is to take the professional approach, and that's what we're here for."

Following an initial survey and test to protect the integrity of the floor, Martin and his team at Xtraclean will



"The long-term solution is the professional one..."

get to work, carefully breaking down the dirt and loosening years of soiling with a revolutionary state-of-the-art turbo 'clean and capture' system that thoroughly pressure-cleans the floor. What's more, the system uses its own water supply and collects all the waste in the process - and the good news for older floors is that Xtraclean's spectacular results are achieved without the use of harmful chemicals or damaging procedures such as grinding and resurfacing.

And Martin also has a useful tip on how to keep those good looks for longer.

"Natural stone floors are porous and full of tiny holes, which makes them highly susceptible to spills, cooking oil, dirt and grime," he says. "By using one of our professional sealants you can prevent liquids and oils penetrating the stone surface, leaving

them on top for easy cleaning. It's an important way of making sure your natural stone floors look amazing for longer and last a lifetime."




Perhaps best of all, Xtraclean's trouble-free, hassle-free and fully-insured service can usually be completed in a single visit.

"We're using the most advanced technology, the most professional products and the safest anti-bacterial agents available on the market today," says Martin. "And don't forget that even if you're fitting new stone floors, we can still help you keep them in perfect condition for years to come!"



Martin King
DIRECTOR

Unit 3, Jack Boddy Way, Swaffham PE37 7HJ

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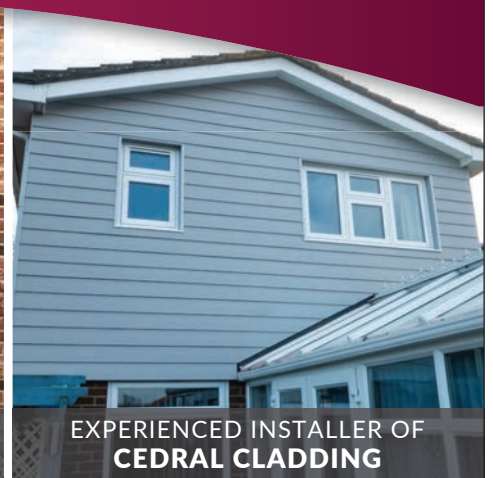
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How to

Protect your home with Core Technology Projects



Although no one wants to be alarmist it's rather sobering to realise that a home in the UK is burgled virtually every minute of every day, and that the average cost for each one is estimated by the Office for National Statistics to be almost £6,000.

Home security has never been more important, despite the fact that we're now generally spending more time at home - almost 60% of burglaries take place when someone is actually at home at the same time.

So it's good to know that managing director Jim Garrett and his team at Core Technology Projects are bringing the very latest innovations and most advanced products currently available to protecting your most valuable assets - from automated gateways to CCTV and app-based video door entry.

In fact, Core Technology Projects has just become an official supplier of the British-made Alugate hand-made aluminium security gates, which come with a full 15-year guarantee and are available in the full range of RAL colours and a number of realistic wood effect finishes - and are compatible with all leading automation solutions.

Registered with the Security Systems and Alarm Inspection Board (SSAIB), Core Technology Projects is perfectly placed to offer expert help and advice on planning how to best protect your home.

"Essentially there are three elements to home security and the first thing you need to decide is where your main focus should be," says Jim. "Home automation is the most advanced solution because it gives you almost total control over your home remotely via your smartphone;



"For home security you really need to be smart..."

intruder detection and alert systems are designed to prevent unauthorised access to the property; and environmental monitoring keeps an eye on natural threats such as fire and leaks. The ideal home security system will include components from each type, and that's what we're here for."

And although wireless systems are becoming increasingly popular, Core Technology Projects can also design and install wired networks for properties (especially along the north Norfolk coast) where connectivity is sparse or unavailable.

Jim's most useful piece of advice, however, is to be literally smart and embrace the most recent technological advances, especially when they can be so affordable when professionally planned and installed.

"A smart security setup will allow you to arm or disarm your system, receive alerts, and view footage from wherever you are - even

if you're in another country," says Jim. "Smart systems also have cutting-edge features such as facial recognition, two-way audio, and the ability to synchronise with products such as Amazon's Alexa and Google's Assistant."

And consider this - a recent survey by Co-op Insurance found that a smart security system would deter 89% of burglars off targeting a home. With a fully-functional demonstration showroom that's almost four times the size it was a year ago, Jim and his team invite you to have a look at the future - and discover just how easy it is to protect your home.



Jim Garrett
MANAGING
DIRECTOR

**Core Technology
Projects**

1 APS House, Oldmedow Road, Hardwick Ind Est, King's Lynn PE30 4HX Tel: 01553 776413
Web: www.coretechnologyprojects.co.uk Email: enquiries@coretechnologyprojects.co.uk



Making the most of the space you have

In Old Hunstanton ACS Architectural have proved that your dream home doesn't necessarily need extensions or additional buildings - simply a clever re-working of the existing space



When people look to revitalise their home most of them opt for an extension of some form or another, adding more rooms and increasing the overall footprint of the property. However, with some clever thinking and some subtle adjustments it's quite incredible just how much can be achieved within an existing space.

"We often work on properties where every separate owner has added something new to the original layout," says Chris Borrmann of ACS Architectural in Snettisham. "The problem with that is you tend to eventually end up with a home that's more like a rabbit warren

with various rooms in all directions. In many cases the solution isn't to create yet another extension - you simply have to thoughtfully re-model the space you already have."

Chris founded ACS Architectural almost 10 years ago from a small back room in a shared office, and the practice swiftly grew to a genuine family-run business (Chris now working alongside his brother Nick and father David) offering a professional architectural service to its increasing client base.

Although the company works on everything from front porches and small-scale housing developments to listed buildings and restaurants, Chris is particularly proud of

the recently-completed Spindrifft in Old Hunstanton.

"I think it's amazing what we've managed to achieve within the existing four walls with virtually no extension work," he says. "Many people overlook the fact, but you don't necessarily need to build more - you just need to work more effectively with the space you've got."

Although it's hard to imagine, Spindrifft was a fairly typical estate house from the 1970s back in May 2019. It may sit in a very desirable area and enjoy sea views (the property is less than 300 metres from Hunstanton's famous beach) but it wasn't the friendliest of family homes.

The kitchen was remarkably small, the 'lobby' area was basically only the

PHOTOS: ICENI IMAGING



meeting place for several doors, a bedroom over the garage could only be accessed by walking through another bedroom, and there was an odd-shaped room leading off the kitchen that seemed to serve no purpose - apart from leading to a small shower room.

"There were rooms that didn't know what they wanted to be, and the interior layout didn't make an awful lot of sense," says Chris. "It's probably fair to say that it wasn't really designed for a modern lifestyle in the 21st century."

It certainly wasn't built with the needs of Phil and Wendy Ringwood in mind, who purchased the property on the basis that it wouldn't only provide a comfortable home that the various generations of their large family could enjoy - in the short term it could also double as a holiday let, and looking further ahead it would be a fabulous place for them to retire to.

"The property was never designed with the idea it might host large family get-togethers, so we had to completely re-model the space and open it up," says Chris. "Although Phil and Wendy gave us a very detailed brief as to what they wanted to achieve, they trusted our expertise to make the most of the living space they had."

Starting work at the end of May 2019, Chris and his team at ACS Architectural have totally transformed Spindrift, bringing more light into the building, making it more functional, designing a



“With careful planning it’s incredible what you can do with an existing space and this is a perfect example...”

free-flowing and more logical layout and adding two new bedrooms - despite doing very little in the way of extensions and not increasing the property's footprint.

They completely re-built the staircase to the first floor, removing a wall in the process to open up the hallway, and they converted the garage to an en-suite master bedroom. The original space that had formerly been a small (and rather impractical) dining area was cleverly converted to a utility room with a walk-in shower to prevent return trips from the beach filling the house with sand. The bathrooms were enlarged, the upstairs bedrooms benefitted from a new en-suite and a dressing room, and a new snooker room and outdoor barbecue area was created to complement a family-friendly lifestyle.

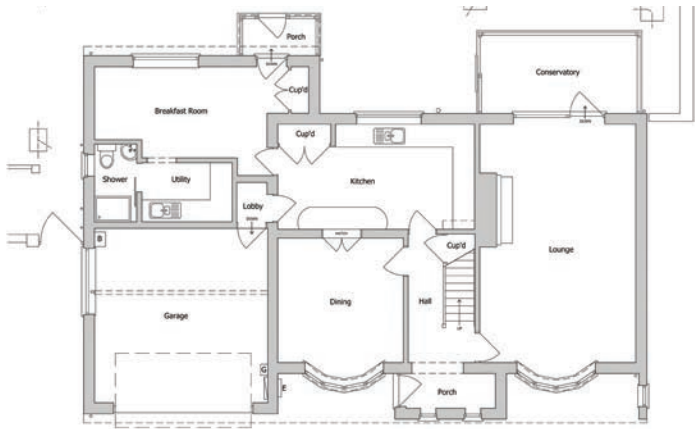
"The property has two more bedrooms than it started with, and in addition to

BELOW: Spindrift in Old Hunstanton is a far cry from the rather generic estate house it was a few years ago (left) - before ACS Architectural gave it a new lease of life



Exterior before





Existing ground floorplan



Proposed ground floorplan



being larger rooms four of them now have en-suites," says Chris. "Considering the fact that the overall floorspace is virtually the same as it was before, it's quite an achievement and it highlights how poor the original layout was."

Chris is keen to praise the high-quality work of DSM Construction Services who carried out most of the actual build, and the creative input of owner Wendy Ringwood and her daughter Kasia, who did most of the interior design themselves - from the extraordinary kitchen (the drawers run on small electronic motors) to the specially-made bespoke skirting

boards.

"Once you walk through the front door there's very little left of the original property, but it's now a genuine pleasure to walk through," says Chris. "There's a real danger that in creating open-plan layouts you make them too big and end up with rooms that are little more than glorified corridors. But with some careful planning and some clever ideas, it's incredible what you can do with an existing space and I think this is the perfect example of that."

This isn't just a simple refurbishment. It's a total re-imagining and re-working



Interior before

of an existing property that meets the current (and future) needs of its owners and their family and enhances their lives. Spindrift finally knows what it is, and it has every right to be proud of itself.



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How to

Choose your new bathroom with Quay Centre



After the kitchen the bathroom is probably the most important room in the house in terms of resale value, and its status hasn't just been raised by purely practical needs - today's bathrooms are designed with relaxation and pampering in mind.

At the enormous Quay Centre showroom in Wisbech you'll find almost 30 fully dressed bathrooms (in addition to kitchens, plumbing supplies and a tiling centre) which is just a small sample of the countless styles and designs on offer. The company is currently celebrating its 30th anniversary, and managing director Trevor Hunt is perfectly placed to offer some useful help and advice on choosing a new bathroom.

"Installing a new bathroom is a serious undertaking and can be deceptively tricky, requiring a range of fittings and technical skill, often in a very compact space," he says. "The very best advice I can give to builders and developers is to plan carefully from the start - and that's where we can help."

As Trevor points out, an en-suite shower room for two requires a very different approach than a family bathroom that requires a bath and



"It's very easy to bring your bathroom to life..."

plenty of storage for toys. Similarly, a spa-style sanctuary will require a range of specifications and fittings that could include a bath, separate shower, double basins and heaps of storage, while a guest bathroom may simply require a shower and toilet.

"Our showroom is packed with the latest materials and technology and we have plenty of solutions for compact or awkward spaces," says Trevor. "We also use CAD design, VR glasses and app-based virtual tours to help you choose and tour your perfect bathroom before the work starts."

It's an invaluable aid, since changing a bathroom layout for the sake of it can involve the costly relocation of waste and water pipes - and just because you don't need a bath at the moment, don't forget that your needs might change in the future. If you ever sell the property a bath will have a

broader appeal.

"It's amazing to think that the average size of a bathroom in the UK is about the same as a king-size bed," says Trevor. "Don't be tempted to cram in a load of unnecessary fittings. We can help you make the most of your bathroom with space-saving solutions such as wet-room showers or new ideas like our range of electronic toilet seats from Japan."

From initial planning and conceptual design to expert fitting and exquisite finishing details, the Quay Centre has everything you need to bring your bathroom to life.



Trevor Hunt

MANAGING
DIRECTOR

**Quay
Centre**

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Making homes in Norfolk for 129 years

Aldiss has been styling local homes with beautiful home furnishings and accessories for generations – and the future looks suitably stylish...

At Aldiss we've been making Norfolk our home since opening our very first shop in 1892, and we've been helping customers bring their properties to life with beautiful designs and clever ideas ever since.

Our experts are always on hand to help and are happy share their experience and share hints and tips on furnishing your home.

Our collections are sourced from around the world, but they always have Norfolk in mind - taking inspiration from the surrounding fields, coastlines, and landscapes of this very special county.

At Aldiss you'll find attractive and practical solutions in the two largest furnishing stores in Norfolk, all delivered by an experienced distribution team in Fakenham and backed by aldiss.com - the online home to the very best in furniture and furnishings.

If you're looking for furnishing tips it always helps to start with some local knowledge, and there's no better place to start than with the light. For many years artists have made their home in Norfolk to take advantage of the wonderful



TOP: Resist the temptation to be constrained by a 'suite' of furniture - it's often more effective to mix and match with a choice of accent chairs such as this Forli snuggler by Ercol.

RIGHT: The heart of the home is often said to be the kitchen, but there's a lot to be said for sofas and chairs - such as this stylish sofa by A&J Blake. Identify the focal point and ask Aldiss whether you'd like a traditional or contemporary interior using fabrics or leathers - or fancy combining both.





TOP & MIDDLE: There's one thing about living in Norfolk – you'll never have a shortage of guests willing to visit you. That means you'll need sofa beds, guest beds, compact guest room furniture - in addition to suitably luxurious occasional furniture and extra dining chairs, dining tables (the above is by Fairford) and tableware, such as the Imperial Blue by Denby pictured at left.

BOTTOM: Working from home has become an essential way of life as well as a lifestyle choice for many. The experts at Aldiss recommend avoiding giving up dedicated space to make way for a home office, although this Ballatta oak desk and shelving unit by Ercol works wonders.



light. It's worth thinking about this when planning your furnishings, especially as some colours suit particular settings - just look at our painted furniture ranges for some inspiration.

Next think about size and scale. Smaller cottages can prove a challenge as the temptation is to over furnish, but at Aldiss we've scaled a number of our ranges to suit. Traditional staircases and sloping ceilings can make the delivery of bedroom furniture and beds difficult, but smaller pieces or ones that can be assembled in your room both offer effective solutions.

By the same token, large-scale houses such as farmhouses and barn conversions can lose their personality if your furniture is too minimal or small in scale.

A great place to start is with the background, with your floors, windows, carpets and curtains - after which

“Our collections are sourced around the world, but they always have Norfolk in mind”

you can start thinking about how you want to use your home, where to store everything, how to incorporate modern technology (many sofas now have built in USB points) - and you can finally make the most of Aldiss with a breathtaking choice of soft furnishings and finishing touches. If you'd like to discover what a difference 129 years of home furnishing expertise can bring to your new project, contact Aldiss today and we'll explain the options, show you the available designs, and give your home the look it deserves.



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TOP: After days of country walks and at the coast, a good night's sleep is all important with a sprung divan base, or stylish bed frames with storage options - this Heritage bedroom is perfect for the sweetest dreams.



MIDDLE: Wardrobes are some of the largest pieces of furniture you'll buy and they have to share a room with a bed, so size is important. Spend time deciding how much storage you need and then plan how it will all fit in your room – this Lake wardrobe by Weimann is perfect.

LEFT: With fantastic skies, country and coastal views to enjoy, make the most of your outdoor space with this Panama cross-leg table set with its six stacking and two recliner chairs from the Aruba 'casual corner' collection.



How to

Convert your garage with Pawsey Property Solutions



Before

Converting a garage is an excellent and cost-effective way to add extra living space to your home, whether you're looking for an extra bedroom, a larger kitchen, a second lounge or a children's playroom. In fact you can go one step further and turn your garage into a luxurious home cinema, fully-functioning office or multi-purpose gym.

"Most garages were built before cars were galvanised and needed to be protected from the elements and when they were a lot smaller," says Joe Pawsey of Pawsey Property Solutions, who've become local specialists in garage conversions in addition to their extensions, property renovations and bespoke joinery work. "That means a lot of garages are now simply wasted space and it's why garage conversions have become so popular. They can give your home a complete new dimension and also add value to your property."

But before you consider transforming your garage, there are some important things to consider.



ABOVE: Converting your garage with Pawsey Property Solutions is a cost-effective way to create more living space as this recent project in King's Lynn demonstrates



"This can give your home a whole new dimension..."

For starters you need to plan how you'll access the new space to avoid losing an existing room to get into a new one, but Joe and his team of multi-disciplined tradespeople are experts at creating ingenious solutions - even for garages that aren't attached to the property. For instance, a recently-completed project saw Pawsey Property Solutions block off the narrow passageway between the house and garage, increasing the usable space and connecting the new room to the property itself.

But Joe has some great advice that's often overlooked by people looking to convert their garage.

"The good news is that there's usually very little building work to carry out because the structure and roof are already in place," he says. "But what many people don't realise is that the floor will have to be raised and the walls brought in to allow for insulation.

That's obviously going to impact the internal measurements and it's essential to take that into account when you draw up your plans."

Joe also recommends putting any new windows on the same side as the existing garage door, since there'll already be a footing in place - which will eliminate the need for new footings and concrete and will represent a big cost saving.

From design to project management and from electrical work to kitchen installations, Pawsey Property Solutions

have the resources to turn your garage into that extra space you've always wanted.



Joe Pawsey
DIRECTOR

Pawsey Property Solutions Ltd

Tel: 07915 087518 / 01553 676554

Web: www.pawseysolutions.co.uk Email: info@pawseysolutions.co.uk  



LEFT: Black Opal was a fascinating project for us. At the time the clients were refurbishing their townhouse in London and wanted an abstract statement piece to bring their kitchen/diner to life. Black Opal is a functional piece that's both a beautiful light source and a functional splashback. The styling comes from a close-up image of one facet of a single black opal, which was chosen by the clients who were in the premium jewellery business. Capturing the tones, lines and fragments of the glass, and matching every detail, this is art with meaning.

RIGHT : This glass bannister uses hidden LED edge lighting to highlight every detail and a unique artistic twist to create an extraordinary entrance.

RIGHT: This illuminated marine-grade 316 stainless steel sculpture is suitable for all weather conditions. Asked by the client to conduct a site visit and take inspiration from the interior designers' lounge/dining area, Carrie Anne Funnell designed the piece to be an integral part of the home and tie to the interior and exterior together.



ABOVE: Designer maker Carrie Anne Funnell



Transform your home with the art of glass

Described as one of the most exciting fused glass artists in the country, Carrie Anne Funnell creates truly stunning sculptural forms

Our interior and exterior spaces can be considered a form of art in themselves because they're essentially based on self-expression through the addition of utilitarian, sentimental, idiosyncratic or purely decorative objects. They can be simple or highly complex but they have a huge impact on our experience - whether we're the homeowner or a guest.

Since discovering the decorative potential of fused glass in the mid-1990s, Carrie Anne Funnell has built an international reputation for extraordinary and totally individual works of art - from interior wall panels and sectional wall dividers to educational and ecclesiastical commissions and even memorial

headstones. A regular exhibitor at prestigious events such as the RHS Hampton Court Garden Show at which she's won five gold star awards for the past five consecutive years (the 2021 event is scheduled for 5-11th July) and the RHS Chelsea Flower Show - picking up five gold star awards for the last four consecutive years - Carrie is one of the most versatile and distinctive glass artists working in the country today.

"Glass art can be decorative and relatively unobtrusive, but it can also make a powerful artistic statement," she says. "It's a fragile material but it also has an extraordinary strength, and from an artistic point of view I think that contrast is one of its most attractive properties."

Although first practised by ancient

Egyptians almost 4,000 years ago, the art of fused glass fell by the wayside with the development of glass blowing - and only at the start of the 20th century was it revived and recognised as a vibrant and unique art form.

"As a decorative medium glass has enormous potential for transforming a space," says Carrie. "Working with the surrounding space whether that's on the exterior or interior or in a domestic or commercial setting can have a remarkably powerful visual impact."

Carrie's extraordinarily organic designs are striking enough from a distance, but closer inspection reveals an exquisite attention to detail and a delicate mix of colours and textures.

Together with her partner Sean

“I never cease to be amazed by the potential of glass when you’re exploring lines, shapes and spaces”



ABOVE: This front door and side light uses a simple concept to bring natural light into the hallway while acknowledging the privacy required for this private residence.

LEFT: Adding a statement shower partition to a modern bathroom in this new build home gave the space a completely different feel, the curvaceous design being enhanced by a delicate curved edge.

LEFT BELOW: The Gravity Heights water feature was designed to capture people’s attention. It sits in a stunning pond alongside a driveway that sweeps up a beautiful Kent hillside.

RIGHT : The key to the success of this Double Apogee sculpture lies in the balance between the solid structure of the stainless steel and the delicacy of the glass. The glass flows effortlessly around the whole piece, and imaginatively-placed LED lighting ensures it’s the highlight of any space, whether it’s day or night.



Mickleburgh, Carrie Anne Funnell can create an exquisite, painstakingly hand-crafted and totally individual statement perfectly suited to its environment - whether that’s in a new-build home, a family garden or a place of work. Her work is truly remarkable and it’s equally beautiful.

“I’m more than happy to work to a specific brief and I never cease to be amazed by the potential of glass when you’re exploring lines, shapes and spaces,” says Carrie. “I still get an enormous thrill from exploring the technical complexity of working with glass and pushing my boundaries as an artist - but the feedback we receive from clients is probably the most rewarding part of my work.”

If you’d like to treat your project to a unique and timeless work of art, please contact Carrie and Sean by using the details opposite.



 **Carrie Anne Funnell**
GLASS ARTIST

The Glass Gallery, Unit 9, Tinkers Drove,
Cambridgeshire PE13 3PQ

Tel: 01945 440161 / 07759 312438

Web: www.carrieannefunnell.co.uk

Email: info@carrieannefunnell.co.uk

How to

Find the right floors with Olympic Carpets



If you're looking for a new carpet or luxury vinyl floor one of the very best places to start is with director Matthew Cook of Olympic Carpets, who started working with the West Winch based company at 16 as a trainee carpet fitter. For the last 40 years the fully-independent flooring specialists have built an enviable reputation for their personal and professional service - and for the fact that their fitting teams are all employed by the company.

"In addition to our work on domestic properties we also have an impressive track record of supplying commercial flooring for offices, schools, industrial units and multi-unit residential developments," says Matthew. "We have a huge amount of experience and technical expertise, and we're always here to help you choose the floor that's right for you."

Matthew has three main recommendations for people looking for a new floor.

Firstly decide on your budget. Simple synthetics can cost as little as £5 per square metre, whereas a premium hand-woven design can exceed £100 for the same coverage. With hundreds of options to choose from, narrowing down your budget will make the whole process much less time-consuming and considerably less frustrating.

Secondly, Matthew recommends thinking about who will be walking on



"It's really quite easy to choose the perfect carpet"

the floor - and how often. You may think a luxurious Saxony-style carpet will look amazing on your staircase and landing, but that deep pile will soon flatten down and become unsightly.

"High-traffic areas such as hallways benefit from more durable materials such as luxury vinyl floor tiles, whereas if you've got children or like to entertain a lot you'll probably need something that's easy to clean," he says. "And if you've got pets, it's worth noting that their claws will probably rule out looped carpets as they can easily get snagged."

Finally, Matthew suggests spending some time thinking about the way you want your floor to feel. Do you want a soft pile you can sink your toes into or a denser and more stable feeling? Or would you be happier with an environmentally-friendly solution?

"We're now offering underlay made

from old plastic bottles and carpets created from recycled fishing nets," he says. "The possibilities are endless, which is why the hardest part of the process is choosing the right flooring. But that's what we're here for."

As Olympic Carpets looks to expand and attract a new generation of fitters to join the team, there's never been a better or more professional way to find the right floor for the right space. From domestic selection services to commercial site visits, Olympic Carpets has the choice you're looking for, all the help and advice you need, and all the service your project deserves.



Matthew Cook
DIRECTOR

Olympic Carpets

214 Main Road, King's Lynn PE33 ONP

Tel: 01553 840219 Web: www.olympiccarpets.co.uk Email: sales@olympiccarpets.co.uk



RIGHT: Circles of lavender and green finished off with a Foras Flight bowl nestled on a natural oak plinth capped with lead. It provides a stylish location for birds to bathe, bringing a touch of natural wonder to your garden.

LEFT: Carved from beautiful rainbow sandstone, the Pure Rainbow water feature creates an atmosphere of bliss in your garden, the beautiful colours of this feature are emphasised by the water flowing gently over the bowl.

BELOW: These porcelain tiles create high impact when laid with a 3mm grout joint and are very easy to clean. The bespoke wall coping stone was produced by Foras to the customer's specification and includes a 40mm face to house LED lighting. Foras grey granite pebbles have been positioned below the trees to add texture and enhance drainage.





Award-winning ideas for your garden spaces

For almost 20 years Foras has been treating gardens and outdoor spaces to an award-winning range of products, ideas and designs

You should never underestimate how important your garden space is, and it's important to treat it with the same care and attention you give your open plan kitchen/dining room or your show-stopping lounge.

Essentially there's very little difference between interior and exterior spaces in terms of design. Although it's much easier to move a lamp or a bookcase than it is to move established plants and trees the principles are the same - balancing colour, layout, lighting, materials and the dressing.

Foras (the name is Latin for 'outside') was founded in 2003 by Norfolk farmer John Wootton and his partner Claire

Brutnall and is now one of the country's most respected names in exterior design. Covering over 10,000m² the extraordinary showroom at Stowbridge showcases the largest display of water features in the UK in addition to a comprehensive range of outdoor paving, stone benches and sculptures, plant pots and planters, LED lighting and beautifully created garden jewellery.

What sets Foras apart is the fact the company doesn't buy unknown, untried and untested products on a wholesale basis. The team personally sources all products directly from the manufacturers, importing them and personally taking them through a rigorous quality control process. It's fair to say that everything

sold by Foras has been designed by Foras.

"As we've learned over the last year, our outside spaces have never been more important for individuals and families," says Claire. "Your garden and outside spaces don't just add an extra dimension and value to your property - they're vital to your family's wellbeing."

Claire and her experienced team of specialists will work together with you on your ideas, offering ingenious suggestions and solutions - but they're equally happy teaming up with your garden designer, landscaper, builder or interior designer to bring your concepts to life.

"Our show gardens have been cleverly constructed and themed specifically to give you plenty of inspiration and ideas,

“Our outside spaces have never been more important for individuals and families”

and we've got the space to lay our tiles and stone on large areas of walls and floors,” says Claire. “It's the only way to get an authentic sense of perspective as to how the products will look and feel in your home or business.”

With the postponement of this year's RHS Chelsea Flower Show (Foras won the first of their two Gold Medals at their first appearance at the famous show in 2012) the company is building a special showgarden at Stowbridge to demonstrate what's possible with a relatively small space - and what joy and lifestyle change that can bring.

“We're planning on some entertainment areas full of light and warmth, interest and tranquillity,” says Claire. “We'll show you how to create multiple dimensions of design and how having the right outdoor space can benefit you, your home and your family.”

The Stowbridge showroom and gardens are currently open on an appointment-only basis. For the latest information please visit the website or contact Foras using the details opposite.



West Head Road, Stowbridge,
King's Lynn PE34 3NJ
Tel: 01366 381069
Web: www.foras.co.uk
Email: info@foras.co.uk



TOP: The Hebe water feature has a handmade glass globe with integral light which creates a stunning centrepiece, completely unique to Foras.

MIDDLE : The Foras Strabo shark sandstone bench on its bed of 20mm porcelain tiles combines beautiful form with practical function and cleverly complements the contemporary grey colour pallet of the overall design.

LEFT: Following a client's specific brief this contemporary garden design employs grey porcelain tile based on its durability over natural stone in a family garden. The distinctive Foras grey granite pebble mesh mats surrounding each tile add interest, while the slate wall cladding was deliberately ordered in a mix of colours to highlight the floor and reflect the warmer colours of the house brick. It's a stunning example of how well Foras blends materials, colours and textures to bring an outside space to life.

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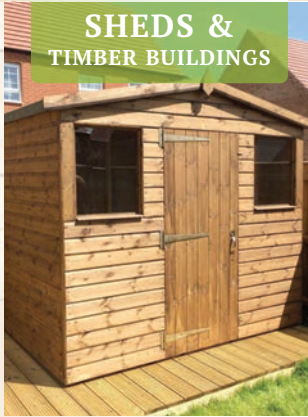
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How to

Work with protected trees and hedges with The Borough Council of King's Lynn & West Norfolk

Trees, woodlands and hedgerows make a significant contribution to the natural beauty of the area and in many cases need to be protected. The law requires you to seek permission before doing any works to trees in certain situations, and considerable fines can be imposed for the unauthorised felling or unofficial work to protected trees.

All trees above sapling size in a designated conservation area are automatically protected even if they're in a domestic garden. Six weeks' notice in writing must be given to the Arboricultural Officer of any work to a tree growing in a Conservation Area, and if it's considered an important tree a Tree Preservation Order (TPO) can be made to protect the tree and control its future maintenance.

You must tell the council about work to any tree within a conservation area with a trunk diameter of 75mm or greater (measured at 1.5m above ground level) - they have the same protection and carry the same penalties as trees covered by TPOs.

The only exceptions involve trees with trunk diameters of less than 75mm (measured 1.5m above the ground), the pruning of cultivated fruit trees for the production of fruit, when the tree is dead and where it's demonstrably dangerous - although notice of works will still need to be given.

The council can make a Tree Preservation Order under the Town and Country Planning Act (1990) if it believes important trees are under threat, the importance being based on the surrounding landscape and the amenity value of the tree(s) in question.

If you own a tree and a TPO is



“Check before you do any work to any tree...”

proposed to protect it, you can object to the making of the order, but once it's granted you'll need permission to carry out any pruning or felling work. Application forms can be downloaded via the council's website.

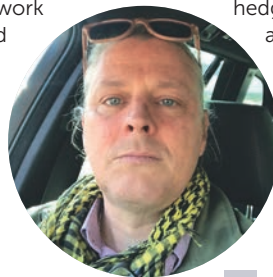
You could risk prosecution and heavy penalties if you go ahead without first obtaining permission. Note that you're expected to replace any protected tree which dies or is felled - even though permission may already have been given. You do have the right of appeal to the Secretary of State if you think a decision is harsh or if permission to lop or fell is refused, but if consent for any work is granted it must be completed within two years.

Last year the Borough Council of King's Lynn & West Norfolk published details of all TPOs in the borough on its website, together with designated conservation areas where all trees over a certain size are protected. This information is now

publicly available at www.west-norfolk.gov.uk/info/20082/trees_hedges_and_landscapes

It's important to remember that some hedgerows are similarly protected. If they run alongside agricultural, forestry or common land they'll be protected by the Hedgerow Regulations unless they border domestic gardens.




If you own such a hedge and wish to remove it, you must apply to the council first because you may not be allowed to remove it if it's biologically diverse or of historic value. Your local Arboricultural Officer will advise on the retention of hedges during any development and will also provide advice to owners and neighbours.



Richard Fisher

ARBORICULTURAL
OFFICER

**The Borough Council of
King's Lynn & West Norfolk**

King's Court, Chapel St, King's Lynn PE30 1EX Tel: 01553 616200   
Web: www.west-norfolk.gov.uk Email: richard.fisher@west-norfolk.gov.uk

Blending the old with the new...

*Bringing an older building on the edge of a conservation area into the 21st century isn't the easiest thing to do, but a sensitive approach is the secret of **Vertex Architecture's** success*



Yasumi is a Japanese noun meaning 'rest' or 'holiday' and it's a fitting name for this property at Brancaster which started life as a single-storey farm outbuilding before being converted into a three-bedroom house during the 1960s.

When the current owner wanted to increase their living space and increase the overall size of the house, adding a touch of contemporary architecture to a famously traditional area, they needed something quite special.

They needed someone with a thorough understanding of the local area, someone with a commitment to sympathetic design and materials, and someone with a good working relationship with local planners.

To cut a long story short, they needed Jordan Cribb and his team at Hunstanton-based Vertex Architecture.

Jordan happily admits that he's not an architect and prefers to let his

increasingly large portfolio of successful projects speak for itself. Founding Vertex Architecture in April 2018, he received 90 enquiries in his first year, 200 in his second and almost 300 in his third - and has gone from strength to strength ever since.

"We always focus on the client and their lifestyle," says Jordan. "It's often far too easy for designers and architects to follow a visually impressive concept and forget about the people who'll actually be living in the property - and how they'll want to live their lives."

Yasumi is a case in point, with Vertex Architecture working with the existing building at Brancaster, keeping its central form and retaining as many original features and traditional elements as possible - while adding an adventurous contemporary touch.

"We have a great relationship with local planning authorities and agreed on a two-storey extension to the south and a single-storey extension to the east,"

says Jordan, "and we wanted to mask the new elements with some clever planting and landscaping to help the present-day parts of the build blend in with the neighbouring properties."

Work started in February 2019, with Jordan and his team employing Suiter Construction in King's Lynn for the building work and Mendham-based Timothy Garden Design for the new plantings and landscaping.

"That was quite a challenge because there are so many different levels across the site," says Jordan. "The garden areas were meticulously thought about, and the results are astonishing."

As for the property itself (which was completed in the spring of 2020) Yasumi may now be 50% bigger, but it's still essentially a three-bedroom house - and it still sits perfectly in this beautiful and idyllic location.

It's a very clever design as well. The existing roof retains its attractive red pantiles while the new additions are



“We never look at a project from our point of view. It’s your home and you’re going to have to live there...”

roofed in zinc. It’s a clear indication of where the old ends and the new begins, and it’s less like a modern intrusion than a continuation of a story.

“One thing that worked in our favour was that the existing building had a modern render on it already,” says Jordan. “That made it easier to create and integrate a contemporary extension

BELOW: The multi-functional outdoor dining and entertaining area at *Yasumi* in Brancaster - the property is now a far cry from the rather tired building it was before Vertex Architecture brought it back to life



without it looking completely different or out of place.”

This wasn’t about creating a massive house or making a design statement. It was simply a case of designing a space that worked for the owners, who took on the challenge of interior design themselves.

“That’s the part that clients really enjoy,” says Jordan. “They trust you on the outside, but they have very specific ideas about what they want on the inside. We can help with layouts and detailing, but they’re the ones who are going to have to live there. And you have to respect that.”

Yasumi is a perfect example of how Vertex Architecture approaches every building project. It may be on the edge of a conservation area and has an obligation to complement the homes surrounding it, but it still manages to state clearly that it’s a design of the 21st century.

Although the company primarily works along the north Norfolk coast (one of its standout projects was the stunning new village hall at Brancaster) the reputation of Vertex Architecture is spreading further afield. Jordan and his team are currently

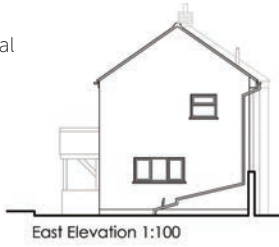


Before shots



Right: Original view of east elevation

Below: Proposed view of east elevation



working on a development of eight sustainable homes in Hertfordshire, seven sustainable homes in Cambridgeshire, and an array of other projects across Norfolk and neighbouring counties.

"There are several things you need to bring a project like this to life," says Jordan. "You need a close working relationship with local planning authorities, you need a client who's willing to take the time to do it properly, you need a dedicated team of contractors and tradespeople - and you need to understand the area in which you're working."

And although Jordan doesn't mention it, you also need a designer with the vision to give you the home you want. It's relatively easy to come up with a startling and avant-garde concept. It's another thing entirely to create a home that both enhances the local community and meets the needs of the people who live there.

In little more than three years Vertex Architecture has built an impressive reputation (and an equally attractive portfolio of successful projects) and the future looks particularly promising for Jordan and his team.

"We never look at a project from our point of view," he says. "It's your home and you're going to have to live there - we're just here to help give you the property you need and the life that you want."



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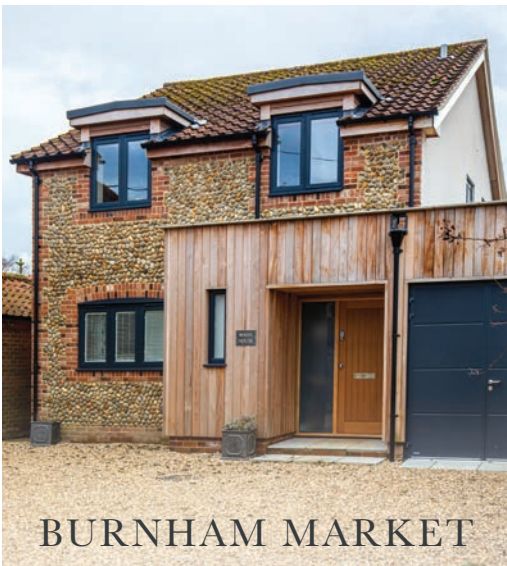
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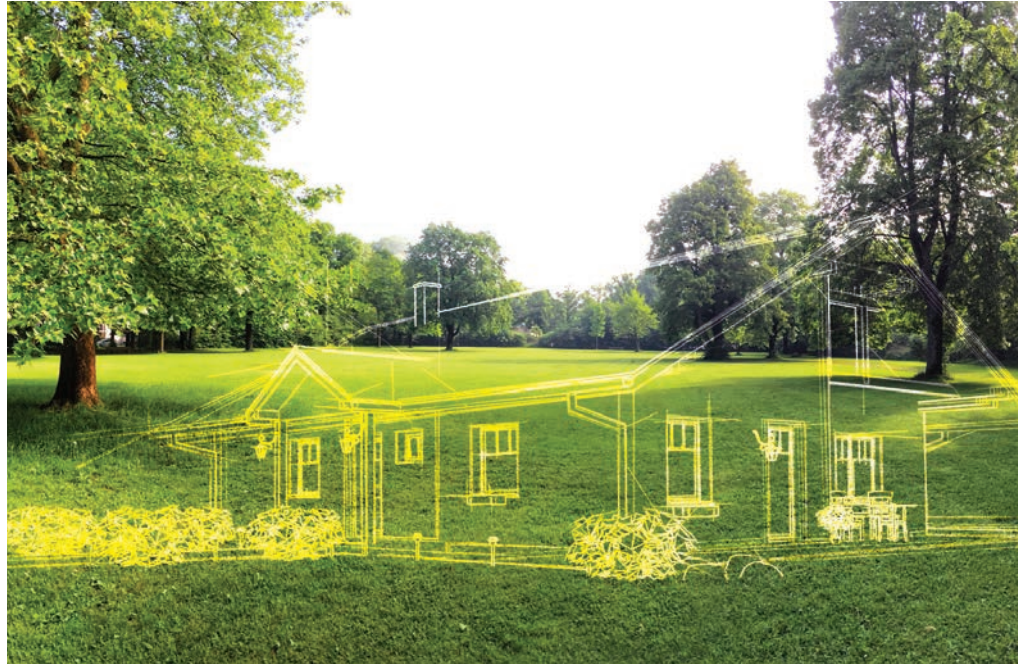
Work around your trees with Heritage Tree Specialists



Whether you're planning an extension or a new outbuilding or a complete new build, your project is unlikely to get off the drawing board without a professional tree report to BS5837 standards - and there's literally a lot more to it than meets the eye, as director Dan Ashton of Heritage Tree Specialists explains.

"As far as planning applications and trees go, what's happening below ground level is far more important than what you can see above it," he says. "They don't have to be protected trees and they don't even have to be on your land - but if you don't take them into account, the grandest design in the world probably won't get off the ground."

For almost 20 years, Dan and his highly-trained and qualified team of arborists has offered a range of tree maintenance services and earned a reputation as one of the leading tree care companies in the area. Which makes him



“Before starting, you need to look underground...”

perfectly placed to offer some help and advice for people planning a building project.

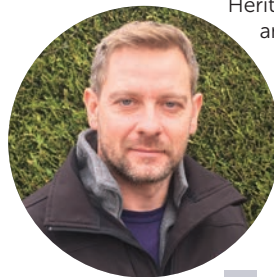
"As a general rule, you can take the diameter of a tree and multiply that by 12 to give you the overall 'root protection area' and it's highly unlikely you'll ever get planning permission to build within it without very specific build methods to protect the roofing environment," he says. "And that doesn't just apply to a new structure's footprint - it can also impose restrictions on site traffic and re-surfacing work."

You can't run deliveries, machinery or heavy plant over a root protection area without some form of temporary protection, and you certainly can't lay a new drive through it without a specific porous solution that allows air and moisture to reach the neighbouring trees' roots. And don't think you can simply

remove old tree stumps from a site before any building work starts - they have to be professionally ground out to avoid disturbing the roots of any nearby living trees.

"The very best thing you can do is contact us at the same time as you have your initial consultation with your architect," says Dan. "It can save you a lot of time, a lot of trouble, and it can save you a lot of money."

From planning and site preparation to sympathetic re-planting and landscaping, Heritage Tree Specialists should be an integral part of your project - contact Dan and his team today for a free consultation.



Dan Ashton
DIRECTOR

Heritage Tree Specialists

Willow Farm Industrial Units, Saddlebow, King's Lynn PE34 3AR Tel: 01553 617008

Web: www.heritagetreespecialists.co.uk Email: info@heritagetreespecialists.co.uk 



RIGHT: The Stelvio table is perfect for cosy dinners and fun summer evenings. The table is a real eyecatcher with its U-shaped aluminium frame and ceramic table top. It has a very strong and scratch-resistant top, making it easy to maintain. It is complemented by the spacious Caribbean Dining chair, which includes a comfortable cushion.

LEFT : The Fiji Bar Table has a modern look thanks to the aluminium frame with vertical strips, creating a spacious feeling in your garden or terrace. Handy aluminium shelves that are attached to the inside of the frame provide a storage solution for all your glasses and drinks. This way you have everything within reach during a pleasant evening drink!

BELOW: The Nevada Corner set has excellent comfort thanks to its 16cm thick seat cushions and 11cm thick back cushions. The robust teak top serves this corner set perfectly, complemented by the lava aluminium frame. The small corner set consists of two bench seats and a square coffee table.





The great outdoors has never looked greater

Norfolk Leisure offers the very best in outdoor luxury, adding inspiring, prestigious and eco-friendly furniture to all outdoor spaces

If you're going to spend a considerable amount of time and money creating a stylish home, it deserves to be complemented by an equally impressive exterior. If you've spent time designing, building and furnishing a home to be proud of, the worst thing you can do is compromise on your garden furniture especially when the solution is on your doorstep.

Founded by Nick Anderson over 30 years ago, Norfolk Leisure is based just outside King's Lynn and has always focused on cutting-edge designs, high quality materials, and a responsible approach to sourcing. It's a formula that's seen the company become one of the

most respected names in the business, supplying the biggest retailers and garden centres in the country - and helping private clients and developers transform their outdoor spaces with world-class standards of design.

"We've been extraordinarily busy over the last 18 months and we've seen an unprecedented demand for our garden and patio furniture," says commercial manager Spencer Harnwell. "The designs are fabulous enough by themselves, but our commitment to social and ethical values has always played a part in our success."

Indeed. Norfolk Leisure is certified to LOS Assured 10010 and the FSC Chain

of Custody Code - all applicable timber products are FSC certified, and all the teak in the current LIFE collection is made from 100% Indonesian legal wood with full SVLK certification. Even the weave on the furniture has a conscience, being made from non-toxic and 100% recyclable materials.

From its seven-acre home, Norfolk Leisure offers everything you could possibly need to create an outdoor environment perfectly matched to your design vision and your lifestyle.

The 2021 collection includes handpicked pieces that reflect the current market trends, and garden must-haves that include parasols, gazebos



“At Norfolk Leisure we have everything you could want to transform your outdoor space...”



TOP: The Fitz Roy corner set in aluminium breathes luxury. The rounded styling together with its strong aluminium frame makes this sleek design functional and desirable. The thick cushions supported by the strong frame provide comfort for the ultimate enjoyable lounge experience.

ABOVE Enjoy a modern design in full aluminium with the Mallorca lounge set. Choose your modules according to your preference. This season we have also introduced the option of the corner with side tables instead of arms.

and essential garden accessories. The Keter range of resin-based storage solutions has been created by a world-leading manufacturer from re-usable plastics, while the Cook King selection of exclusive fire bowls combines European steel and cutting-edge design to raise outdoor cooking to another level.

If you're looking for a cosy outdoor fire without the inconvenience of traditional wood burners you need look no further than the Happy Cocooning range of gas tables, while the perfect finishing touch is provided by the Florenity collection of practical and decorative pieces that can add a touch of luxury to any garden, patio or balcony.

"It doesn't matter if you're working on a new build property or bringing your existing garden back to life," says

Spencer. "At Norfolk Leisure we have everything you could possibly want to transform your outdoor space into something extraordinary - for dining, for entertaining, and for simply relaxing. In fact, I'd be tempted to say the great outdoors has never looked better - or more stylish."

Norfolk Leisure's complete 184-page 2021 Collection brochure can be downloaded from the company's website, and Spencer is keen to point out that his team is always available at the end of the phone for help and advice.

If you'd like to explore the possibilities, it's time to discover Norfolk Leisure - for exceptional designs, high quality materials, and a fresh look to your outdoor lifestyle.



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RIGHT: Following symmetry as the rule, this photograph was taken from the property's kitchen. Framing it with the posts on either side gives the room a sense of space and highlights the glamorous fixtures and furnishings.

LEFT: Photographing from the doorway of the bedroom (rather than facing the bed itself) allows the viewer to travel across the brightly-lit space to the balcony overlooking the garden.

RIGHT: The unusually low composition of this image of the property's dining room was chosen to demonstrate the large table setting and highlight the reflection of the upstairs landing in the mirror.





Pictures worth more than a thousand words

As Darryl Willis of Nichecom explains, it's impossible to overestimate the importance of professional images when marketing your property

We all know that a picture is worth a thousand words, but when it comes to property photography it can be worth several thousands of pounds and make all the difference to the likelihood of a swift and successful sale.

According to Rightmove, the UK's largest online estate agency and property platform, properties accompanied by high-quality photographs can attract up to 93% more leads.

There are few people more familiar with the power of property photography than Darryl Willis, the Area Director for Nichecom, which is now seen as the premium choice within the property industry. And for very good reason.

Founded back in 2003 with only two members of staff, Nichecom now covers the entire country and employs some 110 photographers, all of whom are members of the Royal Photographic Society and who visit around 300 properties every day, taking some 100,000 photographs every month. The company takes photography for the award-winning Sowerbys estate agency - and the images featured here showcase Nichecom's work on The Spinney in Holme, which was created by Norfolk Living Homes and is currently for sale through Sowerbys.

"In addition to that we also shoot video, produce 3D virtual viewings with our virtual viewing platform GotoView, and have an in-house team of CAA-approved drone pilots for aerial photography,"

says Darryl, whose team includes such talented local photographers as Simon Kempster and Jack Spriggs - who captured these photographs of The Spinney. "Together with Operations Manager Tom Riley we've built a strong reputation with local estate agents and homeowners and have really taken property marketing to the next level."

Indeed, Nichecom was the first company to offer professional floor plans on a commercial basis to estate agents, and the first to offer a single marketing visit to include the floorplan, photography and Energy Performance Certificates (EPCs). It was also the first company to recognise the need for agents to have a one-stop shop for all their marketing needs, and it's something the company

“It’s all about lighting, choosing the right angles and picking out the key features...”

has evolved to a fine art.

“It’s easy to make a grand country estate or innovative contemporary design look good,” says Darryl. “It’s not quite as simple to make a small 1-bedroom flat look amazing, but we’re fortunate enough to have some of the best photographers in the business. It’s all about lighting, choosing the right angles and picking out the key features.”

With an enviable level of service that sees the floorplans, EPCs and photography delivered within 24 hours of the initial visit, Nichecom may well be the most important marketing tool at your disposal.

And with the majority of tenants and buyers basing their decision on viewings based on imagery alone there’s never been a better time to contact Darryl and his team by using the details below and use the professional expertise of Nichecom to help you successfully market your next project.



**Nichecom, Oaklands Park, Wokingham
RG41 2FD**

Tel: 01189 770690

Email: darryl.willis@nichecom.co.uk

Web: www.nichecom.co.uk



TOP: Although documenting the overall look of a property is crucially important, it’s vital to consider light conditions and the time of day, which in this case helped highlight the colour of the property’s bespoke brickwork.

MIDDLE: By photographing from a lower angle and paying attention to the angles, it’s possible to show the kitchen appliances and lighting at their very best.



LEFT: If you have a show-stopping entrance hall such as this, capturing the overall effect is key. This photograph features no less than seven zones of the property, dominated by a magnificent grand staircase. The free-flowing nature of the home’s layout is clear, with tantalising glimpses of the office, the kitchen, the outside spaces and rooms upstairs.

The property featured here is The Spinney in Holme. It was built by Norfolk Living Homes, with all interior joinery from Norfolk Living Kitchens and homewares from the Norfolk Living shop.

How to

Have your own cinema with Core Technology Projects



Dedicated cinema rooms are fast becoming a must-have feature of modern homes, whether your preference is for classic movies, the latest unmissable box sets, next-generation gaming or family get-togethers.

As the leading specialists in the design, installation and maintenance of the very latest innovations for the home, no one is better placed than Core Technology Projects in King's Lynn to help you enjoy big-screen entertainment with totally immersive sound, crystal-clear visuals and luxurious seating - and managing director Jim Garrett has some useful tips and advice before you get started.

"Probably the most important decision you'll have to make is choosing the most suitable room for your cinema," he says. "Self-contained rooms with very little natural light such as unused garages or basement spaces are perfect, but we can even transform an open plan room with lots of natural light through the use of specially-designed electric blinds and curtains."

Of course the screen is the focal point of your home cinema, but Jim is keen to point out that it's not a simple case of 'the bigger the better' - in fact, the screen-to-room ratio is one of the most important calculations in the entire design process.

"Don't be tempted into choosing the biggest screen you can because that can be uncomfortable to watch," he says. "We look at the seating you'll have and its position within the room, and generally the optimum screen size will be around two times the distance between the seating and the screen."

Similar considerations will apply to your



"Don't simply choose the biggest screen you can..."

sound system. For the ideal immersive experience, you'll need to consider the room size, seating and layout to decide whether your home cinema is more suited for a 5.1 surround sound system or whether you can push things further with a Dolby Atmos installation.

"Once you've chosen them, positioning your speakers is one of the most critical things you can get right," says Jim. "You can make the most advanced speakers in the world sound terrible if they're not in the right place."

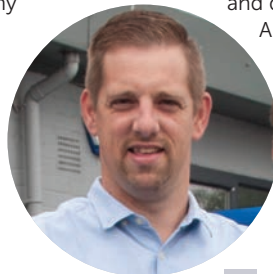
That's just another reason why your first port of call should be Core Technology Projects.

In addition to planning, designing, installing and commissioning your home cinema (including everything from the screen and projection technology to luxury seating and bespoke lighting) Jim and his team can also make it remarkably simple to

control.

Instead of having separate remote controls for your projector, screen, surround sound, satellite receiver, Blu-ray player, blinds and lighting, Core Technology Projects can combine everything into a single phone- or tablet-based app. So all you have to worry about is not burning the popcorn.

With a fully-functional demonstration showroom that's almost four times the size it was a year ago, Jim and his team invite you to have a look at the future - and discover just how good it looks. And sounds.



Jim Garrett
MANAGING
DIRECTOR

**Core Technology
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Is this the shape of things to come?

It's an extraordinary design for a new-build property, but this stunning family home outside Wisbech is a fitting testament to the architectural expertise of Peter Humphrey Associates



For over 30 years Wisbech-based Peter Humphrey Associates have been providing an award-winning range of design and architectural services for domestic, commercial and industrial customers across the surrounding area - from west Norfolk to east Cambridgeshire and throughout the Fens.

Winner of Fenland District Council's Building Design Awards for Building Excellence on numerous occasions, Peter and his team have worked on simple extensions, multi-property developments containing hundreds of individual homes, complete new builds, new factories, recycling centres, warehouse extensions and even power stations.

"We've always been committed to delivering imaginative and practical

designs to ensure we remain at the forefront of architectural excellence in the area," says Peter. "It's easy to conform to the usual and take the simple route, but we like to be a bit more adventurous with our designs."

And few concepts can be more adventurous than the design Peter Humphrey Associates created for Mr. and Mrs. Edinburgh's new family home which lies to the southeast of Wisbech.

Resisting the temptation of a traditional new build, Peter Humphrey Associates decided the striking Fenland landscape deserved something rather special.

"We wanted to follow the government's guidelines on design advice, but also ensure the development respected and was fully integrated into its local context," says Peter. "We felt it was an opportunity to enhance the surrounding area and

design something the owners, agents and Fenland District Council could be proud of."

Working closely with the practice's talented building technician Nigel Lowe, Peter came up with a number of concepts, including a startlingly original idea - a property that essentially comprised two circular structures connected to each other by an oval-shaped centre.

"The idea was based around the profile of grain silos which would perfectly fit the largely agricultural environment surrounding the property," says Peter. "We thought it was a stunning design but it was rather bold and we did spend a lot of time debating whether we could - or should - present it to the clients."

Happily they did, and the Edinburghs were equally enthusiastic - as was

“We’ve always been committed to delivering imaginative and practical designs to remain at the forefront of architectural excellence”



ABOVE: The flowing lines of this design by Peter Humphrey Associates has led to an innovative and largely open plan interior layout (opposite)

Fenland District Council, which granted planning permission on the basis the proposed home met its criteria for sustainable development - pointing out the high quality of design, the attention to residential amenities and visual aesthetics and the overall environmental conditions of the area.

The project presented a number of construction challenges, not least in the logistics of putting a roof on a circular building which has a diameter greater than a single piece of timber.

“We eventually had engineers design an ‘umbrella’ using a post that went through the centre of the building and the roof beams then fanned out from that,” says Peter. “That was just one of the unusual obstacles that had to be overcome.”

Another concerned the lintels, which presented their own dilemma - whether to go to the expense of having purpose-made round lintels or compromising by narrowing the windows.

“If you’re going to build something unique you’ve got to be prepared to go the extra mile because most materials and products are produced with flat surfaces in mind,” says Peter. “Happily the clients were

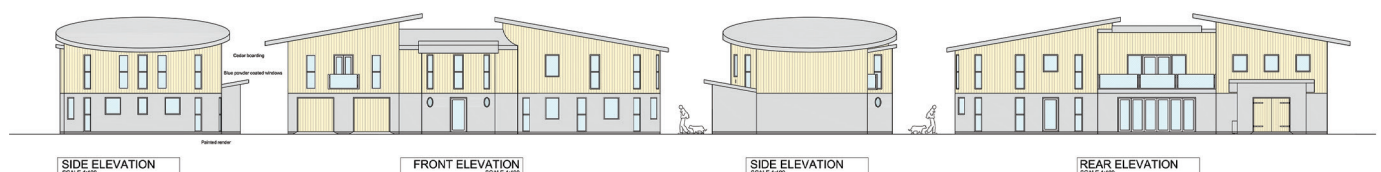
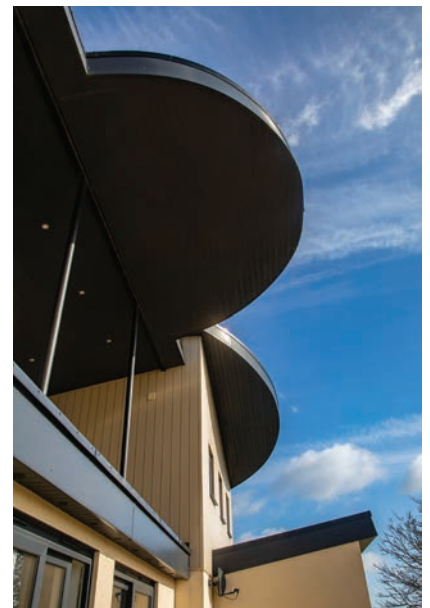
willing to put in the necessary effort and they’ve done an incredible job of bringing our design to life. It looks even better than we expected when we first came up with the concept.”

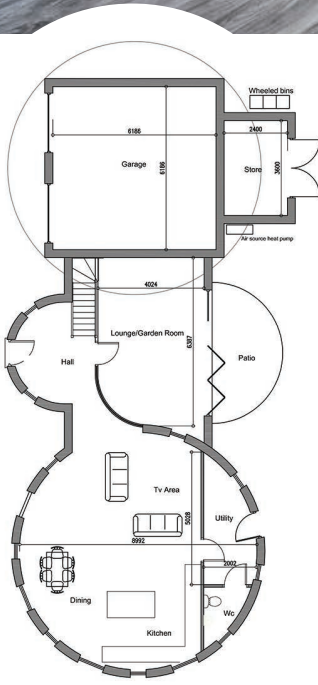
Much of the credit goes to owner Jim Edinburgh, who carried out virtually the entire build himself - and is now putting the final finishing touches to the home.

Inside the distinctively rounded exterior the hall gives you the option of immediately going up to the first floor, walking straight through to a light and airy lounge/garden room which opens out onto the patio, or turning right into an extraordinarily spacious open-plan living space which combines a kitchen, dining area and entertainment ‘corner’ - together with a walk-in cloakroom and



ABOVE: The en-suite bathrooms have been designed and finished to the very highest standards





GROUND FLOOR PLAN 1:100

ABOVE: The curved walls of this extraordinary property provided an unusual challenge for the interiors, but one that Wisbech-based H2O Kitchen & Bathroom Designs was more than capable of meeting as the luxurious open plan kitchen/diner shows

semi-circular study faces a covered sitting area offering spectacular views that extend for miles. At one end of this central corridor sits the luxurious master bedroom, while the other end manages to include three further en-suite bedrooms. Thanks to the walls literally encircling it, each room has its own character.

The property also has the future in mind, with high levels of thermal

insulation to the building's envelope and high-performance Low-E double glazing.

It's an extraordinary building, combining a bold architectural vision with a homeowner's determination to see it through to completion. And for Peter Humphrey Associates it's a typically imaginative, practical and inspiring solution to a client's brief.

We can only hope it's the shape of things to come.

utility room.

The circular walls may be slightly disconcerting at first, but they actually work extremely well. In fact the overall feeling is one of warmth and comfort. It's a space that's immediately welcoming and supremely comfortable.

On the first floor landing a fabulous



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IMAGE: ICENI IMAGING

Spindrift in
Old Hunstanton by
ACS Architectural
& DSM Construction
Services Ltd

In March 2021 it was revealed that 79% of all new builds were domestic houses, a figure that hadn't been seen for a decade - and the completion rate was the highest it had been for almost 15 years.

"The figures show a steady increase in the number of new housing starts and the number of new homes built," said Robert Jenrick MP, Secretary of State for Housing, Communities and Local Government. "Reflecting the government's ambition to support housebuilding, they highlight a sustained period of growth in the housing sector as it continues its recovery."

It's difficult to overestimate the impact of the housing industry on the local economy. It supports a wide range of associated businesses from the initial planning and financing stages to the installation of kitchens and bathrooms and the final decorative touches.

But it also has a deeper and more lasting impact, enhancing the surrounding area and bringing local communities together - something that looks set to continue well into the future.

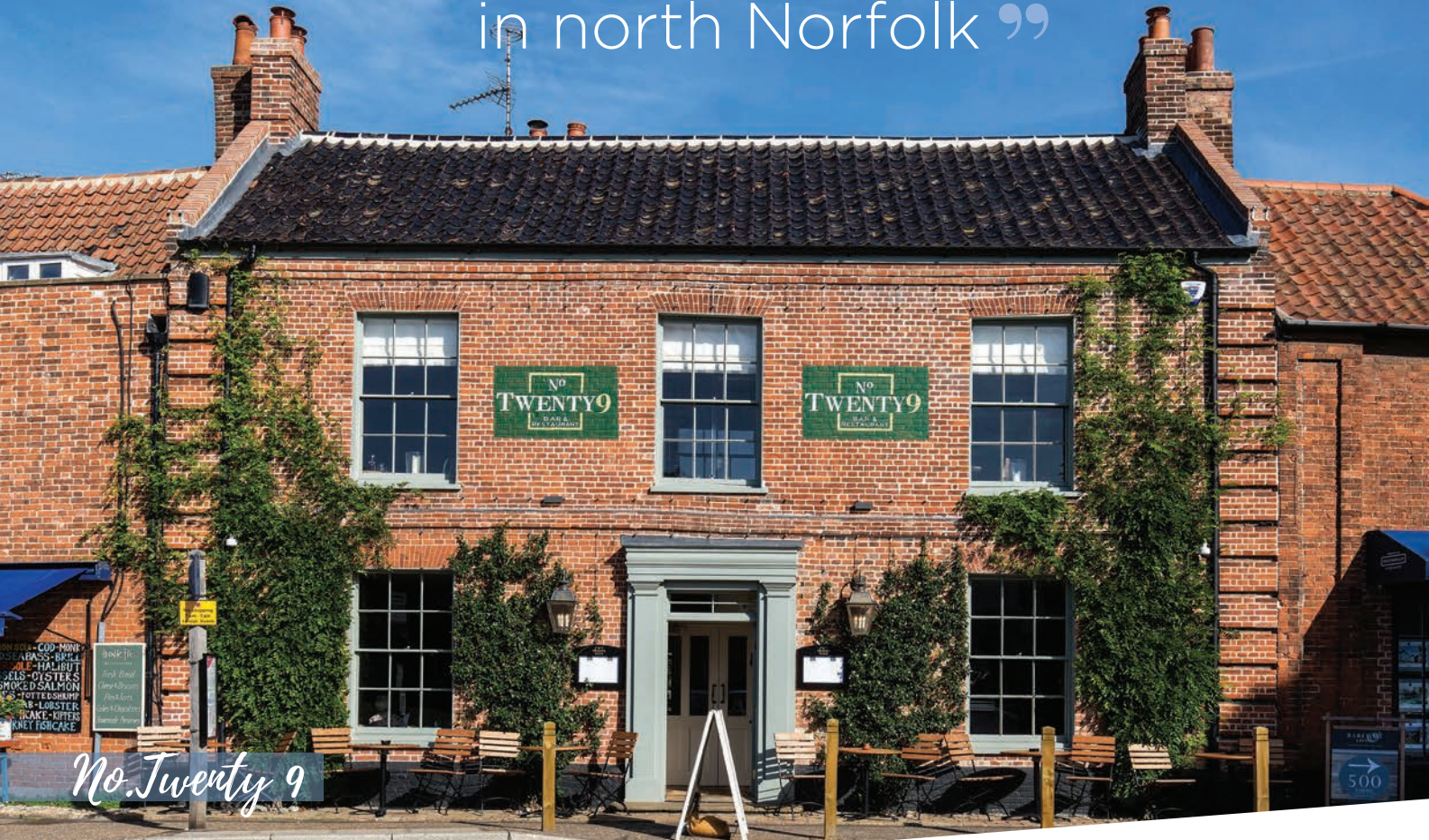
As you'll have no doubt noticed, the many architects, builders and developers featured in this special edition are already working on exciting new projects and over the next few years we can look forward to seeing even more impressive projects, even more sustainable technologies, and even more beautiful homes.

There's a vast amount of professional expertise, technical experience and creative flair available on our doorstep, and it's vital that we support these local professionals.

Without them this special edition of KL magazine wouldn't have been possible, and they offer everything you could need to get your next project off the drawing board.

KL magazine team

“ One of the most trusted builders
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