

Southborough

Building Services Ltd
DESIGN & BUILD

Clients:

Pop Lifestyle Homes Ltd
Ranmore Lodge
Ranmore Common
Dorking
Surrey
RH5 6SS

Site address:

3 Hamilton Close
Epsom
Surrey
KT19 8RG

Project: Single storey rear extension and loft conversion.

The existing house is a 3-bedroom semi-detached property. In a residential street.

It is in original condition. It has not been extended and appears to have had little maintenance. There is an old, dilapidated brick built shed to the side, and a timber shed, both of which are collapsing.

Parking: There is ample space for parking two cars in the front garden once it has been suitable adapted to allow access.

The original kitchen is retained, and the layout is not suitable for modern appliances or for a modern living style. There is only 1 W/C, which is on the first floor and 1 bathroom, again on the first floor.

The property needs to be improved and modernised to offer modern standards of living and improved levels of insulation and a reduction in energy usage.

The proposed extension and alterations seek to provide a more suitable layout for a modern family. Improve the usability of the space, reduce the use of energy to heat and run the house and provide a more suitable and usable living space, while maintaining the character of the original property and not adversely affecting the neighbour amenity.


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The new extension is to comply with the latest enhanced insulation methods and materials as required by Part L of the building regulations (as amended in June 2022) therefore offering a vast improvement over the existing energy consumption. The original parts of the building that are not affected by the extension works are also to be upgraded as part of the renovations, adding insulation to the loft, most of which will be enclosed in the new dormer, improving the u value of the glazing, and installing a new energy efficient boiler or heat pump (design to be approved as part of the building regulations).

The proposed design offers a modern sized kitchen diner / family area, as suitable for modern living styles and suitable for a growing family. A utility area and a ground floor W/C. There is also a study to accommodate the requirement for working from home, which in the current climate is becoming much more prevalent.

On the first floor the design offers an enlarged bathroom is to allow the integration of the W/C. Therefore, offering a first floor that has bedrooms of a usable size and enhancing the usability for the occupants by creating a much more usable bathroom.

The loft conversion allows for a bedroom and en-suite bathroom, enhancing the standard of living for the occupants.

The design has incorporated a velux windows in the roof line to give day light and ventilation to the landing and stairwell. The bathroom window on the rear elevation is to be obscure glazed. There are no additional windows proposed on the side elevation.

Other windows placed on the rear elevation of the new extension and loft conversion, will look out into the rear garden and therefore the proposal offers no additional overlooking of the neighbour's properties.

The design of the roof over rear extension has been kept below the height of the extension at the adjoining property. It is surrounded by a parapet wall; this will conceal the flat roof from view. The loft conversion has been designed to retain the eaves and verge details on the rear and side elevation. The hip to gable conversion will match that built on the adjoining property, giving the balance back to the pair of houses. The dormer is set down from the main ridge and in from the side and rear elevations.

The rear dormer, and the amended roof slopes will be covered in tiles that match those of the original roof, the gable end will be built to match the side elevation wall of the existing house.

The other external materials, fascias, soffits, render, windows and doors will be in keeping with those used on the original property.

Therefore, the proposed extension and loft conversion will remain harmonious with the surrounding area, maintain the character of the original house and at the same time be an obvious addition to it.

Access to the front garden, main house and parking remain unchanged. Access to the rear garden has been improved due to the 1m wide side access passage, which is to be protected with a gate.

The design offers an improved a much more usable property for the occupants and makes it suitable for the style in which we live today. Therefore, enhancing and improving their standard of living. It offers vast improvements in reduced fuel consumption, therefore reducing the impact on the environment. It offers improved amenity for the immediate neighbours by having renovated and restored external finishes, two off street parking spaces and complete renovation / renewal of the boundary fences etc. The loft conversion that balances the roof line of the adjoined property of a style and design that blends in with the style and character of the original house.

The rear garden is almost 200 feet long, the proposed extension will not affect the amenity space or reduce the usability of the rear garden, or the enjoyment of the space by occupants.


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