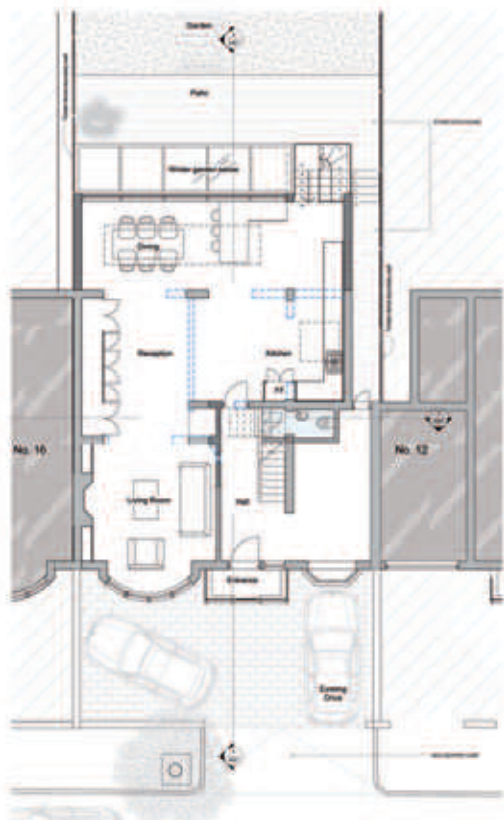


The site is located within the Wanstead Grove Conservation Area, the site typified to an Edwardian housing development. Along Gloucester Road are two-storey semi detached houses built in traditional brick construction with part brick /part-render finishes and tiled roof. The refurbishment project has involved the replacement of the existing conservatory with a full width ground floor rear extension, the creation of the new lower-ground level extension underneath the new ground floor extension and the loft conversion/ roof improvements. The work intended to create an open-plan environment, conducive to modern living. The existing building comprises a lounge, study, kitchen, WC, breakfast and dining room on the ground floor, as well as a conservatory which is currently wasted space. On the first floor are 4 bedrooms, one of which is en-suite, and a family bathroom. The proposed 'L-shaped' rear extension to replace the existing conservatory and dark kitchen will provide a more useful and brighter space and only extend as far as the existing conservatory. The new flat green roof concealed by parapet walls to cover the ground floor extension with a series of skylights to provide ample natural light into the space. Within the proposed ground floor extension, a new staircase will connect this space with a new lower ground level. This will be a flexible living will serve as both an activity area or guest bedroom. The driveway will be re-landscaped to provide parking for two cars in order to facilitate for a modern family. The first floor will be reconfigured to accommodate the new stairs, thereby updating the main bathroom and creating an ensuite shower for the main bedroom. To better serve the bedroom, the south facing windows will be enlarged and sized consistent to the rear elevation windows. At the rear, the roof of the original house will accommodate a dormer window, which will provide the necessary height and natural light to make the space comfortable. The layout and accommodation of the house is designed to increase the liveable space that satisfies the growing family, whilst limiting the impact to the adjacent properties.



PLAN AND ELEVATION



INTERIOR VISUALS