

## Overview

The proposed design seeks to improve the existing internal layout by creating more usable space; altering the existing rooms into a simple and refined layout.

The addition of the rear extension will make the living spaces brighter and give them an enhanced connection to the garden providing a direct access to it. The extension will provide a new play room.

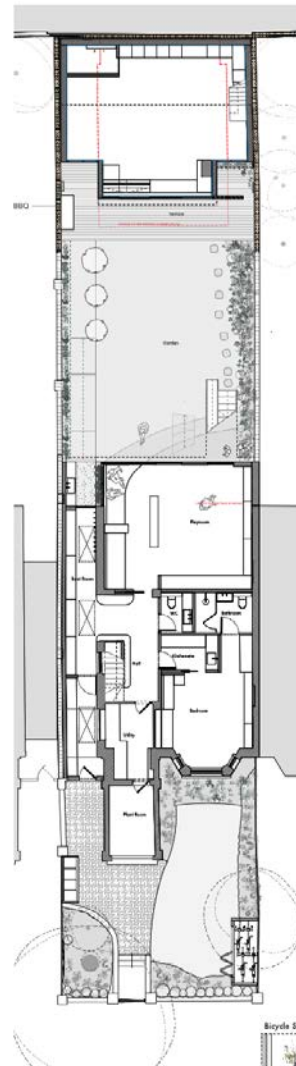
The addition of the infill extension to the flank elevation will make more efficient use of the space, providing a new boot room for a large family dwelling. The new roof to this area will be a living green roof. The proposed integrated roof lights will provide additional natural light to the new lower ground space.

The design of the proposed extensions is intended to ensure it retains the existing external appearance of the building - using appropriate external facing materials that match those of the main house.

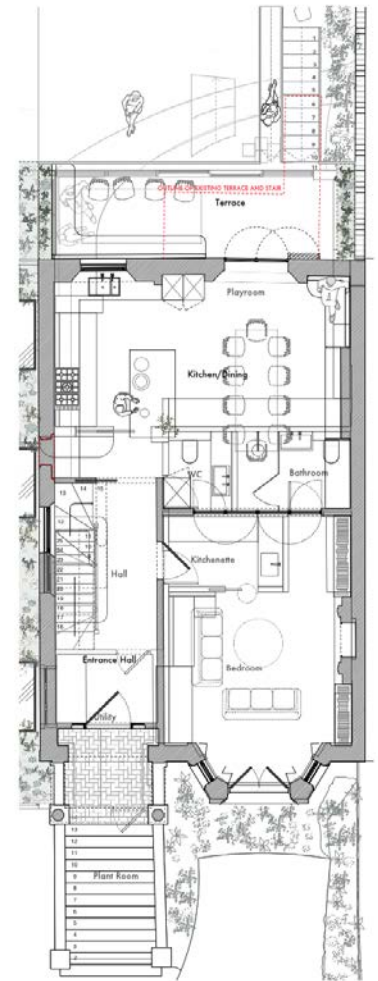
The new black framed, slimline crittal glazing at the rear of the lower ground floor will be a harmonious addition. The black frames will give the house a contemporary feel, whilst the traditional style enhances the original character of the house, and the architecture seems both new and historic, yet providing clarity and coherence to the house.

The redesign of the existing garden room will make it integral to the garden and have a direct visual and aesthetic connection to the main home. Concerned about the massing and the perceived heaviness of the existing garden room we are proposing a less rigid lightweight construction. Careful consideration has been given to the footprint and the height of the new proposal. It would be built behind the line of the existing building and would take in the full width of the rear property allowing more amenity space in the garden. The roof of the new garden room will be a living green roof. The new garden room would provide a new space for family activities. The total height of the building would be similar to the one of the existing construction.

**Figure 6.6**



**Figure 6.7**



**Figure 6.6** Proposed Lower Ground Floor, Garden and Garden Room Plan **Figure 6.7** Proposed Ground Floor Plan. **Figure 6.8** Proposed Front Elevation. **Figure 6.9** Proposed Rear elevation **Figure 7.0** Proposed Side Elevation **Figure 7.1** Proposed Garden Section **Figure 7.2** Proposed Garden Room Section **Figure 7.3** Proposed Garden Room Front Elevation **Figure 7.4** Proposed Garden Room Side Elevation

# DESIGN

**Figure 6.8**



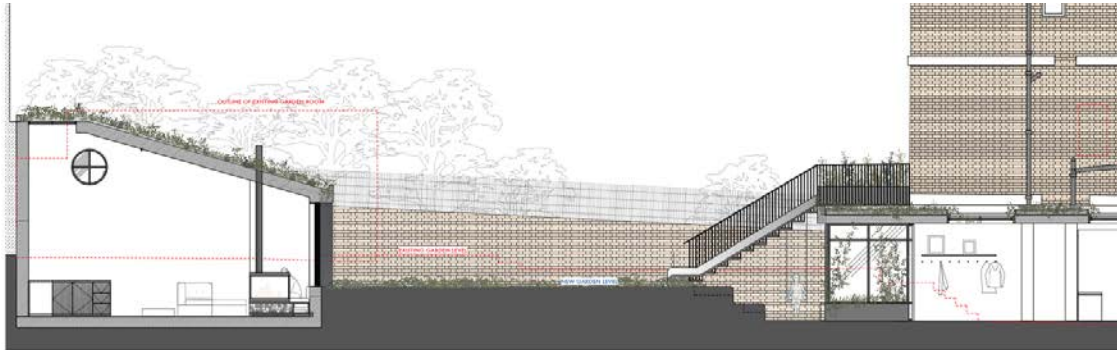
**Figure 6.9**



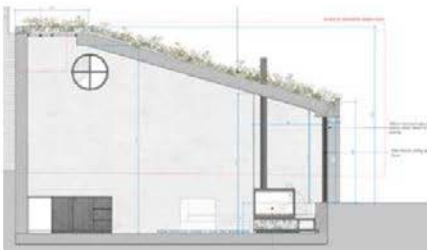
**Figure 7.0**



**Figure 7.1**



**Figure 7.2**



**Figure 7.3**



**Figure 7.4**





## Demolition & Construction

The existing studio room will be demolished and rebuilt. The ground below it will be excavated to lower its existing level. It will be accessed via a stair from the garden. Lowering the garden room level will reduce its massive appearance and would make it subordinate to the main house. It will harmoniously fit it in to the landscape.

The main part of the demolition of the actual house will take place in the rear of the lower ground floor where the rear extension is proposed. The existing rear lower ground floor elevation will be removed and the lower ground floor will be extended by 2.1m. The extension will generate an enlarged roof terrace on the upper level.

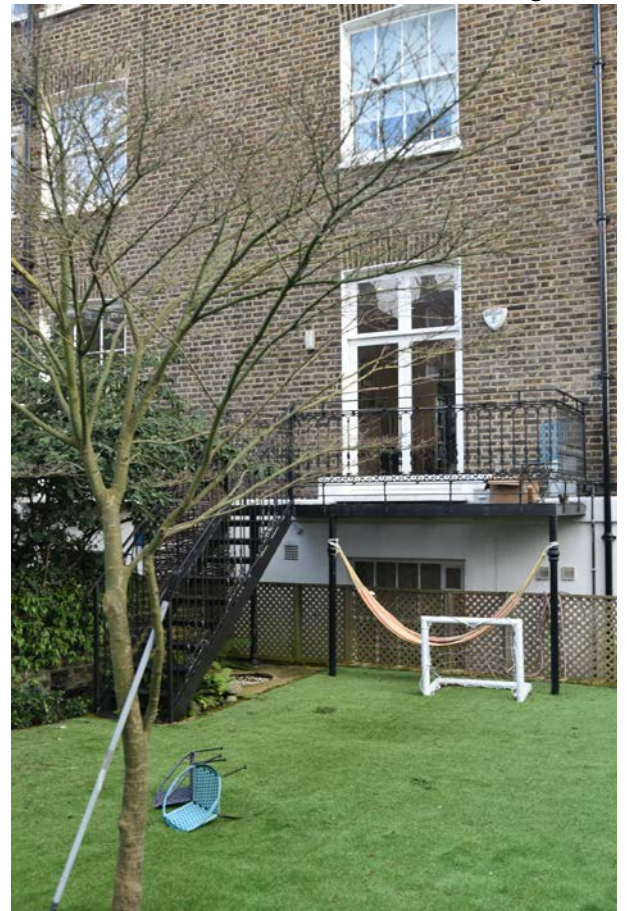
On the ground floor level the existing external staircase will be demolished and rebuilt to provide access to the extended terrace. The new staircase will match the existing material used in the construction of the existing stair, which will help to enhance the appearance of the house. The stair will be set away from the boundary of the neighbouring property to minimise any impact in terms of privacy.

The proposed cycle and bin stores in the front garden will be positioned to limit the visual impact to the front elevation.

Since the proposed layout features some new partitions, a few internal walls need to be taken down.

**Figure 7.5** View of the rear of the property showing existing staircase at ground floor level **Figure 7.6** View of the rear of the property where lower ground floor level windows face the retaining wall of garden **7.7** Lower Ground Floor Showing Demolition and Construction **7.8** Garden Section Showing Demolition and Construction **7.9** Ground Floor Showing Demolition and Construction **8.0** Rear Elevation Showing Demolition and Construction

**Figure 7.5**



**Figure 7.6**

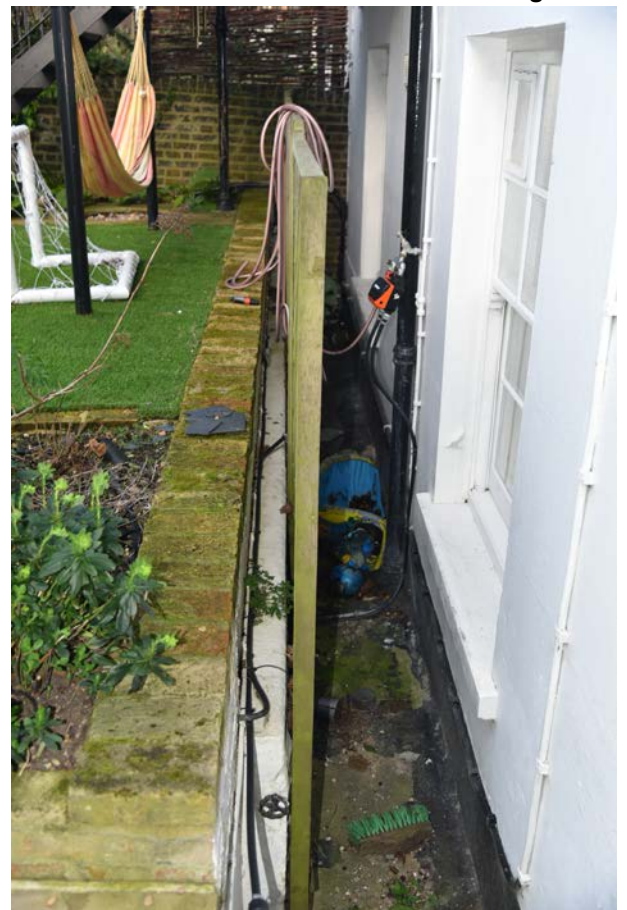


Figure 7.7

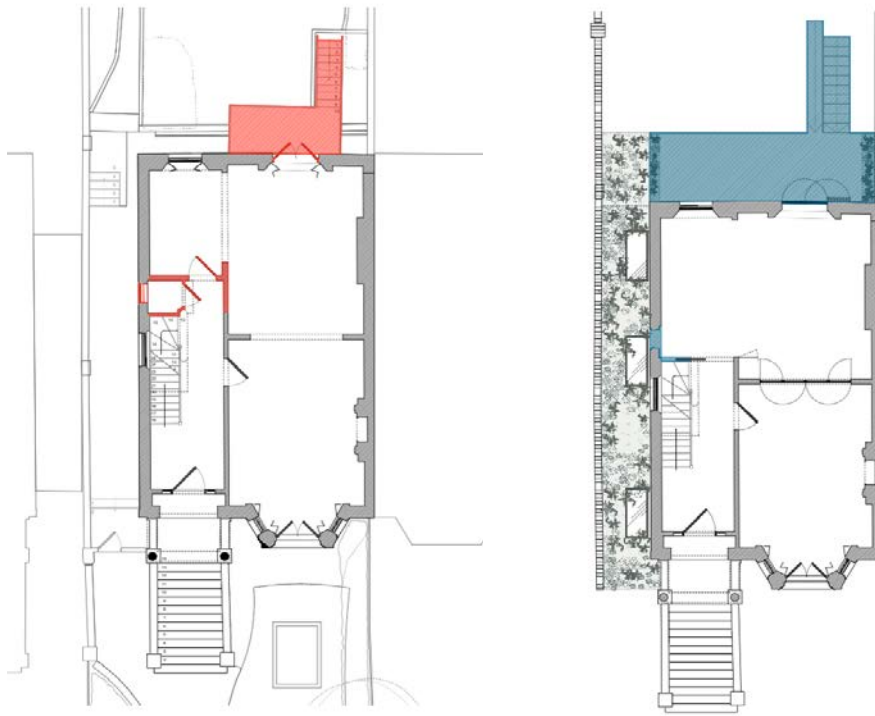


Figure 7.8





**Figure 7.9**

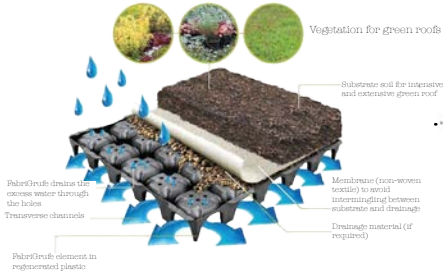


**Figure 8.0**



# PROPOSED MATERIALS

## GrufeKit planted roof system

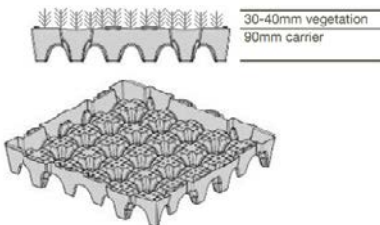


GrufeKit green roof can be laid on any waterproof membrane. The modular kits are very easy to install and require no specialist assistance.

A green roof is a low maintenance installation, although the roof can be trimmed if desired. Eco-roofs do not need any kind of hydration system, as drainage mats used in a green roof installation retain rainwater.

The roofs designed to be low-maintenance require visits once or twice a year to clear gutters and drains and remove any unwanted debris or litter.

Black, slimline double glazed Crittall style windows



Yellow brickwork to match existing



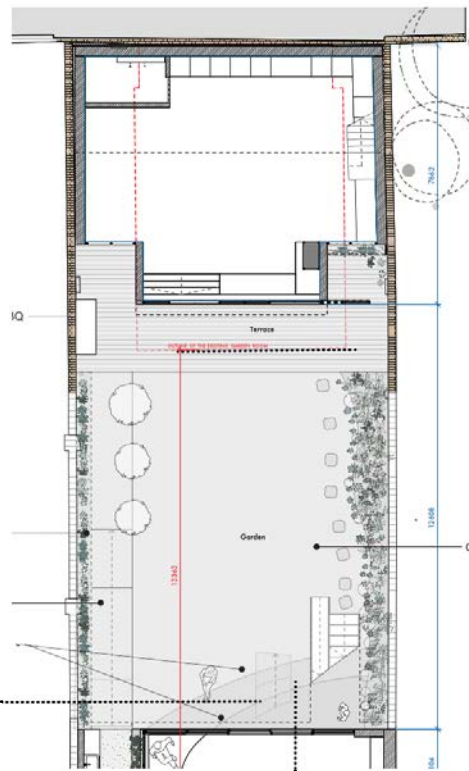
Dark timber cladding



Dark tinted glazing

# LANDSCAPE DETAILS

Brick steps inserted in grass



Landscape Steps covered in grass



## Undercover Architecture

Established by Estelle and Luke Chandresinghe in 2012, Undercover is a London based chartered practice of young, vibrant, maverick architects and designers committed to excellence, innovation, attention to detail and strategic thinking. The practice's team come from backgrounds in Architecture, Engineering, Set Design and Fashion and part of the studio is dedicated to experimental pieces and prototypes.

Undercover projects are a result of the caring, creative and dedicated nature of its team and of the bespoke comprehensive knowledge offered to its clients.