

Brief for Extension and Works to House

Introduction:

The existing two storey traditional format late 19th century farmhouse has been extended over time with a storey and ½ extension to rear (2 bedrooms and bathroom with crawl space under) and single storey extension to side with leaking flat roof (kitchen/utility spaces and carport/wc). Other renovation works have also occurred over the years; traditional sash windows replaced with top hung casements (single glazed), internal panelling and external pebble dashing.

The house is constructed in solid, rendered rubble walls with a slated roof. There apparently is no insulation in roof and no dry lining to walls etc...

There is an existing concrete septic tank but the efficacy was not established

Brief:

1. Bigger kitchen and living areas with good circulation and flow of space between living areas
2. Better access to outdoor spaces to south from living areas
3. End result to have 4 double bedrooms ie if rear extension is removed then 2 additional bedrooms (of larger size) will need to be accommodated.
4. Easy maintenance in terms of materials
5. Downstairs toilet; to be disabled standard with WC, shower and basin.
6. Future-proof house to have one possible bedroom downstairs with access to the downstairs toilet (see 5.)
7. Construction to be reasonably straightforward using a local builder.
8. External materials NOT to be used include Cedar cladding and copper. Acceptable external materials include zinc (grey/black) and white render.
9. A contemporary solution is acceptable but the overriding importance is that the house works as a whole.
10. House to be upgraded thermally with insulation in roof, new windows, solar panels? throughout etc...
11. Some works will be on a phased basis such as the landscaping etc...
12. Existing range to be removed and space/flue to be accommodated for new in kitchen
13. Upgrade of septic tank (subject to report/planning requirements)
14. Upgrade gutters and rainwater pipes and construct soak ways
15. Timescale to undertake design/permissions over winter with start in spring
16. Rewire and replumb throughout
17. Contemplate roof lights to spaces to ensure increased light levels
18. External works to include turning space for car and removal of ditch/trees to boundary and construction of new boundary low level wall. Integrate the existing gate walls into design.