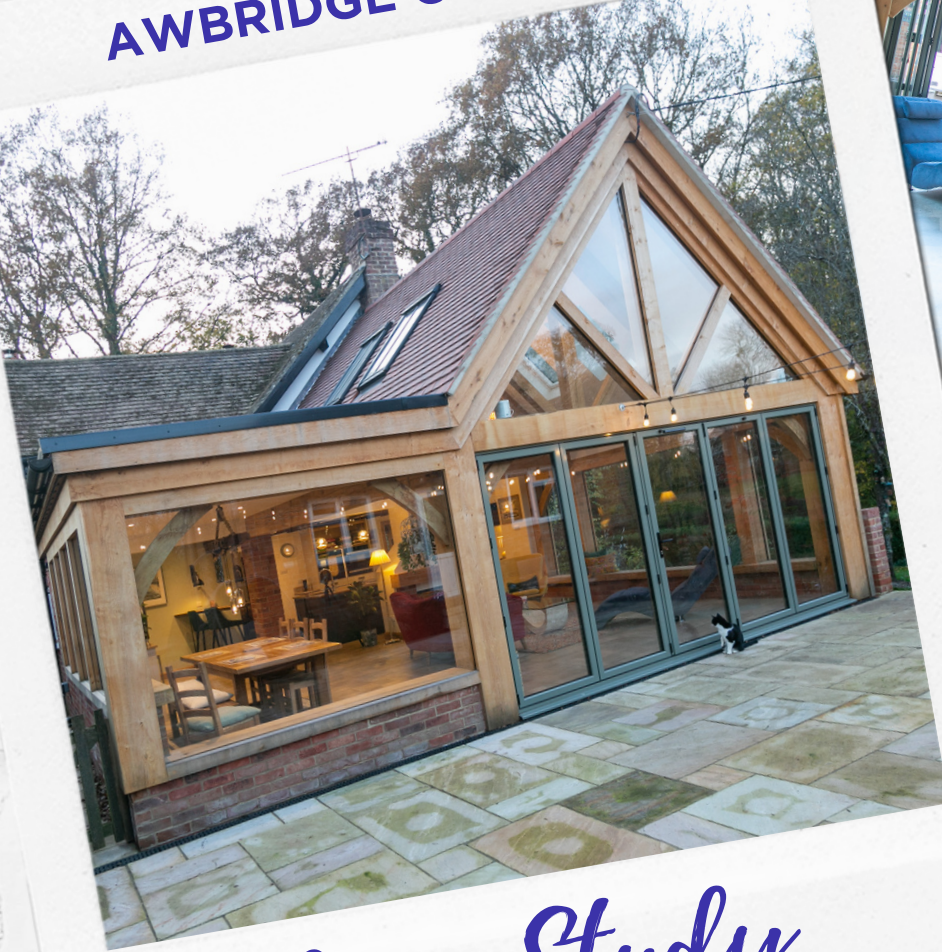




ARCHITECTS

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AWBRIDGE COTTAGE



Case Study



CREATING A LIGHTER,
LARGER FAMILY ROOM
WITH KITCHEN SPACE

Extending the house to connect to garden and separate annex

Larger and lighter family room

Project Details:

Project: Single storey side extension

Builder: Blaydon Developments Ltd

Client: Private homeowner

Location: Awbridge

Architect: BBD Architects

Planning Approval: Test Valley Council

Project costings: £160K

Other consultants involved: Structural Engineer, Ecologist, Arboriculturist

Timescales for design: 8 weeks

Timescales for planning/drawings: 8 weeks

Timescales for the build: 26 weeks

What type of building contract was used:

RIBA Domestic Building Contract 2018

Awbridge Cottage Brief

New kitchen

Improve the flow of the home

CREATING A LIGHTER, LARGER FAMILY ROOM WITH KITCHEN SPACE



The property overview:

The existing property is a detached two storey house set back from the street, with a rear garden, driveway and detached garage. The property is of traditional cavity wall construction, with a pitched tiled roof, similar in materiality and style to the neighbouring dwellings. There are some attractive features to the elevations that adds to the character of the dwelling. The internal spaces work well for the client, but the conservatory is outdated and has poor thermal qualities.

The issues this family were facing was that their home wasn't working for them and their separate annex build felt a little too separate for when they had guest to stay so wanted to connect it with the garden area better. They also wanted to create an open plan lighter, larger family room kitchen space and have a new kitchen that better suits the style of their house and is more their taste.

We had carefully thought of all considerations when starting the design:

The main house had a small garden area around the north, south and west elevations of the triangular plot. The eastern elevation was also very close to the boundary. Further north a large open garden is located beyond the annex building, so it was important to include sight of that and take into consideration how the family would use that area too.

Other considerations had to include the mature oak tree to the rear, an electricity telegraph pole to the rear and a septic tank behind the annex. The presence of bats using the property is something that was important to investigate at an early stage alongside the design stage so that this can be mitigated at planning, where it is reviewed by an ecologist.



What we proposed for this project:

We always work to our clients brief and listen to what they really want their home to look and feel like. We knew we had to improve the overall circulation of the house as well as improving the relationship between the dwelling and outdoor space.

We have achieved this by manipulating the current floor plan that better suited the family's lifestyle, whilst adding a subservient single storey extension to the northeast elevation to access the rest of the plot. The existing utilities were demolished in order to make way for the extension and relocated in an alternative location.

The proposal successfully achieved views over the greater garden beyond the annexe and re-established a relationship between the garden and indoor living spaces. The clients are able to enjoy every aspect of their site, which was previously limited.

Submitted for planning: 30th June 2020.

Planning approved: December 2020.

This was due to their being an issue with the large oak tree.

Project started on site: 28th Feb 2021 and was set to be completed in 26 weeks.

Final completion: September 2021.

The Design:

The extension is supported by an exposed oak timber frame. The clients can enjoy the oak construction technology and high open ceilings. The existing chimney has been made into a key feature, whereby it can be enjoyed on both sides. This further opens the space up but at the same time maintains clear thresholds between spaces.

The interior space is entirely open plan and receives plenty of light, making it a pleasurable environment to reside in. The family have plenty of room to enjoy one another's company, but also have the possibility of time alone with the second snug or untouched parts of the Cottage.

We experimented in ways in which we can link the studio space/ annexe with the rest of the house; through an extended gable framing the studio, a canopy and finally a full-length extension. Although our clients haven't gone ahead with the first floor changes, due to budget limitations, there is the possibility of extending over the flat roof of the proposed extension. This could accommodate a new master suite with scenic views over the garden.

Verity Says . . .

"Walking into a home you designed, feeling the space, and seeing how happy your client is... is priceless!"





Changing lives through good design

Whether you are building a new home, extending or renovating, every project starts with a conversation. Design is always a collaborative approach and our team provide you with a completely personal and bespoke design. We work with you closely, exploring options alongside your brief, to come up with the perfect design solution for you.

You will gain a perfect living space that you can feel relaxed, happy and at peace in. Most importantly of all, you can take comfort that all of the technical and professional aspects of your build will be completely taken care of.

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The BBD Team

