



CONSTRUCTION PROJECTS LTD

OPEN-PLAN TRANSFORMATION

MOTHERWELL | A REAL PROJECT STORY

From divided rooms to connected living, with
a new relationship to the garden.

Real work. Clear stages. Considered finishes.

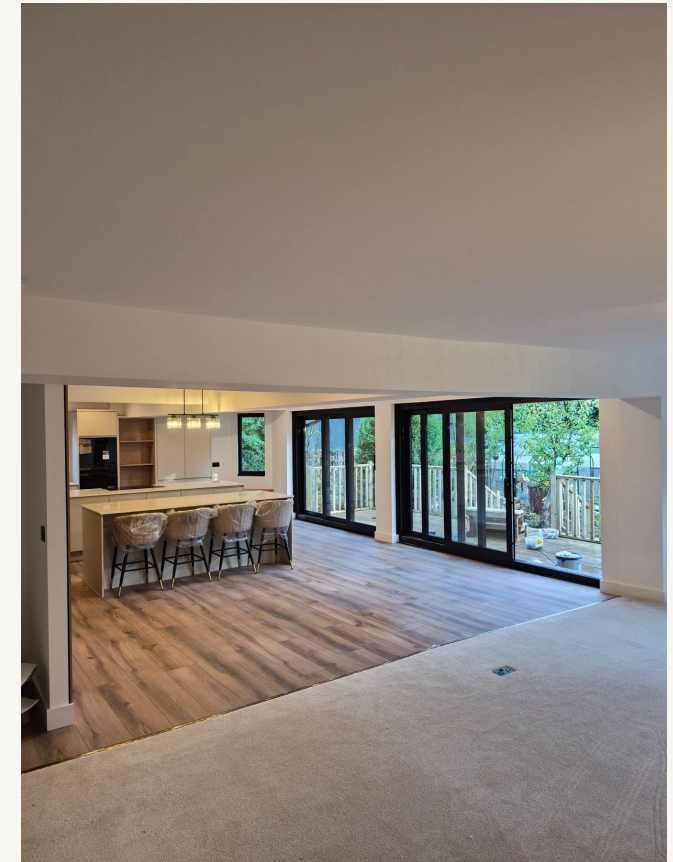


THE BRIEF

One home. A new way to live.

The brief was to connect the kitchen, dining and living areas and create a stronger relationship with the garden.

The project brought structural alterations, a new kitchen, glazing, bespoke joinery and external decking into one coordinated programme. The homeowners remained closely involved in the product and finish choices.



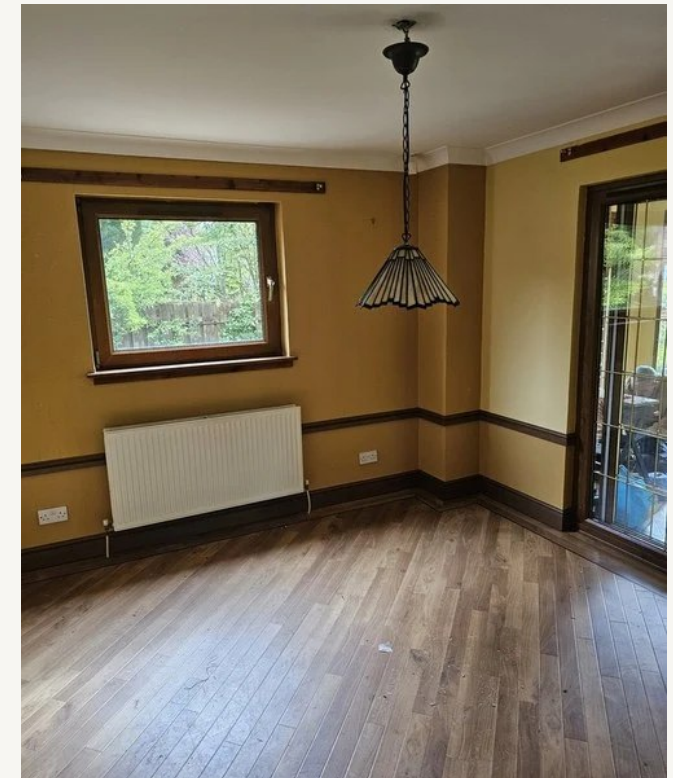
Before: the original kitchen, separated from the other rooms / The finished kitchen, living space and glazing read as one room

BEFORE

The starting point

The original kitchen and dining rooms were separated. The rear elevation and garden connection reflected that divided layout.

The opportunity was to open the ground floor and allow the rooms to work together, while retaining the character and setting of the existing house.



Before: the original kitchen, separated from the other rooms / Before: the separate dining space

OPENING UP

Understanding the existing home

Strip-out exposed the room structure and the floor zones around the proposed alterations.

This stage made the existing construction accessible and allowed the team to coordinate the next steps around the architect and structural engineer's information.

General building materials: Huws Gray - Law depot. Skip hire: Blue Sky Skip Hire.



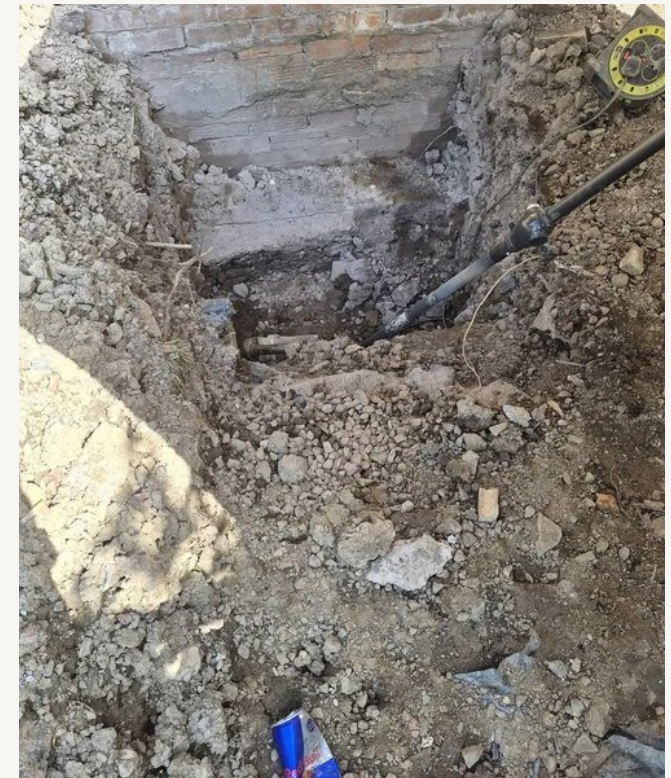
The room opened up ahead of structural alterations / Floor zones exposed during preparation

GROUNDWORKS

The support beneath the finish

The new open-plan arrangement depended on bearing positions and foundations below the finished room.

Excavation beside the house, preparation at the support locations and coordination around existing services formed part of the enabling works. These details would later disappear beneath the completed home.



Excavation beside the existing rear elevation / Preparation at a new structural bearing position

TEMPORARY WORKS

Supporting the transition

Structural alterations require a controlled sequence before existing load-bearing construction is removed.

The progress photographs show the temporary support and propping arrangements used while the new permanent structure was introduced.



Temporary support within the opened-up room / The propping arrangement during the structural phase

STRUCTURAL TURNING POINT

The frame that changed the space

The engineered steel frame was the defining construction stage. New beams and columns created the structure around which the open-plan arrangement could take shape.

The photographs show the scale of the intervention behind the calm, finished interior.

Steel fabrication: Howden Fabrications.



The installed steel frame across the main opening / Beams and columns forming the new structural arrangement

REBUILDING THE ENVELOPE

New openings. A new relationship.

Masonry and the surrounding fabric were rebuilt around the revised openings.

The new arrangement connected the internal reconfiguration with the rear elevation, preparing the house for the selected windows and doors.



Masonry rebuilt around a revised opening / The rear elevation taking shape around the new openings

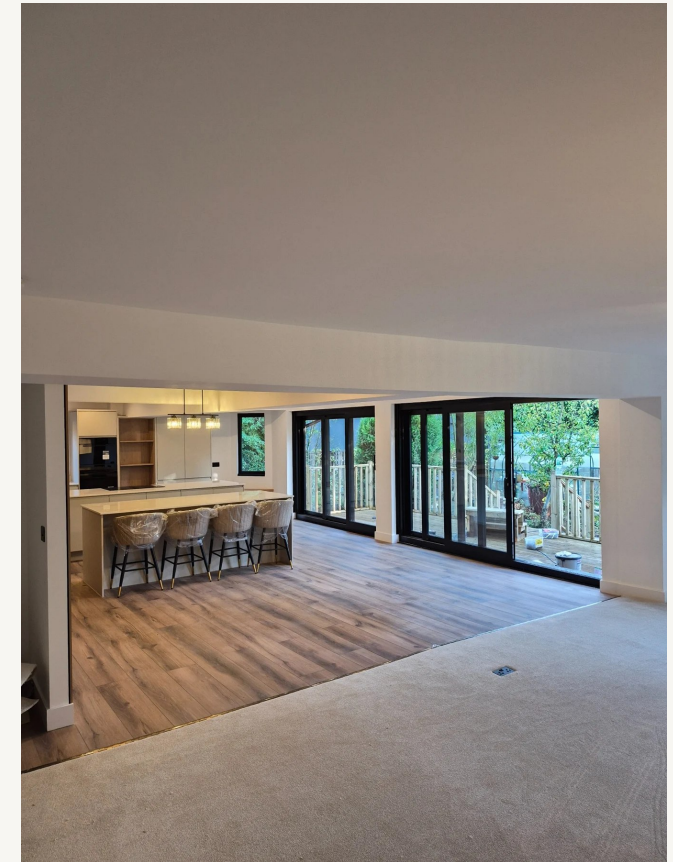
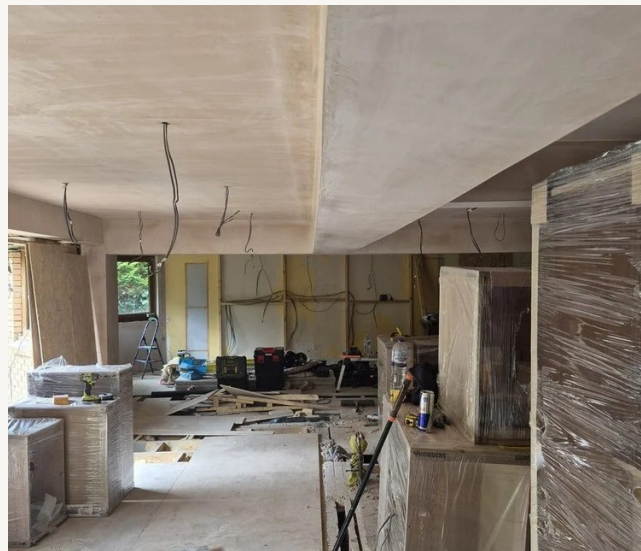
CLOSING UP

From structure back to a home

With the principal structural work in place, the room progressed through services, linings and finishes.

The ceiling lines and junctions began to define the final kitchen and living zones. Coordination at this stage linked the hidden construction with the appearance of the finished room.

Plastering: M-Plast. Painting and decorating: Stuart Clarkson and Paul Shevlin.



Linings, services and room geometry coming together / The finished kitchen, living space and glazing read as one room

BESPOKE JOINERY

A focal point built into the room

The media wall was developed with the living space, rather than treated as an afterthought.

The framing and plastered-stage photographs show how the shelving, display areas and central feature were formed before the decorative finish.



Joinery framing for the media wall and shelving / The media wall formed and plastered ahead of decoration

KITCHEN

The working centre of the home

The new kitchen sits within the enlarged room, with a generous island, tall cabinetry and appliance positions arranged around everyday use.

The homeowners helped shape the layout, worktops, appliances and finish selections. dB coordinated the installation with services and the wider construction sequence.

Kitchen design and supply: Howdens Joinery - Kinning Park.



The finished kitchen and island in the open-plan room / Tall kitchen cabinetry and appliance positions

MATERIALS & DETAIL

Warmth against clean lines

Pale cabinetry and worktops are paired with timber feature finishes and darker fittings.

The vertical timber detail gives the room warmth and texture. The media wall and its illuminated shelving provide a second focal point within the connected living space.



Vertical timber finishes add warmth to the interior / The completed media wall with illuminated shelving

GLAZING

Bringing the garden into view

Dark-framed windows and doors form a consistent line across the rear elevation.

From inside, the new glazing gives a direct view towards the deck and garden. The opening arrangement and selected products were considered as part of the room as a whole.

Windows and doors: Precision Windows & Doors.



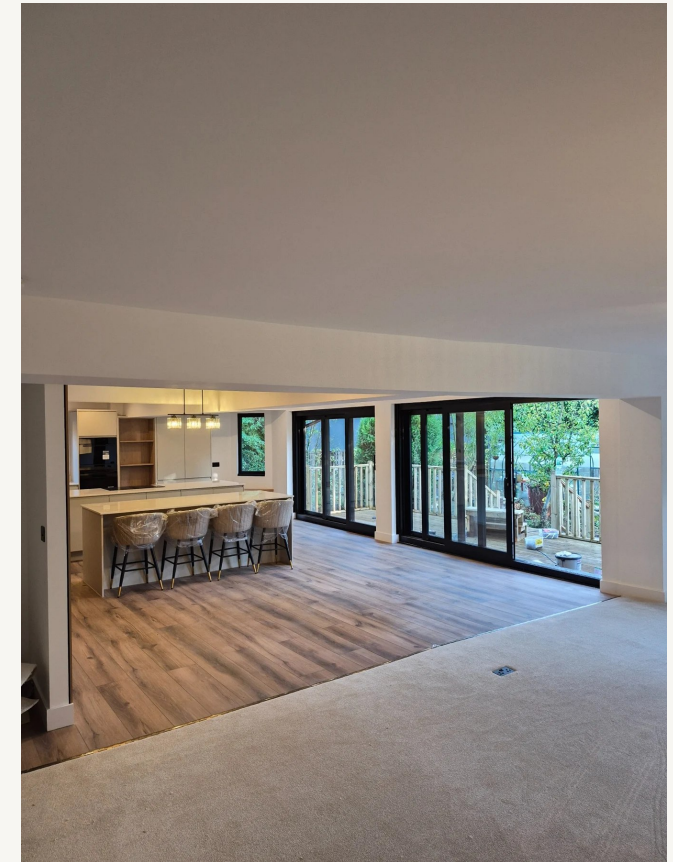
The view through the new glazing towards the timber deck / The completed deck and balustrades along the rear elevation

CONNECTED LIVING

Different activities, one space

The completed room provides distinct places to cook, sit, dine and relax while retaining visual connections between them.

The kitchen island, media wall and rear glazing each give the space a clear point of focus, without dividing it back into separate rooms.



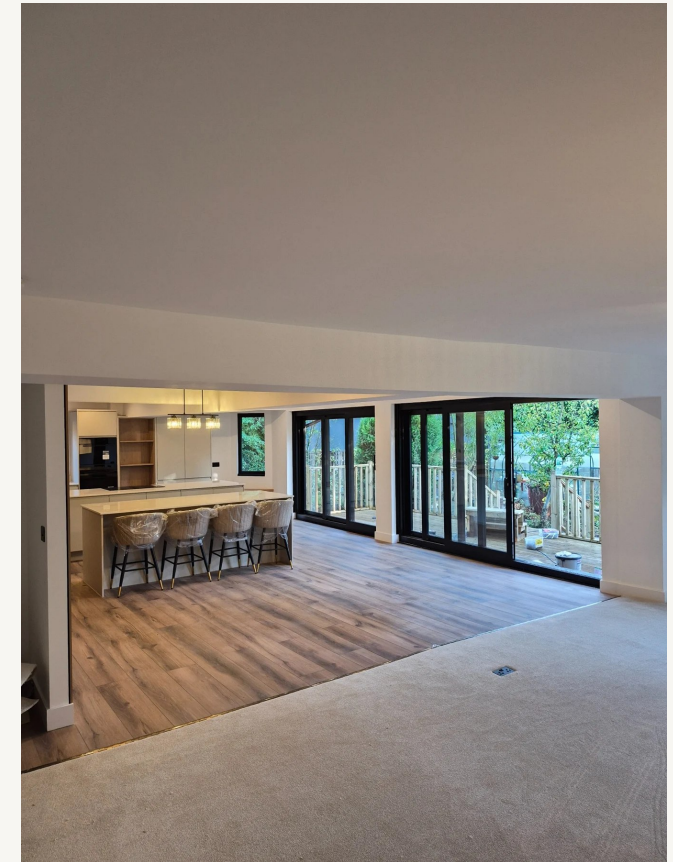
The island provides a place to sit, cook and gather / The finished kitchen, living space and glazing read as one room

BEFORE & AFTER

The same home, experienced differently

The change is clearest when the original dining room is seen beside the completed interior.

The story combines a different layout with the structure, service coordination and finish choices needed to deliver it. The result is a connected ground floor with a direct relationship to the garden.



Before: the separate dining space / The finished kitchen, living space and glazing read as one room

EXTERNAL COMPLETION

Taking the project outside

The final external stage brought the new rear doors together with a timber deck, steps and balustrades.

The progress and completion photographs show the change from a working construction area to a defined route between the house and garden.

Landscaping: William Christie & team.



The rear elevation during the external completion stage / The finished central steps and timber balustrades

THE FINISHED DECK

A place for the interior to continue

The deck follows the rear elevation and connects with the new glazing. Timber balustrades and the central steps define its relationship with the garden.

The steps provide a clear route into the garden, while the balustrades define the edge of the outdoor space. Together, they complete the transition from the new interior.



The completed deck and balustrades along the rear elevation / The deck provides a transition from the new doors to the garden

COORDINATED DELIVERY

A team working to one outcome

dB Construction Projects Ltd brought the design team, specialist subcontractors and suppliers together in one coordinated project. The homeowners' selections and feedback helped shape the finished spaces.

DESIGN & COORDINATION

MAIN CONTRACTOR

dB Construction Projects Ltd

ARCHITECT

Abode Architects

STRUCTURAL ENGINEER

Harley Haddow

SPECIALIST SUBCONTRACTORS

PLASTERING

M-Plast

PAINTING & DECORATING

Stuart Clarkson and Paul Shevlin

LANDSCAPING

William Christie & team

SUPPLIERS & SKIP HIRE

STEEL FABRICATION

Howden Fabrications

KITCHEN DESIGN & SUPPLY

Howdens Joinery - Kinning Park

WINDOWS & DOORS

Precision Windows & Doors

GENERAL BUILDING MATERIALS

Huws Gray - Law depot

SKIP HIRE

Blue Sky Skip Hire

CONSIDERED DEBRIS REMOVAL

Blue Sky Skip Hire provided the skips. Our priorities for debris removal are planned collections, separating recyclable materials where practical and avoiding unnecessary waste.

YOUR PROJECT

What this means for your home

Start with the rooms you want to connect and how you want to use the space.

We review the property, available design information, structural requirements, finishes and access. We then establish a defined scope, procurement sequence, programme and staged payment arrangements.

Changes are recorded and agreed with their cost and time implications before additional work proceeds.



The finished kitchen, living space and glazing read as one room

YOUR NEXT STEP

Make more of the home you have.

Tell us what you want to change. Share your postcode, photographs and any drawings, and we will establish the next step towards a defined scope and quotation.

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