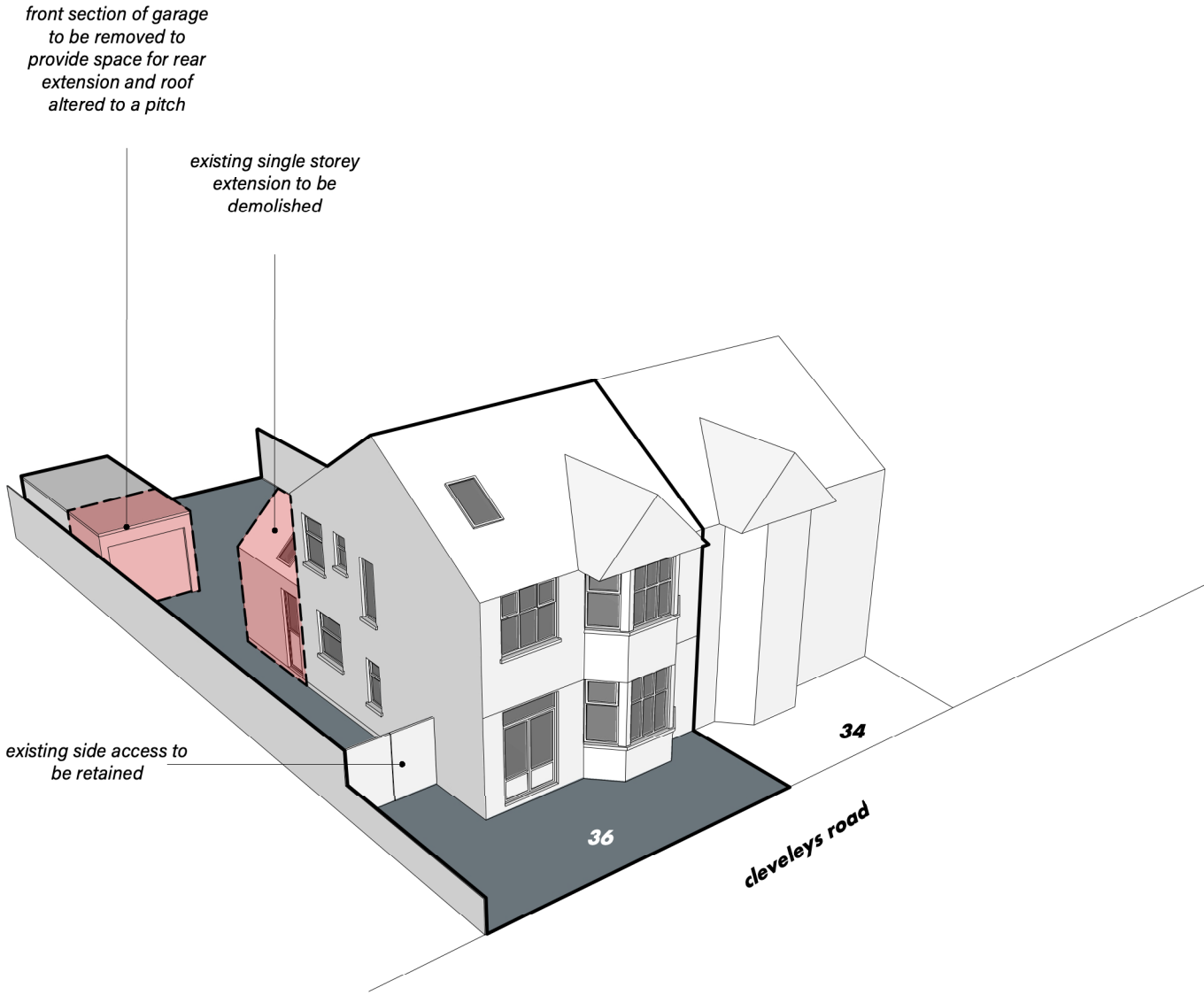
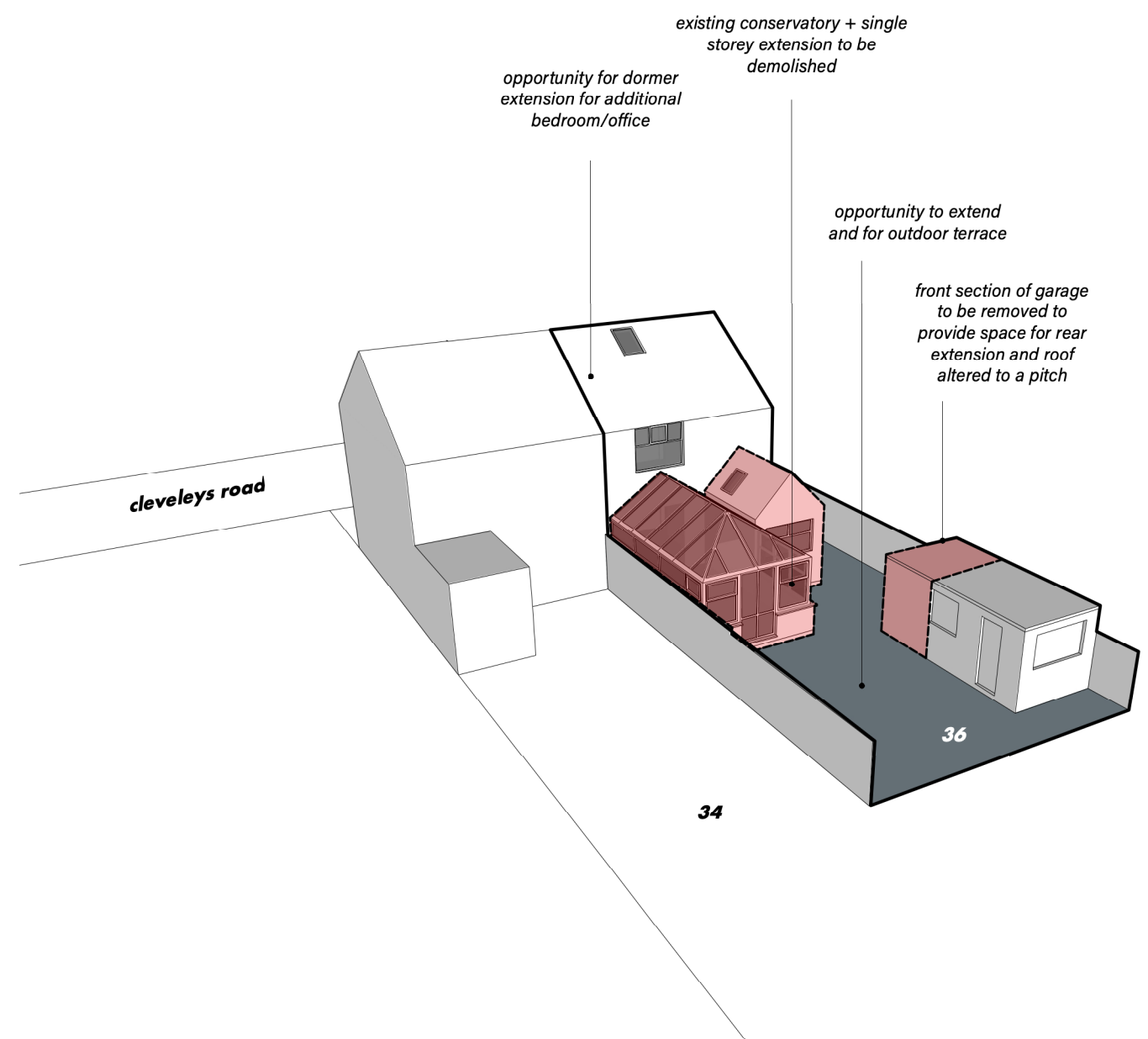


front view



rear view



layout : The updated layout looks to retain the front lounge but open up the rear of the house into one large open plan family space with a separate utility space and wc. The 1st floor remains as existing with a new stair providing access to a loft room.

appearance : The appearance of the new extension is intended to be constructed from red brick to compliment the existing house, with large aluminium sliding doors and a flat green roof which will help increase insulation values and provide a rich biodiversity for wildlife.

scale : The new extension is proposed to be of single storey in height with a new loft dormer extension set back from the eaves and no higher than the existing ridge.

use

- The applicants brief is to improve and renovate the property add some additional space by:
- Creating a large open plan kitchen feel that incorporates a breakfast bar and dining space
 - Retain a separate closed off quiet space / lounge
 - Utilise the existing garage with access out onto a terrace
 - Additional loft office/bedroom
 - Additional internal storage and utility space
 - Add additional garden room
 - Contemporary crisp detailing