



Lowlander extension, Edinburgh

PROJECT:
LOWLANDER EXTENSION,
EDINBURGH

DATE:
COMPLETED 2016

CLIENT:
PRIVATE

MAIN CONTRACTOR:
JML GARDEN ROOMS

ARCHITECT:
BERGMARK ARCHITECTS

ENGINEER:
PETER BRETT ASSOCIATES

SIZE:
13 SQM

Project overview

Our client wanted to extend a traditional Victorian house to include an art studio and sun room so they could enjoy painting and relaxing in their home, whilst opening the property out to a beautiful landscaped garden. The clients had already purchased a Lowlander 2 studio from us the previous year before and wanted to replicate the design and materials in an extension to "mirror" the opposing ends of the garden. They were particularly impressed with the thermal efficiencies of the SIPs system used in the garden room and wanted to ensure this modern method of construction was utilised for the extension.

Client Testimonial:

"We were very pleased with the Lowlander 2 built as a studio in the garden in 2015, so decided on the same "look" for the extension to our house here in Edinburgh. It looks terrific and is very snug. Both projects were done on time and on budget, with a very pleasant and efficient team doing the work. We would highly recommend the team at JML Garden Rooms. It's been much admired and they did everything I asked for and more."



Lowlander extension, Edinburgh

Challenges

Planning permission had to be sought for the extension and we had experience in the materials and style the local authority preferred. The juxtaposition of old and new construction materials was a clear priority and we were able to advise on the specification of the flat roof, Western red cedar cladding and Scandinavian timber windows. This combination had also been used also on the previously constructed garden room.

Manufacturing new structures to seamlessly blend in with older, more traditional buildings is always difficult, but with highly accurate site surveying, 3D modelling and experienced trade operatives, we ensured this was flawlessly achieved.

As an extension to an existing property, Building Control approval was needed and full foundations required. As it was a particularly difficult site to access, we manufactured our SIPs panels to a smaller format, allowing access both through the existing property and down the small passageway located to the side of the house, preventing the need for costly road closures and craneage.

An insulated floor slab was used to create a fully insulated envelope within the structure, which was complemented by a 180° opening double door set, offering ventilation on particularly warm days and allowing the house to be fully opened up to the landscaped garden.

Services delivered

Working in conjunction with the client's local groundworks company, we carried out all follow-on works to the foundations including the manufacture, supply and erection of the SIPs kit, roof finishings and all external works. Underfloor heating was installed to warm the floor tiles during the winter months and the extension was completed internally to the client's exacting standards.