



1. Visually lightweight glazed link between existing original rear facade and new Family space creates visual and physical distinction between old and new  
  
Separation of new and old enables optimum viewing and appreciation of historic fabric (internally and externally)
2. New Family space defined by potential self supporting/independent box/frame structure. This provides potential for new loadings to be borne away from the original using the new structure and footings.  
  
Glazed link structure is therefore lightweight and exercising minimal loadings onto existing farmhouse.  
  
Consequent potential for link and family floors to be at different levels should the design benefit.
3. Glazed corner provides contrast to historic fenestration pattern/design whilst opening up views of the corner gardens.
4. Existing cavity construction walling opened up to create free-flowing space with views of existing internal fabric internally (and external via glazed link).
5. New structure set back off existing building line(s) to accentuate historic layering of development.
6. Existing side window removed and infill walling taken down to floor level to accommodate new door (to LPA approval)
7. Existing partitions to GF bathroom removed (including fittings) - space re-planned to create new Boot Room/Utility space
8. New wall to Study located online with original beam overhead.

**NOTE**  
Kitchen floor to be lowered to accord with staircase hall level. Kitchen and new Family Space to be level.