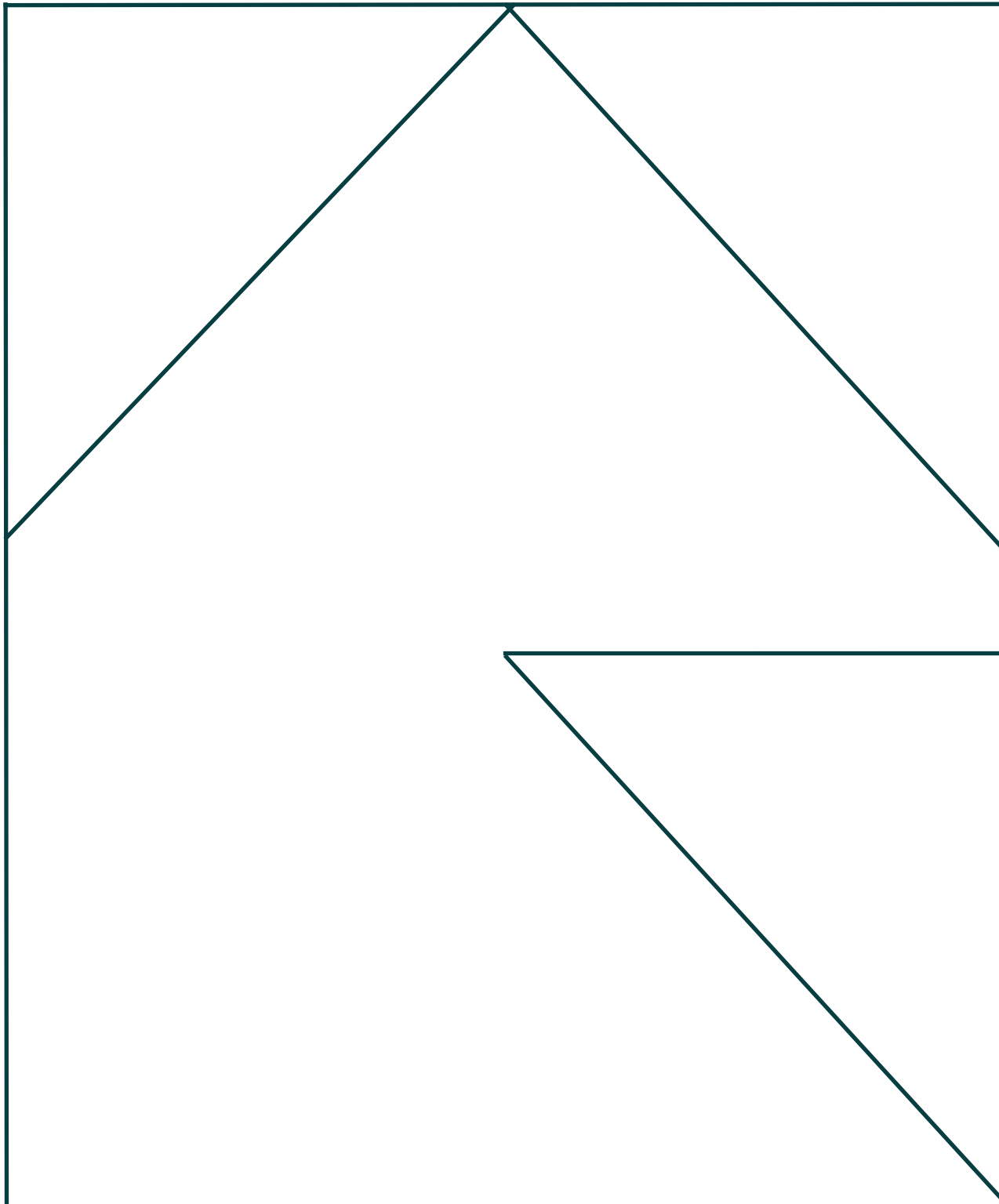




STUDIO.G
ARCHITECTURAL

CONCEPT DESIGN DOCUMENT
206 LOWER GATE



INTRODUCTION .

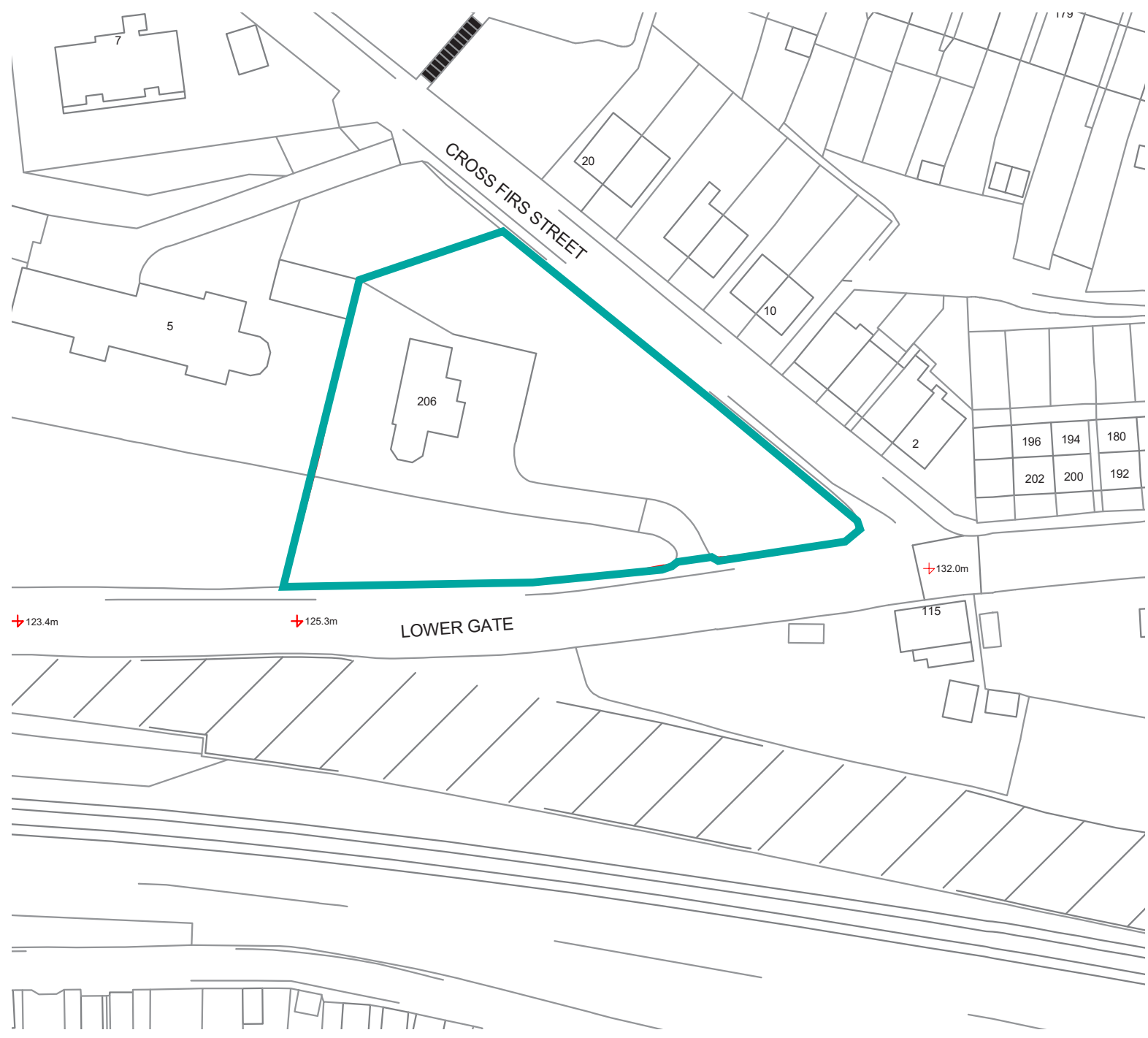


This design statement has been prepared for the proposed development of 206 Lower Gate, Longwood to develop the site for a double storey side extension, internal remodel with associated car port and other external works.

This statement has been prepared using a combination of desktop research, site survey information and local planning policies.



SITE LOCATION .



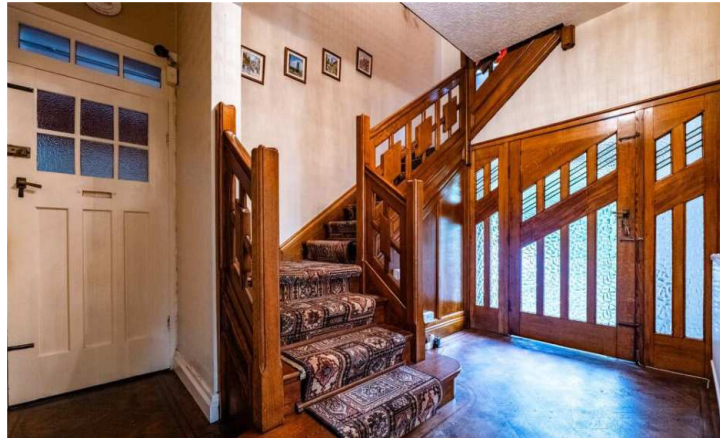
AERIAL VIEW .



SITE .
EXTERNAL PHOTOGRAPHS

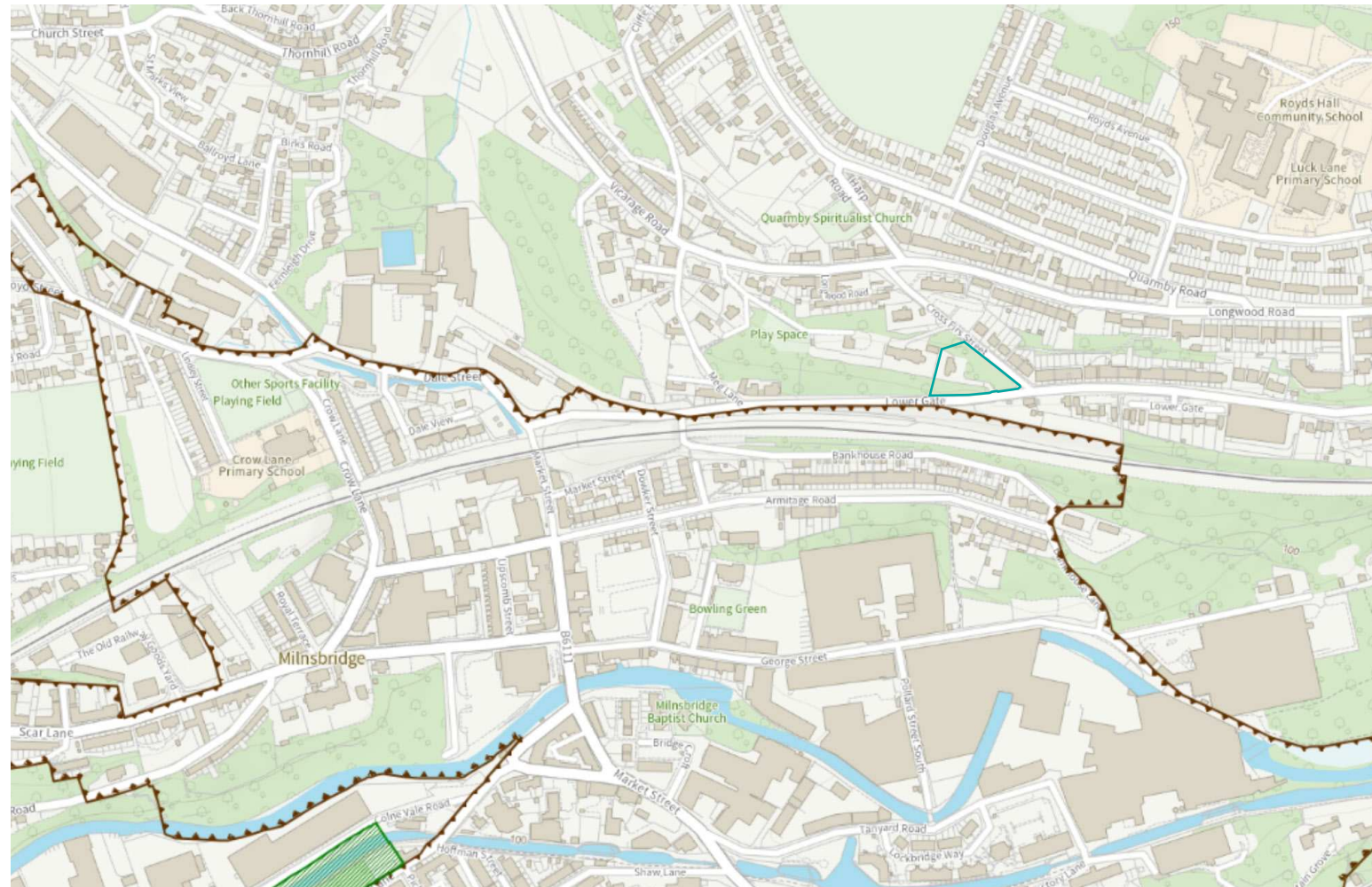


SITE .
INTERNAL PHOTOGRAPHS



PLANNING CONTEXT .

GREEN BELT

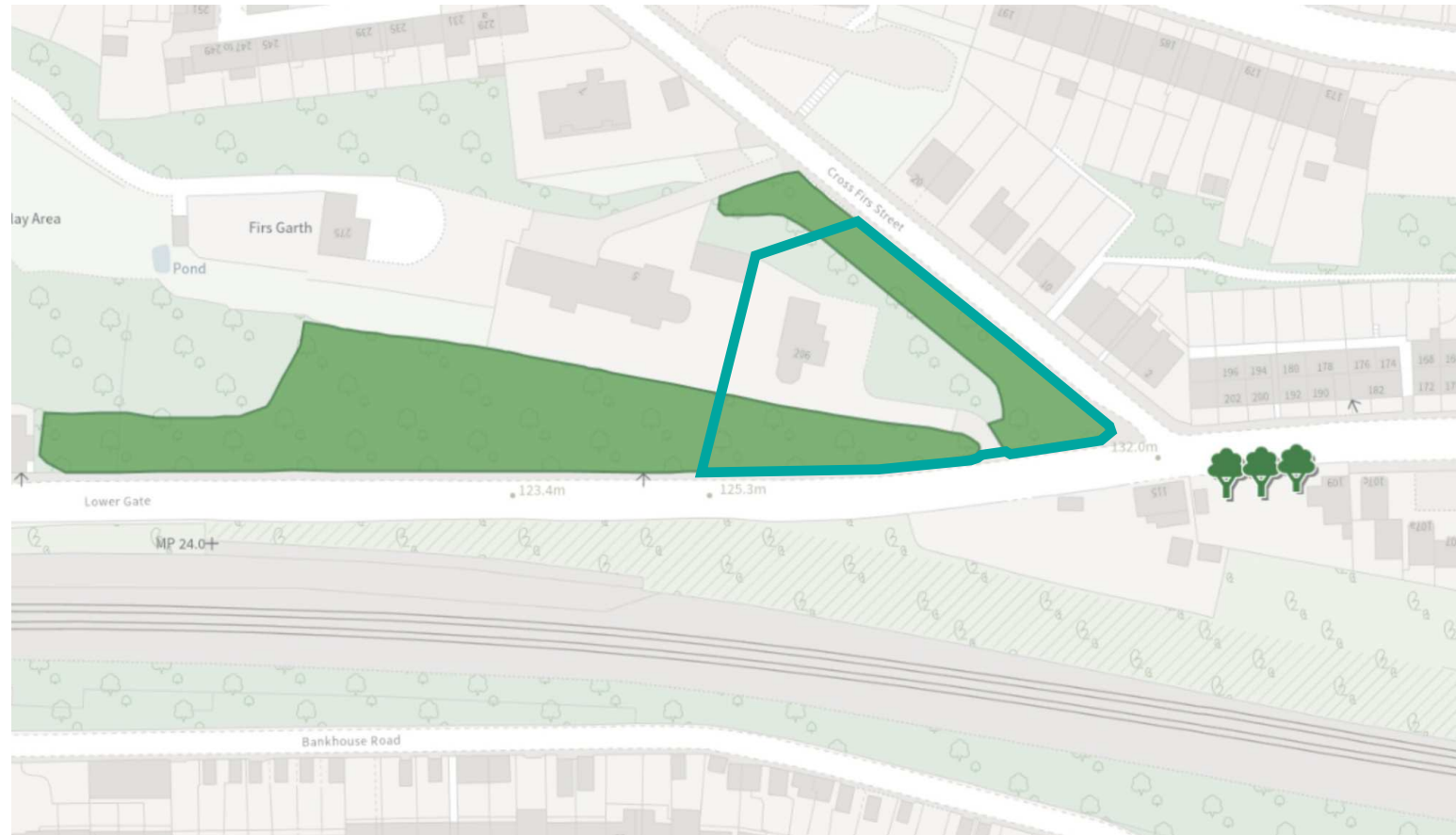


The plan above demonstrates that the site is situated well outside of the protected Green belt area.. The site is also not within the conservation area boundary which resides partly to the South site in Milnsbridge.



PLANNING CONTEXT .

TPO

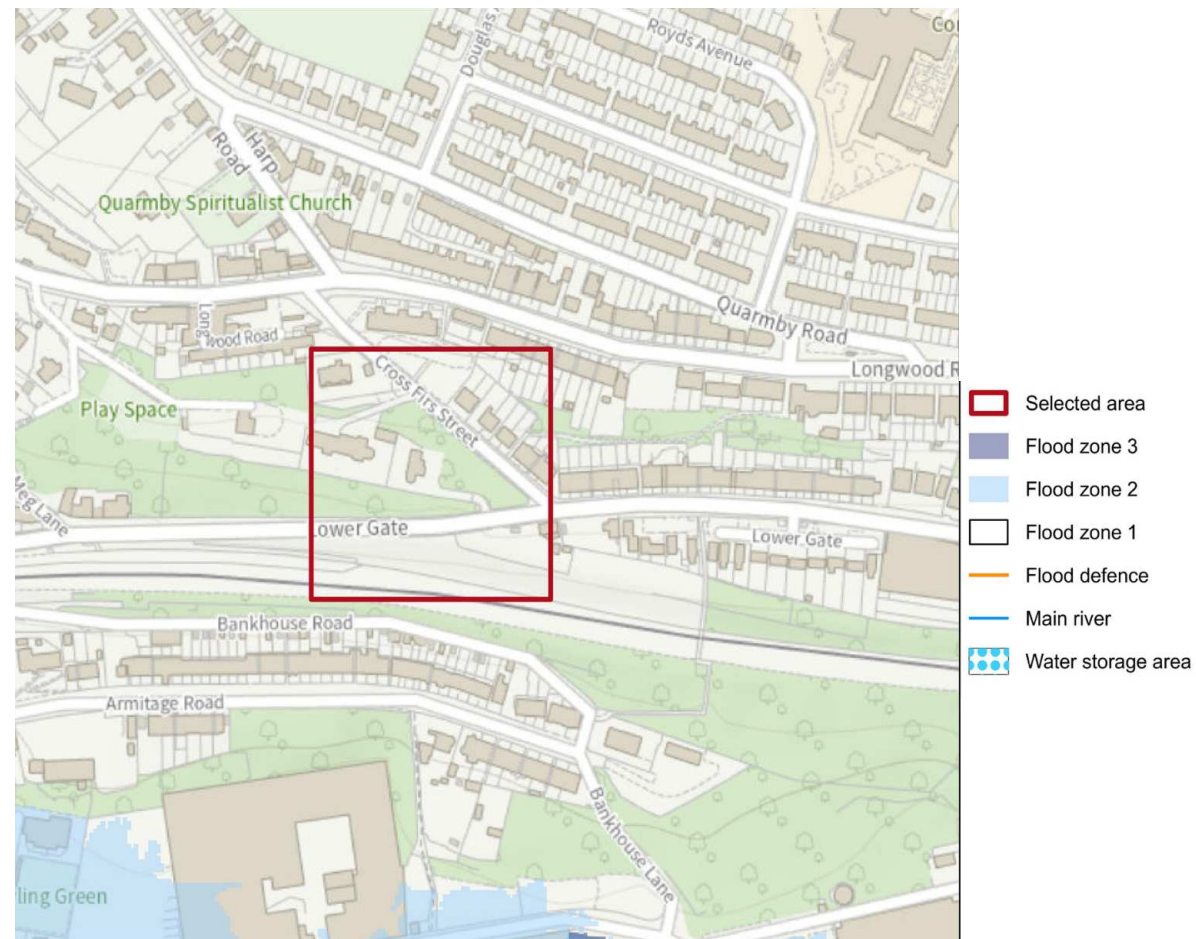


The plan above demonstrates that the site is situated within an area of protected trees the reside partially to the North, East and South of the site. However our proposed double storey side extension has no impact on any TPO areas.



PLANNING CONTEXT .

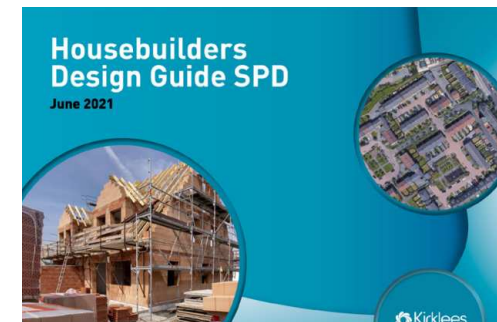
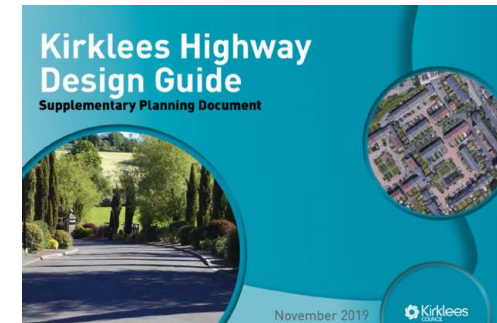
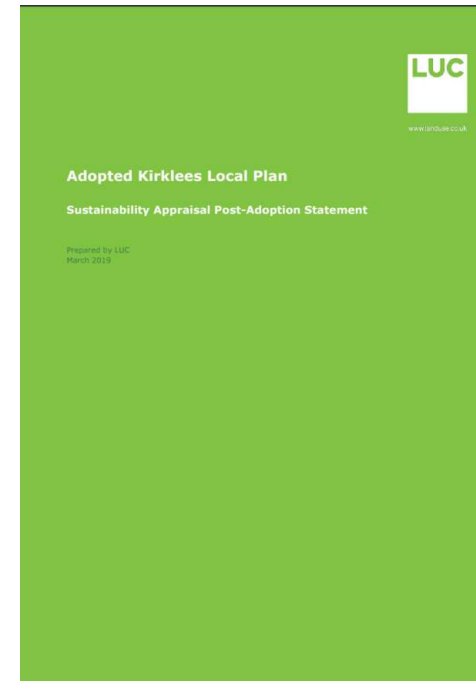
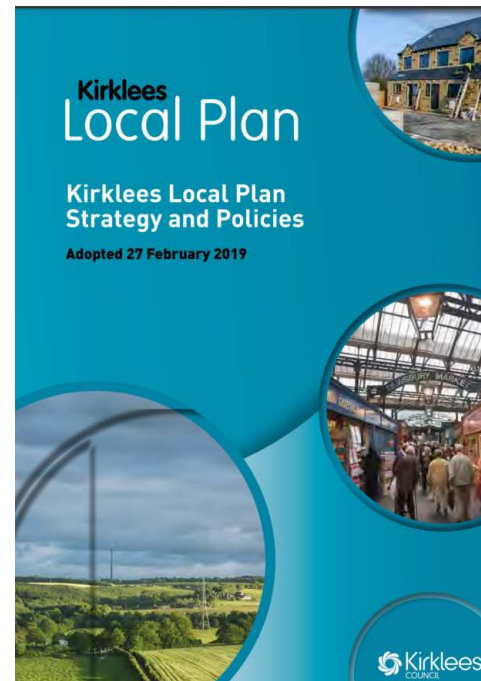
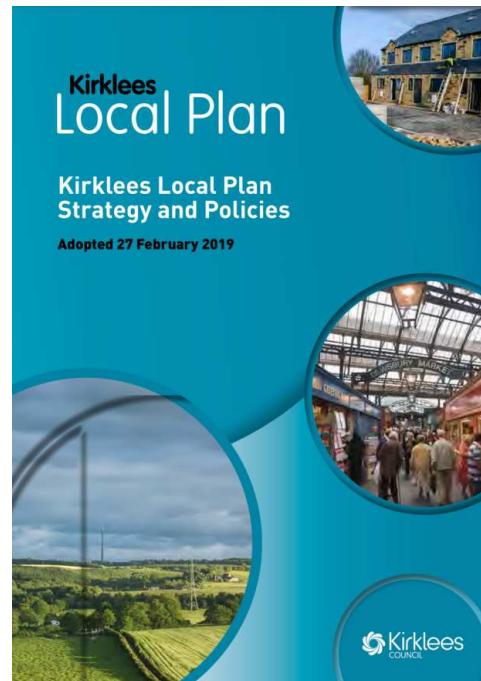
FLOOD MAP AREA



The plan above demonstrates that the site is within Flood Zone 1 and is not within 20meters of a natural water source and presents minimal risk to future development.



PLANNING CONTEXT .



The Above Shows Some Of The LPA Policy And Guidance That Was Used Throughout The Design Process. The Guidance Helps Formulate Ideas, Set Standards And Steer The Overall Scheme.



PROJECT BRIEF .

The client has approached us to assist them with extending and remodelling their home. The House has been extended with a more modern conservatory and well preserved over the years but the layout remains compartmentalised and lacks flexibility.

- Sensitive modernisation and extension of an existing detached stone family home.
- Property sits within a mature garden plot, with opportunities to improve the relationship between the house and external spaces.
- Proposed two-storey side extension above the existing garage.
- New pitched roof to continue naturally from the main house, helping the extension feel integrated with the existing property.

Internal Priorities

- Remodel the ground floor to create a more open-plan kitchen, dining and living space.
- Improve flow, daylight and everyday functionality within the main living areas.
- Strengthen the connection between the ground floor and rear garden.
- Reconfigure the first floor to create a generous principal bedroom suite.
- Principal suite to include a large bedroom, walk-in wardrobe and en-suite.
- Create an additional bedroom with en-suite above the existing garage.

External Priorities

- Replace existing windows with triple-glazed units.
- Use anthracite or black window frames for a more contemporary appearance.
- Raise the rear patio to align with the ground floor finished floor level.
- Provide a covered outdoor dining, BBQ and garden canopy area.
- Create an open car port to the rear garden area.
- Replace existing manual front gates with electric gates.

Key Constraints / Considerations

- Structural capacity of the existing garage to support a first-floor extension.
- Careful roof integration with the existing house.
- Drainage strategy, particularly around the raised patio and external works.
- Scale and appearance of the two-storey side extension in planning terms.
- Impact of the proposed front gates on TPO area

Client Priorities

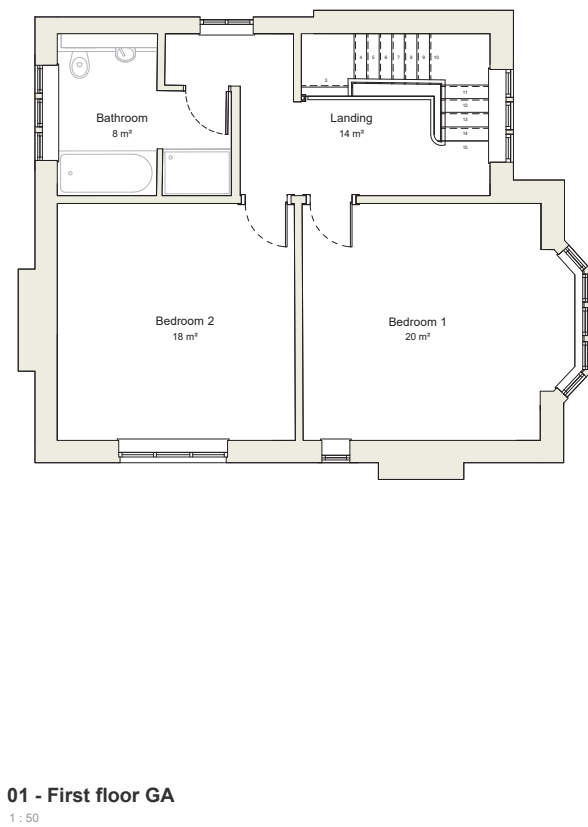
- Maximise practical family living space.
- Improve energy performance and comfort.
- Create a coherent, well-considered upgrade to the property.
- Avoid unnecessary complexity where simpler, robust solutions can achieve the desired outcome.



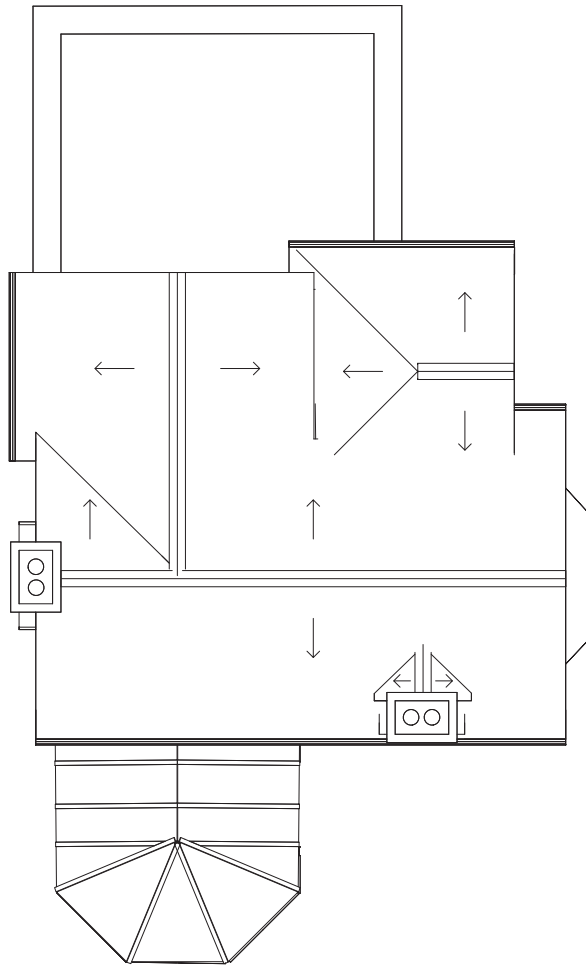
DESIGN ASPIRATION .
EXTERNAL



EXISTING .



EXISTING .



Roof Plan

1 : 50



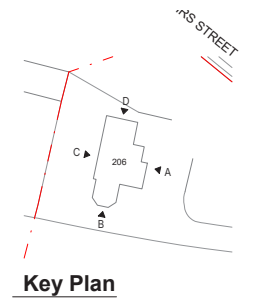
EXISTING .



East Elevaion - A
1 : 50



South Elavation - B
1 : 50



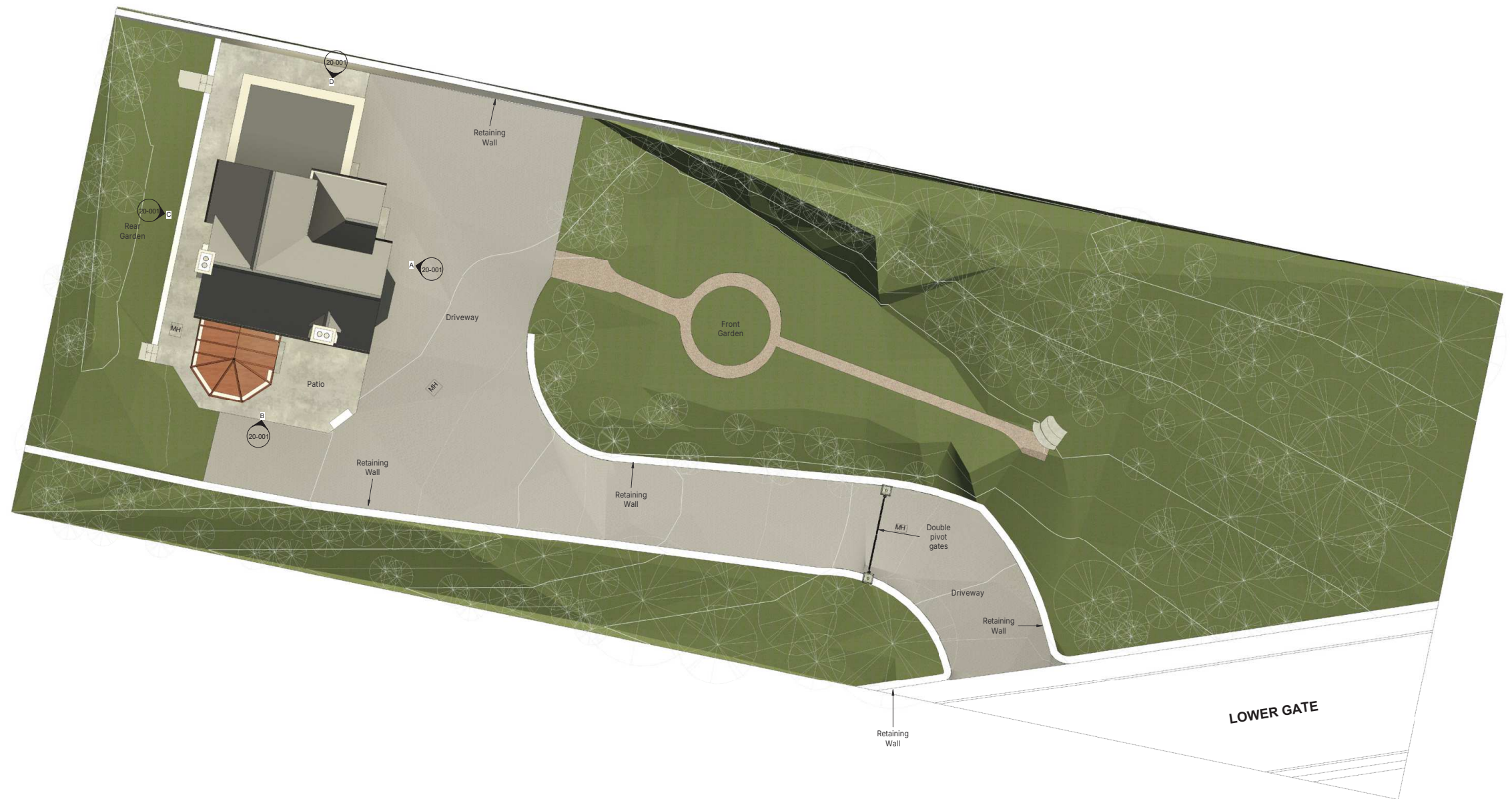
West Elevation - C
1 : 50



North Elevation - D
1 : 50



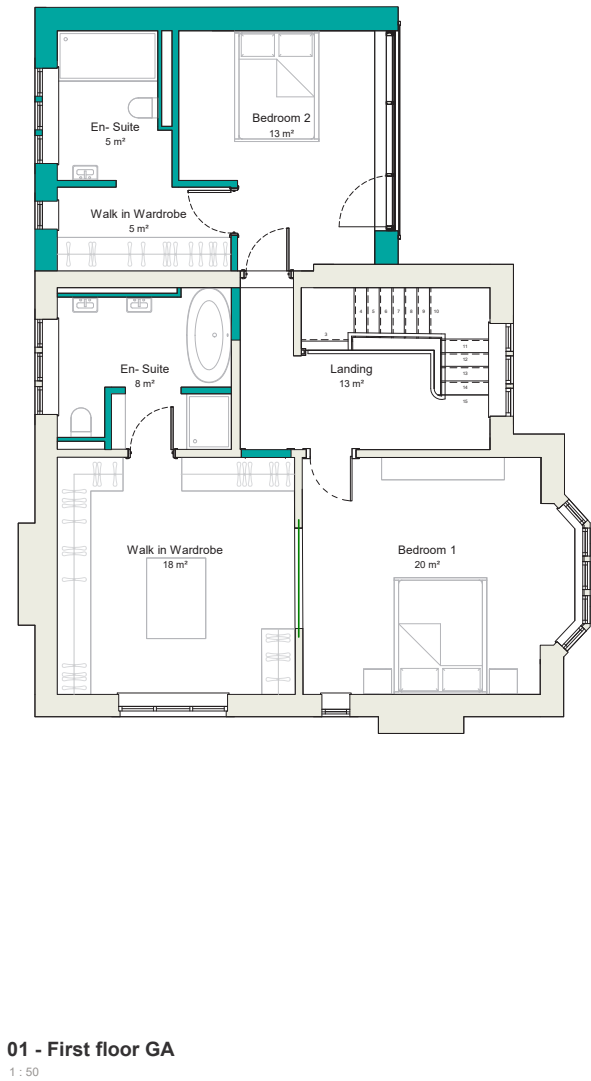
EXISTING .



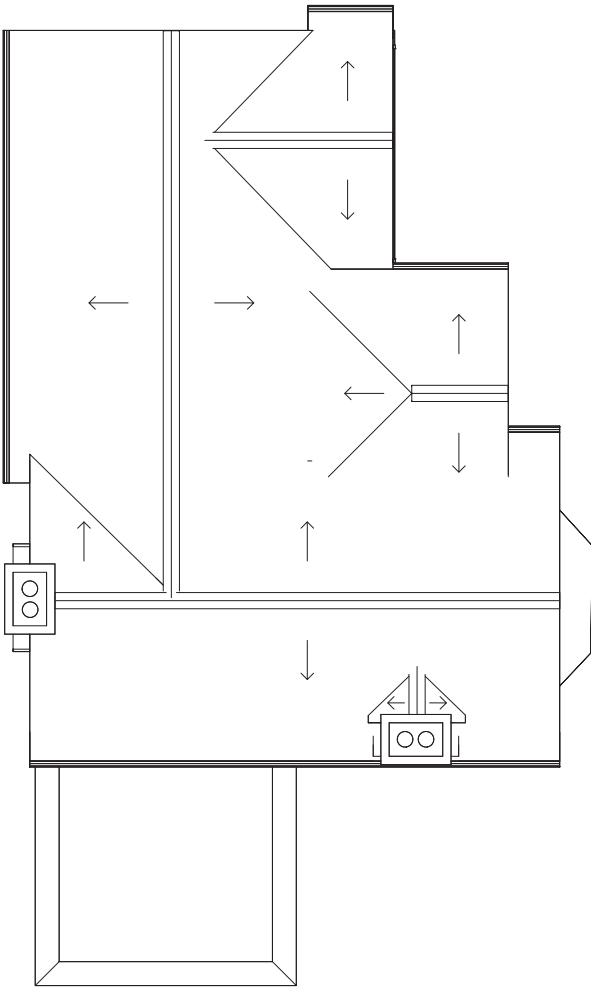
Existing Site Plan
1 : 100



PROPOSED .



PROPOSED .



Roof Plan

1 : 50



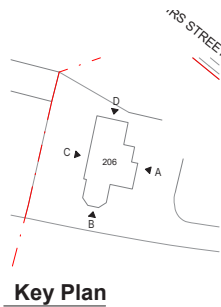
PROPOSED .



East Eleaion - A
1 : 50



South Elavation - B
1 : 50



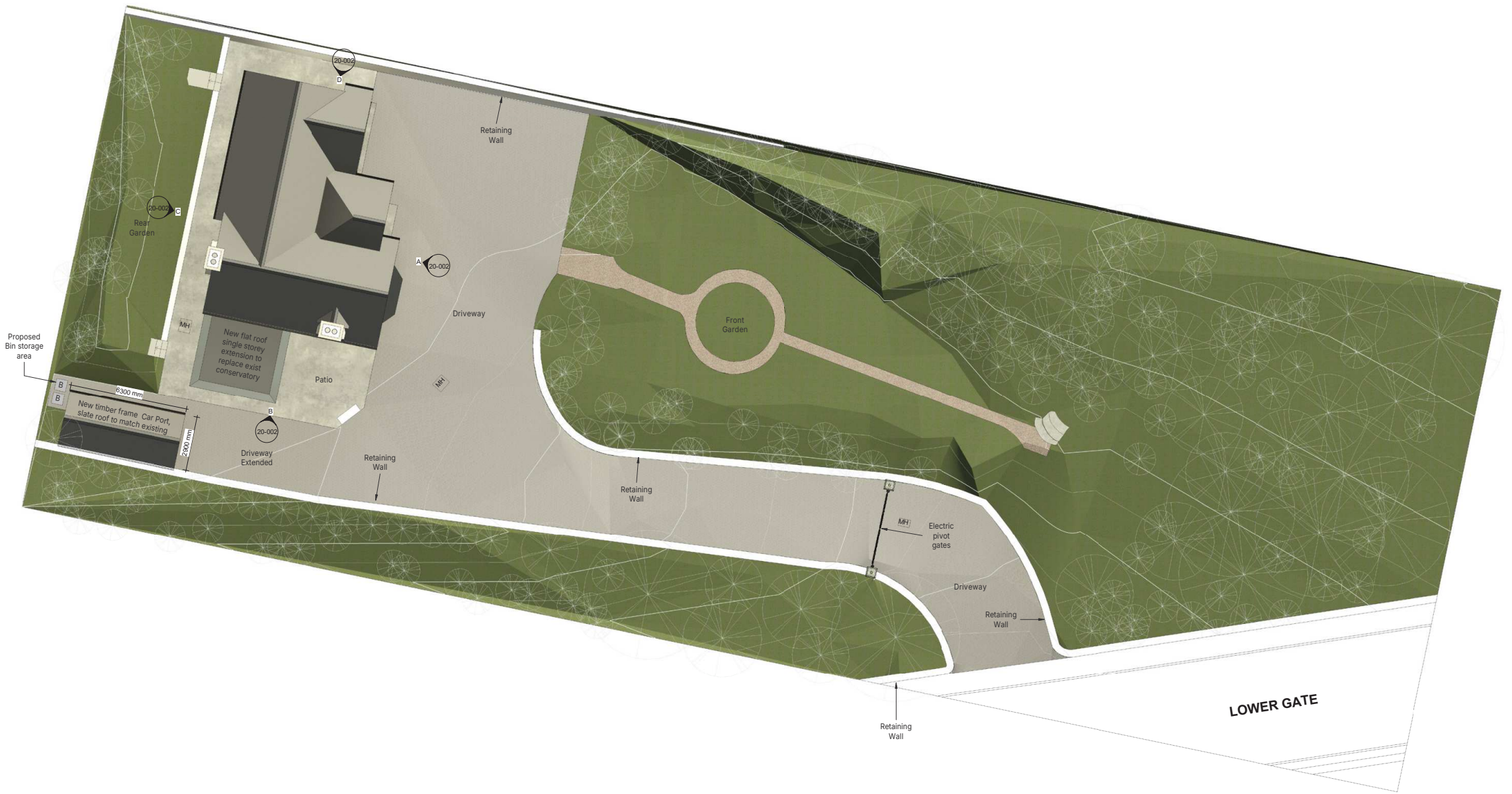
West Elevation - C
1 : 50



North Elevation - D
1 : 50



PROPOSED .



Proposed Site Plan
1 : 100



VISUALS .



VISUALS .



