

We purchased the property with the aim to improve and refurbish, in a manner commensurate with its Victorian build date.

Internally, the aim is to return as many period features as possible (fireplaces, skirting, architraves, picture rails, flooring etc.), whilst improving the practicality of the space as a family home. Electrical upgrades, and heating and plumbing improvements are also planned. Structural changes are also planned. The works are all intended to take place under a Building Regs application.

The intention for the top/2nd floor is just a layout change that adds a shower room to the available space, whilst retaining the 2 existing bedrooms.

The first floor will remain unchanged regards layout.

The intention with regards to the ground floor is as follows.

At the rear, a small extension is planned in order to square off a small area to the side of the kitchen. Internal structural changes alongside this extension will enable the creation of a larger kitchen. Double doors between kitchen and dining room are intended. In addition, a utility room is to be created at the rear of the space.

It is planned also to convert the existing adjoining garage into a joint gym/home-office, and to open up internal access to it from the ground floor hall.

Externally the intentions are as follows.

The rear extension will be finished with a painted render, to match the existing single storey part of the house at the rear. The extended roof will be re-laid with slate on the pitched areas, with a flat roof covered with a flexible fibreglass membrane finish.

Window and door layout changes as per the drawings.

Existing windows are white uPVC, and all of an age that require replacement. They will be replaced with white uPVC, new units will be sliding sash windows. Rear bifold doors to be aluminium framed units.

Front door is intended to be new composite door and frame, in similar design/style to existing.

On the front of the house, it is intended to replace the garage door with infilled brickwork and windows to suit. A brick match of a blend of Warnham Red and Apollo Red is an excellent match to the existing face brick. The garage is essentially not practicable for use, due to the gradient of the existing drive, and is better suited to a conversion to habitable space.

We also would like to remove the existing uPVC porch, and replace with a brick and painted timber custom built open porch, with steps down to the drive and change of orientation leading straight towards the road.

Finally, we intend to landscape the front of the property. We would like to adjust and lower the gradient of the drive slightly, and to open up the area to provide an additional space for parking a vehicle. It is intended to keep a raised area, to be landscaped with decorative gravel and planting, with boundary walls laid in brick to suit existing, with capped piers and black railings between. Drive to be finished with traditional look/tumbled cobbles or setts.