

## Western Avenue

Project data



**Client:**  
Mr and Mrs Rees  
**QS/PM:**  
Align  
**Architect:**  
Evans & Traves llp  
**Value:**  
£1.7M  
**Duration:**  
58 weeks  
**Completion:**  
Nov '11

31a Western Avenue is a very high specification detached house built on the plot of an old bungalow. The house is designed around a central hallway with galleried landing at first floor level and the accommodation, including five bedrooms all with en-suite bathrooms is arranged around this hallway. At lower ground floor level there is a gym, indoor pool and Jacuzzi, cinema/media room and triple garage. The ground floor level includes an open-plan kitchen, dining and family lounge area, with quiet lounge, dining and study areas off the other side of the hallway.

The site was originally a back-land development and has a very tight access which made the delivery and installation of materials particularly testing. Careful planning and preparation was required to ensure that the mature landscaping to either side of the entrance driveway was not disturbed during the work.