

# MARDLE END

Conversion of existing Garage and Studio  
into Utility and Kitchen

## Front of House

View of the front of house from The Street.

The road is a single track lane with very low traffic.

Access to the house is through the large gateway you can see leading to the gravel.

You can see the front of the garage with the large brown door.

You may note that the entire house has a typical Norfolk flint finish until the garage extension.

This view is looking at the house from a North West viewpoint (i.e. facing South East).

*NB. this photo was taken 15+ years ago. I chose to use this photo as it gives you the best view of the house. The hedge at the front is now very overgrown and it covers a large portion of the house.*





## Back of House

This is the view of the back of the house from the top of the garden.

Again you may note the continued use of typical Norfolk flint for the entire house.

You can just see the roof above the studio (one of the rooms in focus) above right of the conservatory in red brick.

This view is looking at the house from a South East viewpoint (i.e. facing North West ).

*NB. this photo was taken 15+ years ago. I chose to use this photo as it gives you the best view of the house. The garden is now hugely overgrown and you would not see much (if any!) of the house now.*



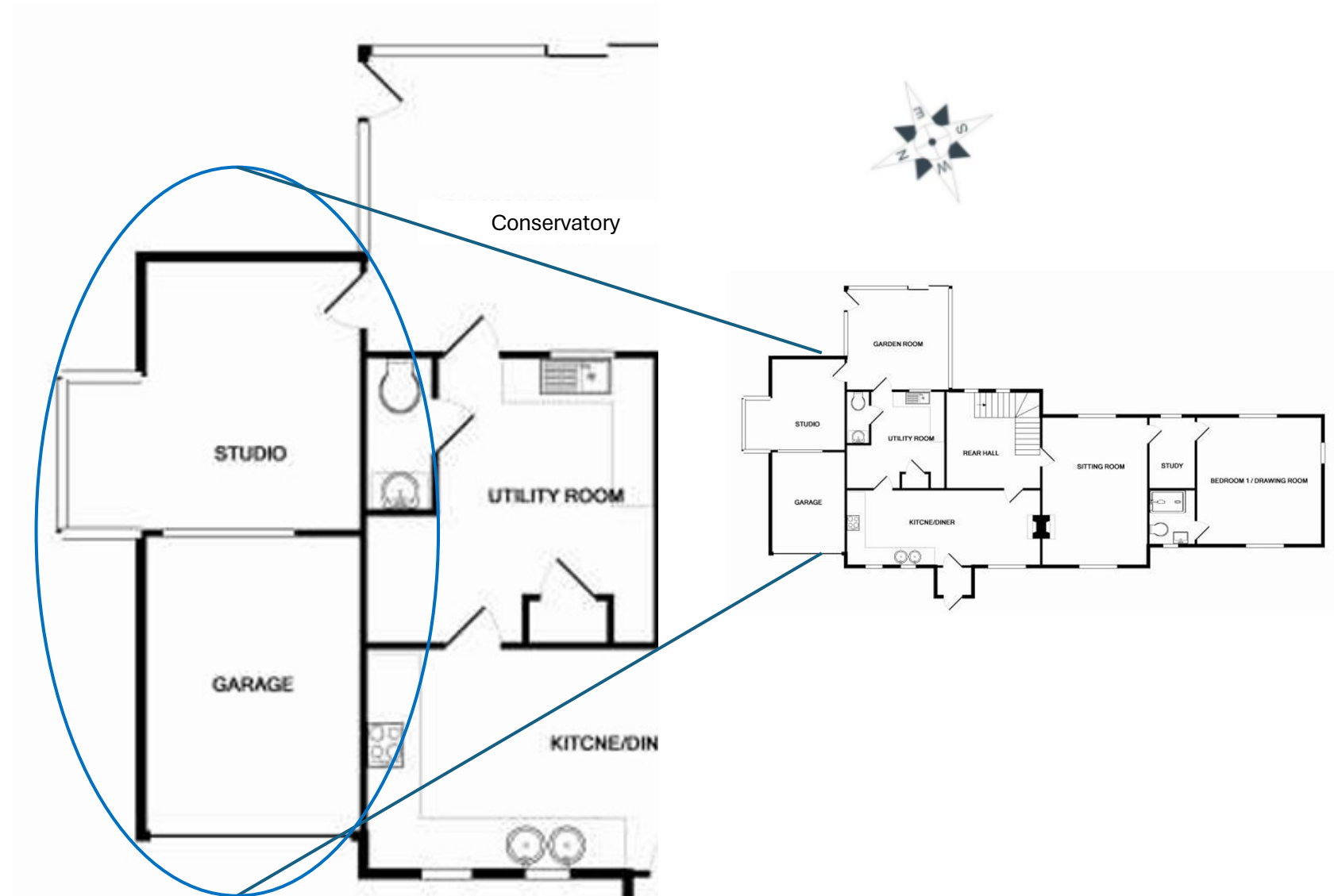
## Area of Focus

The two rooms we are looking to convert are the Studio and the Garage.

These are existing structures which, in their current state, are unliveable.

In particular, the studio has damp with no insulation.

There is a separate free standing (bigger) garage which we use for our car and other storage.





## View of the Garage

View of the garage from the North East.

Other than the garage door (which is broken) there is no other access in or out of the garage.



## View inside the Garage

Inside the garage you can see the brickwork is basic. It also offers no insulation.

On the right, you can see the flint from the original wall which we would like to expose both inside the new desired room, and also outside when we create a new hip roof (see later slides).





## View of the Studio

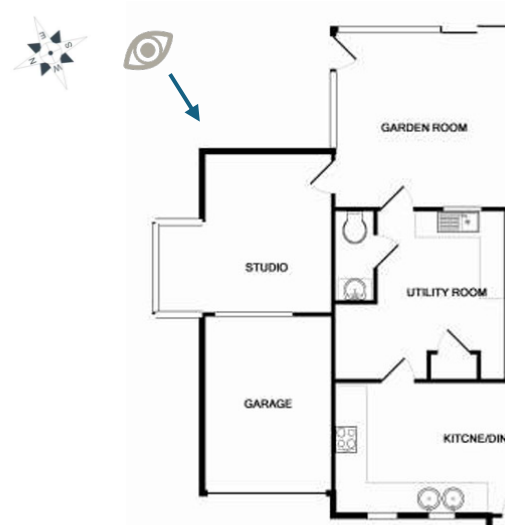
From this view you can see the East end of the studio and a corner of the conservatory.

### Oil tank

We plan to replace and relocate the existing oil tank to behind the freestanding garage (out of view).

### Coal bin

We plan to remove and recycle the coal bin.



## View of the Studio

From this view you can see the North East side of the studio and side view of the conservatory.

### Window box

We believe this was put into the house 30 years ago to trap the north light for artistic purposes. We hope to recycle the windows from this box in our conversion plans.



Window box



## View inside the Studio

This is the view looking into the studio, standing in a doorway in the conservatory.

The wood panelling you see on the left is the only divider between the studio and the garage.

The carpet shows signs of damp near the house and near the box window.

You can also see more flint which we hope to expose both inside and outside.

The studio is not insulated.

Wood panelling offering a thin divide with the garage

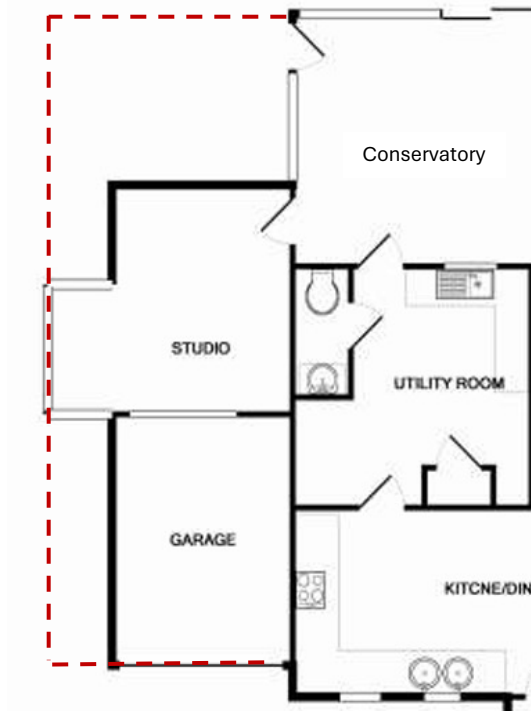


Carpet with signs of damp

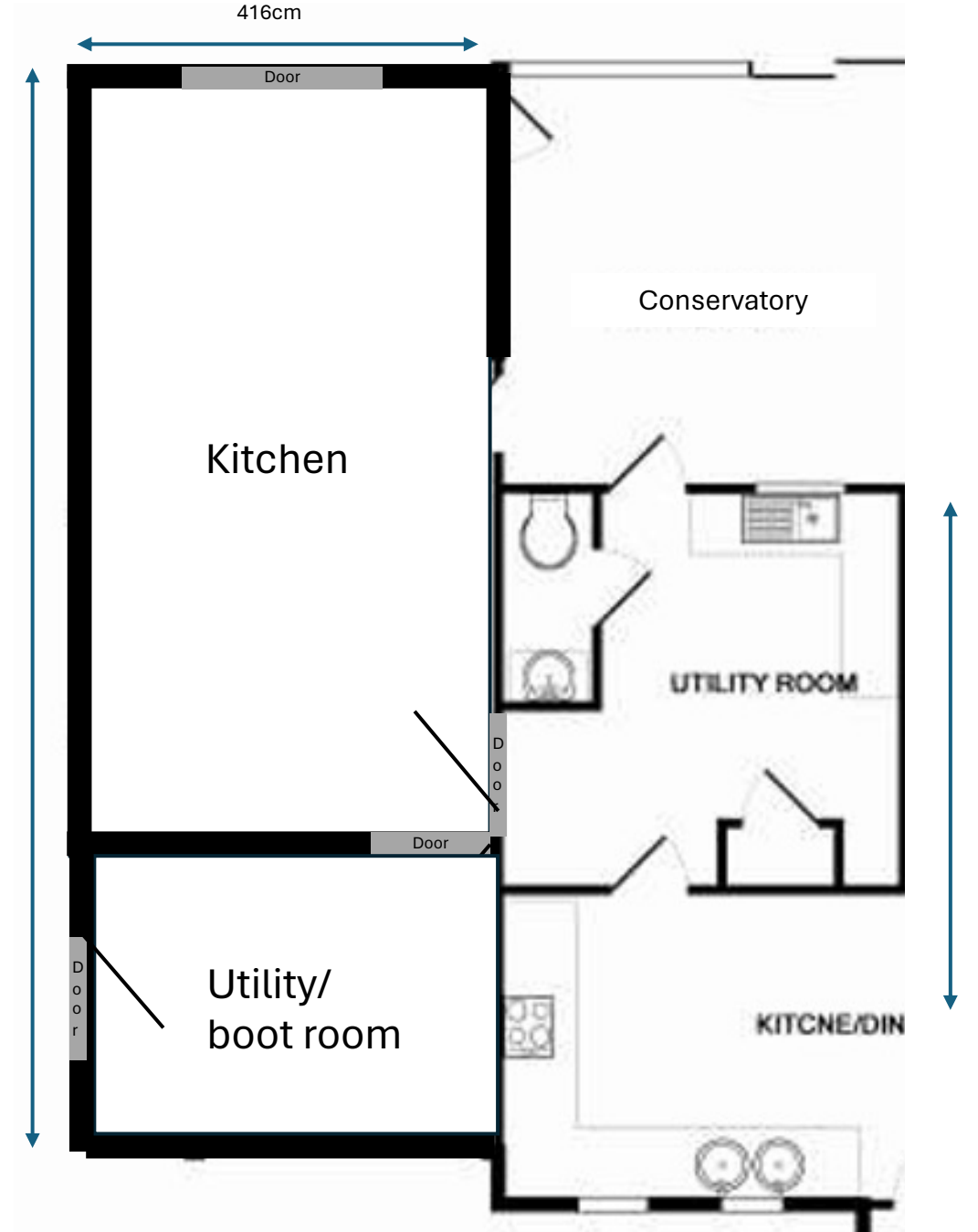
## The Proposed Works

The proposed works would include:

- 1) Extending the structure by 200cm to east to line up with the conservatory and 50 cm north to the line of the window box.
- 2) Changing the use of the rooms from Studio > Kitchen and Garage > Utility/Boot room



1117cm





## Our Vision

- 1) As a young family, we would like to focus our living areas (kitchen and conservatory) on the East side of the house to increase the light exposure and encourage more life and activity in the garden.
- 2) We see safety benefits in converting these living spaces as it would keep the children away from the road and allow us to keep an eye on them when playing in the garden.
- 3) We would like to bring the garage and studio in keeping with the design of the rest of the house by maintaining the typical Norfolk flint and finish.
- 4) We would like to replace outdated materials and finishes with more modern/sustainable building materials and technologies (insulation, eco-friendly heating and water systems ...etc...).
- 5) Add a hip roof (as seen in picture) to give a softer finish to the top of the house.

Please note, the **picture on the right is not our house**, however it is the closest image we could find giving the design, look and feel we plan to achieve.



# East View

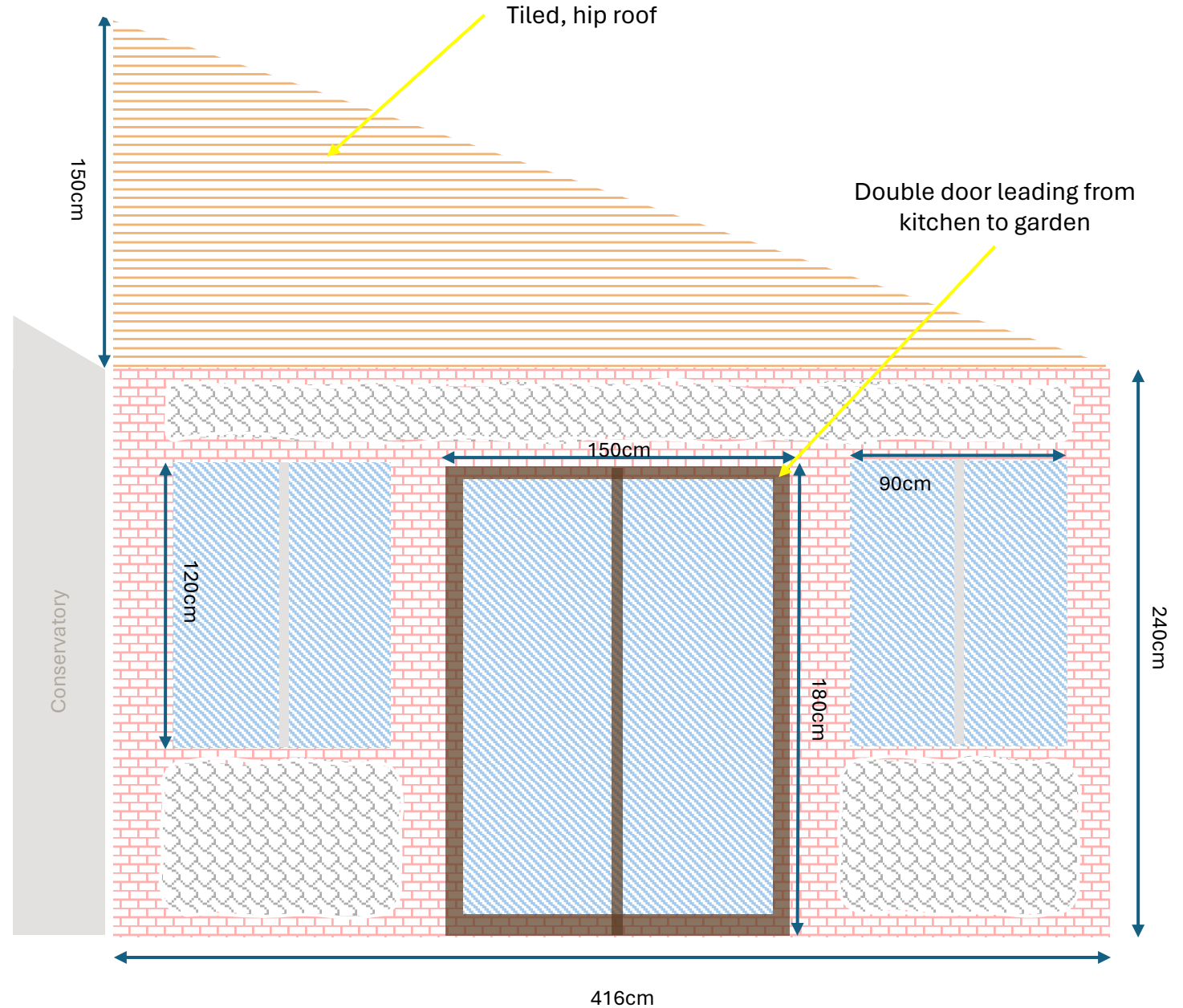
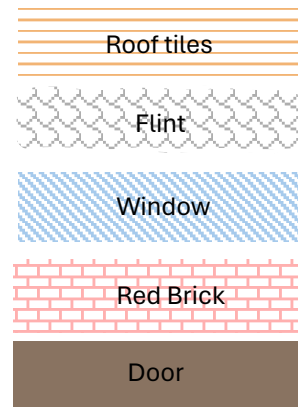
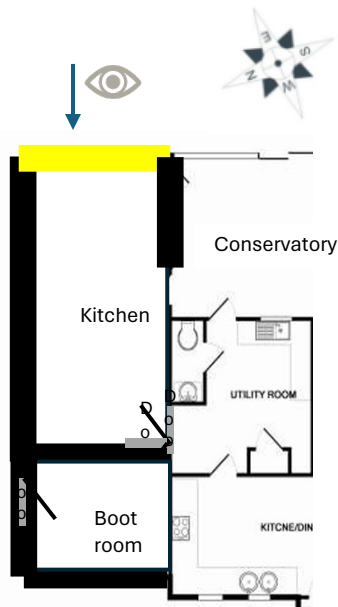
This is the view from the garden.

Whilst the proportions would remain as they are, we request permission to extend the studio in line with the conservatory.

We would then like to place double doors and 2 windows giving access, light and a view into the garden.

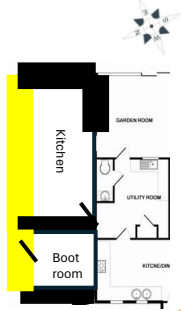
The finish would offer more flint to remain in keeping with the rest of the house.

The oil tank would be moved behind the free standing garage.

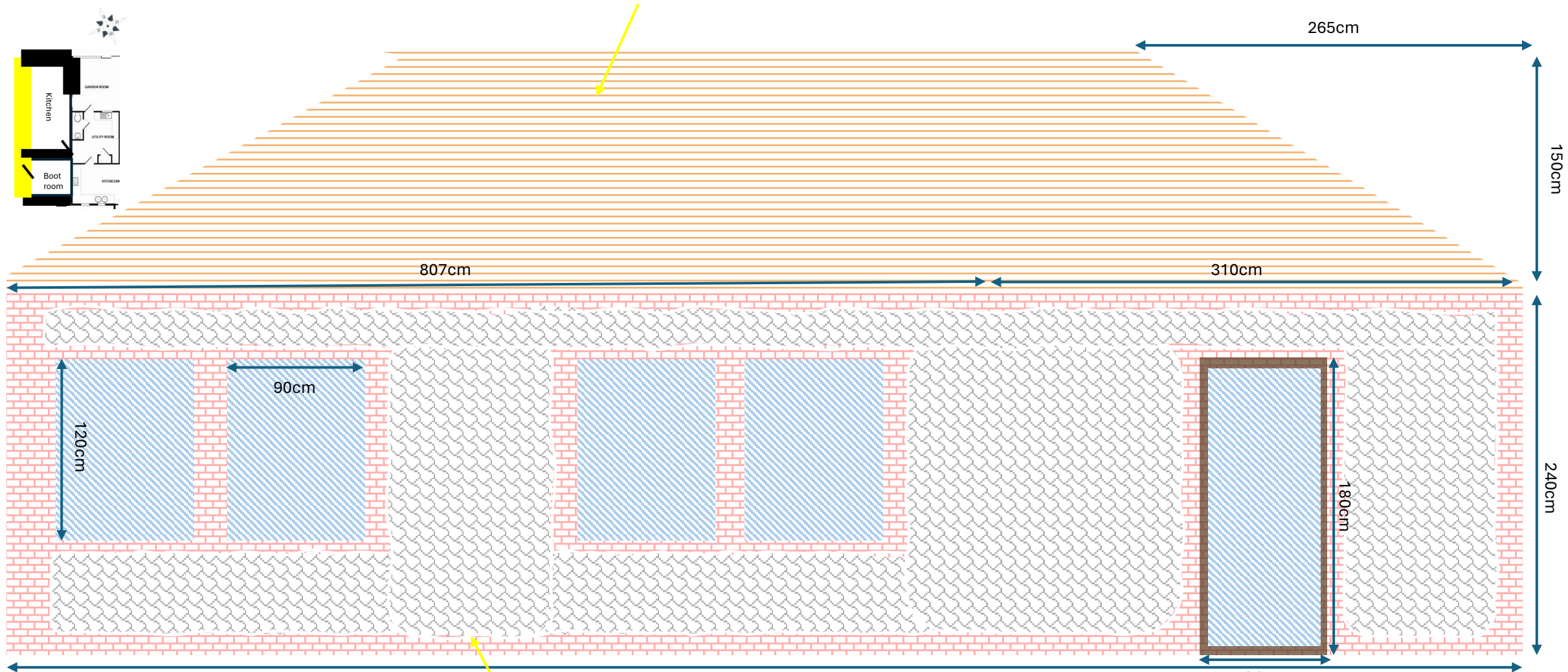




# North View



Tiled, hip roof



Kitchen



Door



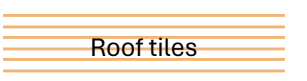
Red Brick



Window



Flint



Roof tiles

Door leading into utility/boot room

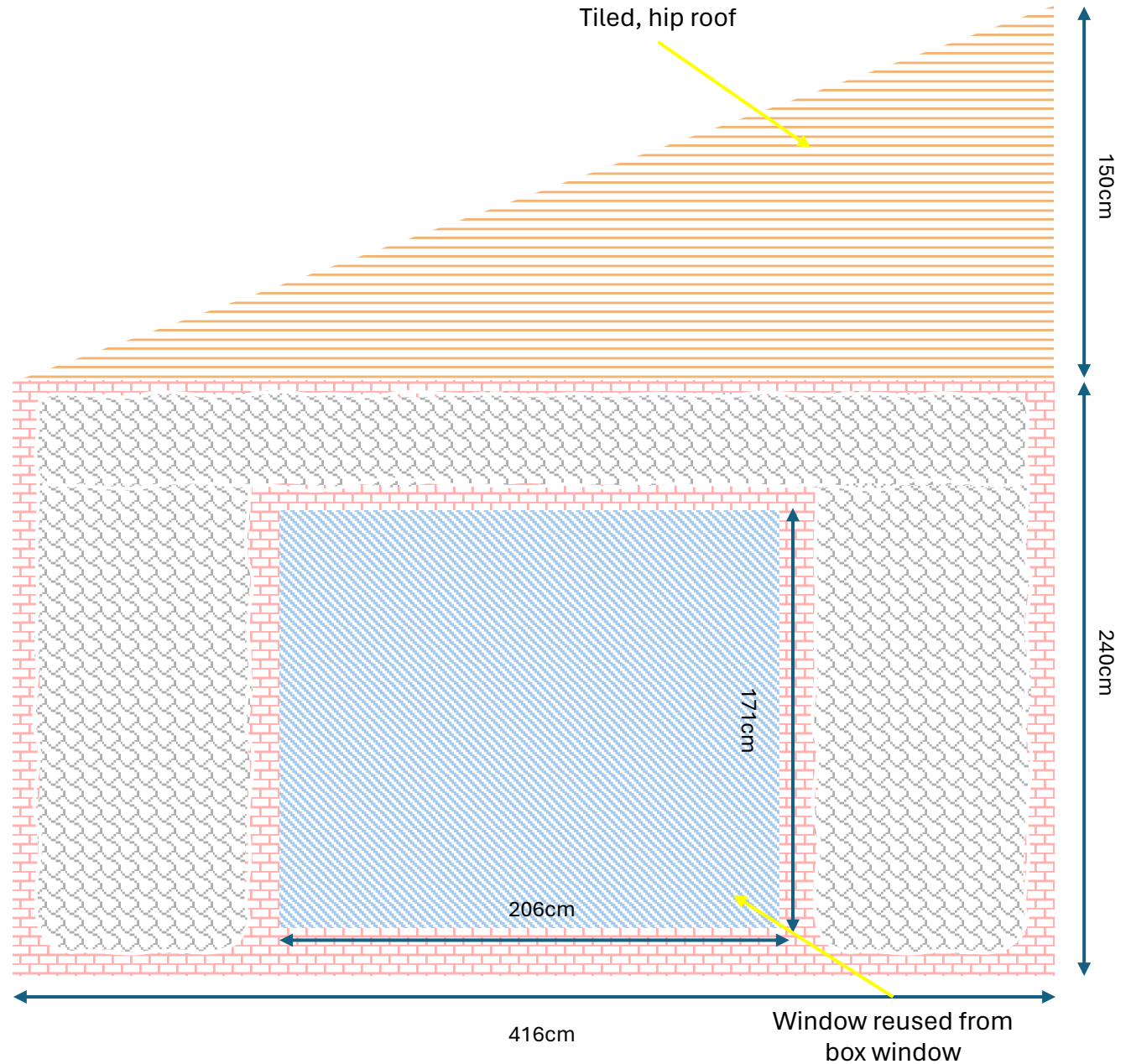
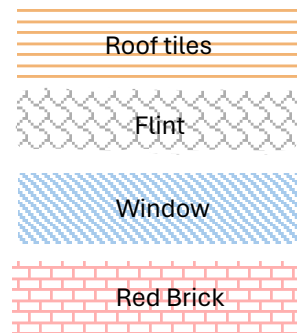
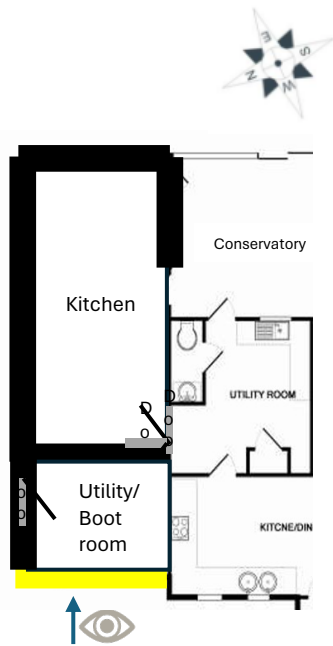
# West View

From the street (west) view, we plan to replace the garage door with the main window from the box window looking into the utility and boot room.

We also plan to finish this end of the house with the typical Norfolk flint to harmonise the design with the rest of the front of the house.

Access to the utility/boot room would be from the North side.

The roof would be 'hipped' to give a softer finish and expose more of the original flint on the North facing wall





# Insulation: Walls, Floor and Roof

In the materials we use and manner in which we build, we want to prioritise energy efficiency and environmental considerations.

## Walls

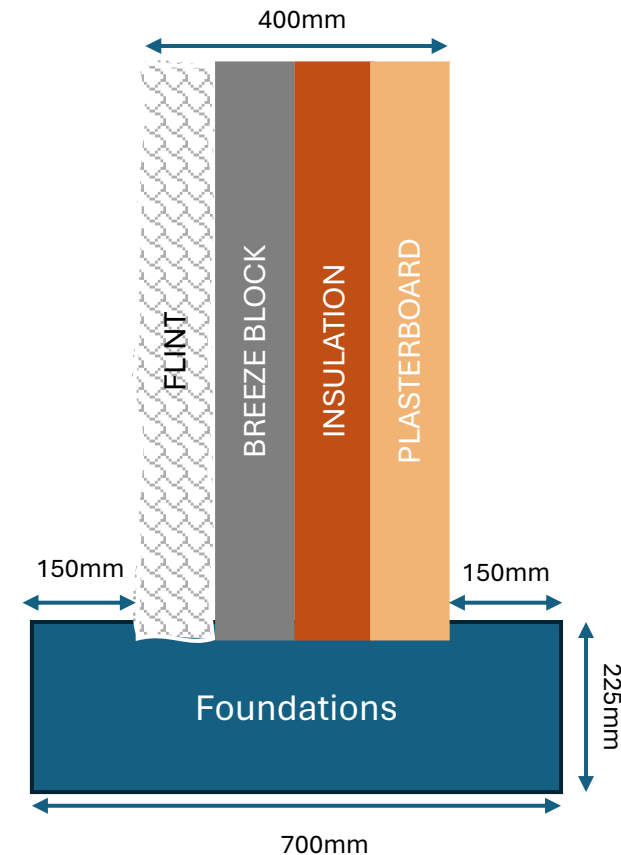
Our wall insulation method would be to fill the cavities with dense sheeps wool. This material is designed to exceed the stringent U-value targets set forth, ensuring exceptional thermal performance and energy savings. Our choice of materials and insulation techniques reflects our commitment to building sustainable, energy-efficient homes that harmonise with the local heritage and landscape.

## Floor

Our flooring insulation strategy employs high-performance, environmentally friendly materials that significantly surpass the Building Regulations' minimum U-value requirements. By using 100mm celtex, which incorporates recycled content, we ensure both superior thermal efficiency and a reduced environmental footprint. This approach supports North Norfolk's commitment to sustainability and energy conservation in residential construction.

## Roof

The ceiling and roof insulation matches the wall techniques to achieve optimal thermal resistance through dense sheep wool, significantly reducing heat loss.



A sketch showing foundations, materials and dimensions of how we will rebuild the external walls incorporating the external flint.