

JKT
ARCHITECTURE

Concept Booklet

17.05.23

This booklet contains 2D and 3D concept proposals for the redevelopment of this bungalow property. The different options have been presented to portray a variety of development opportunities and layouts. Different elements of the options presented, can be combined to form a proposal best suited to the clients vision and requirements.

Client Brief:

Main Objective:

Bungalow renovation incorporating an extension.

Brief:

- You would like to renovate your existing bungalow by reconfiguring the internal layout and adding an extension.
- The renovation should aim to provide the following: An open plan kitchen/living/dining area, separate living room, office (that can also be used as a single bedroom), separate WC, bathroom, utility and a minimum of 3 bedrooms (potentially including the office).
- The kitchen/living/dining space is to be large enough to accommodate the existing dining table (2.5m-3m long). You would also like access to the garden in the form of patio doors (you are not keen on Bi-fold doors). You would also like a pyramid rooflight over this space if a flat roof extension is to be incorporated.
- The separate living room is to also incorporate patio doors if possible.
- The utility is to provide plenty of storage for coats and shoes and be easily accessed from the main entrance.
- The bathroom is to provide space for a separate shower and bathtub.
- You are open to converting the existing garage and outbuilding to merge with the main house or alternatively demolish the structures to provide space for a new extension.
- You are also open to a front extension to square off the house at the front.

Other:

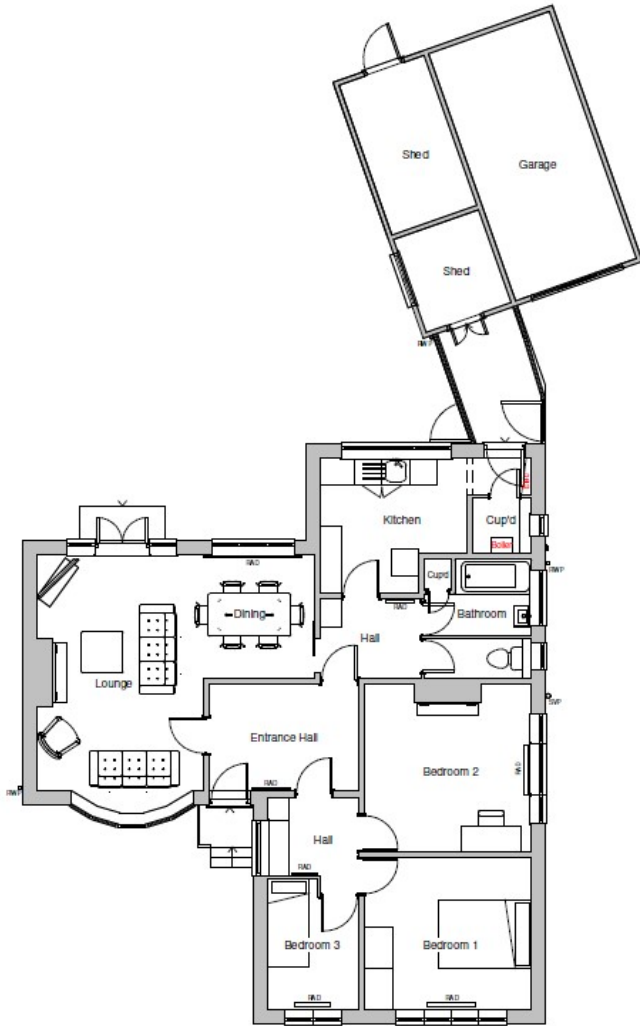
Externals

- You would like to form a patio area at the rear of the house in front of any potential extension.
- A new storage shed may be required if the existing garage and shed are to be demolished.

Brief

The measured survey produced an accurate set of existing building plans and elevations and captured a record of the surrounding site and drainage. Some measurements in the existing loft space were taken and it was quickly decided that the option of a dormer conversion would not be feasible, without significantly altering the height and structure of the existing roof. As such, this proposal was omitted from the project brief. From undertaking the survey, it was difficult to fully establish which of the ground floor walls were load bearing without an intrusive investigation. Proposals to remove any walls will have to be further investigated to establish additional support requirements.

Brief



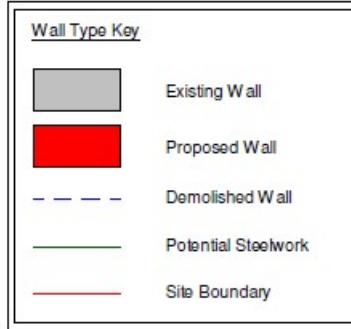
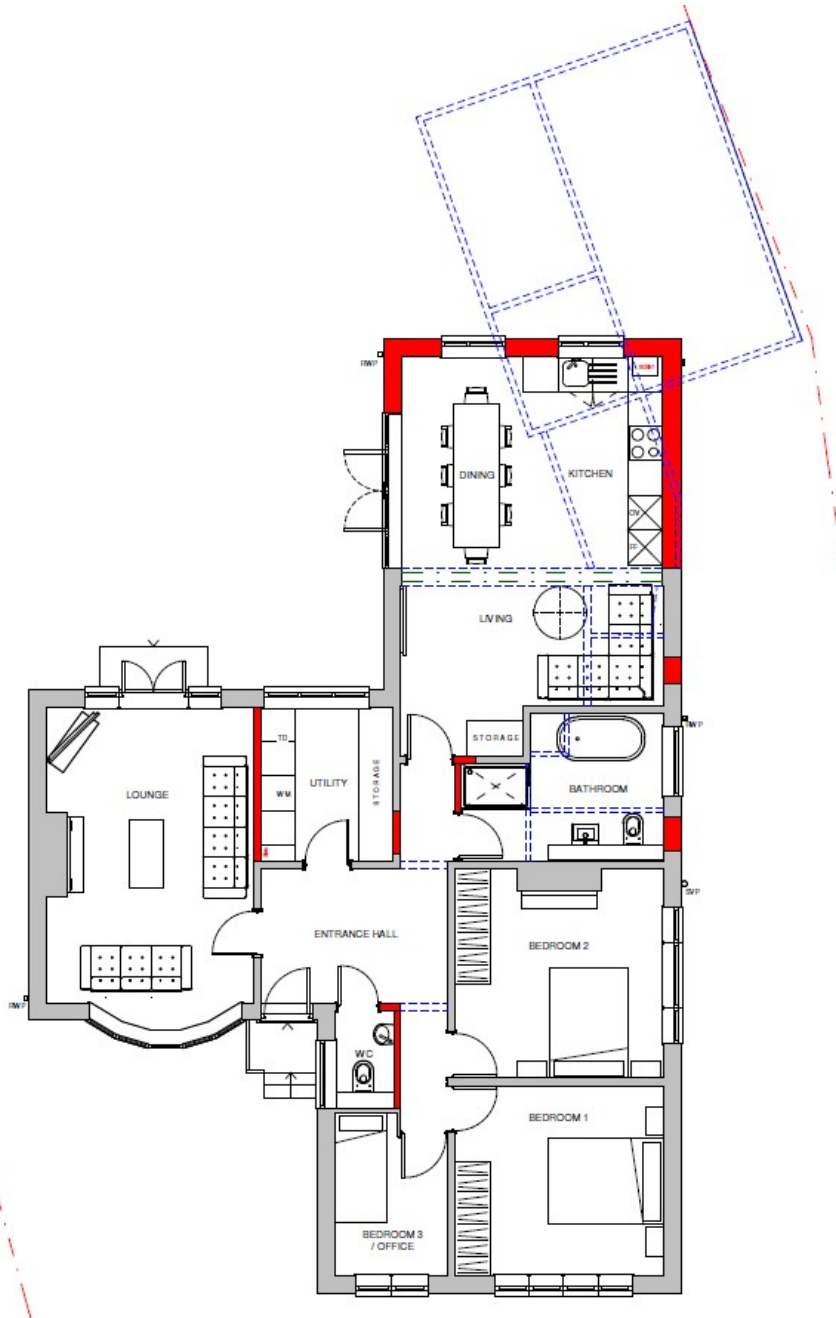
Existing Floor Plans



Site Plan

Concept Option 1

Ground Floor

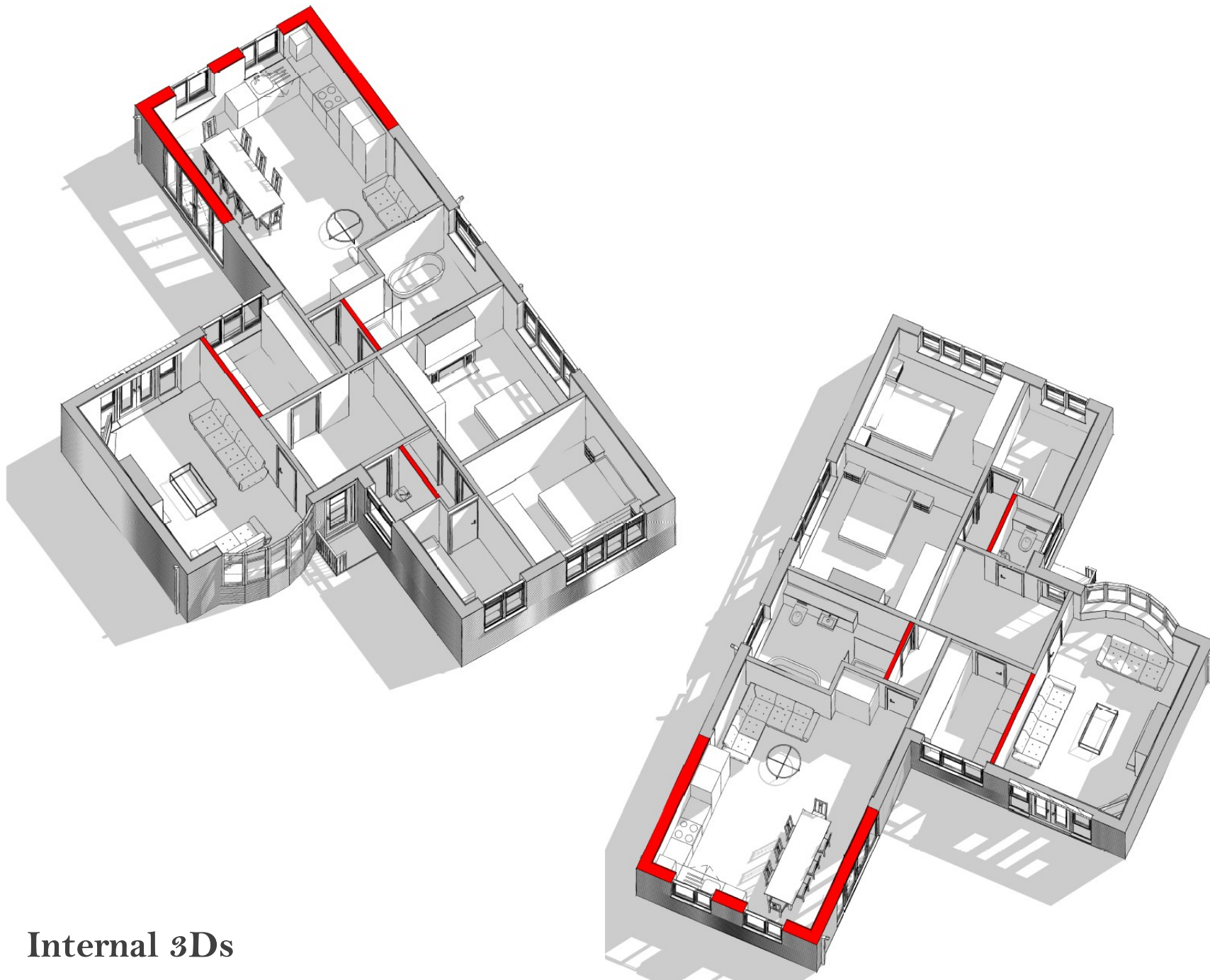


Option 1 proposes to demolish the existing garage and outbuildings at the rear of the property and add a small extension to the back of the existing kitchen area. The existing kitchen rear wall will be demolished to open the space into the new extension. This new area will form an open plan kitchen/living/dining space, incorporating glazed French doors which open into the rear garden.

Elsewhere, the existing bathroom and WC have been merged to form a large family bathroom and a new partition wall has been erected within the lounge to form a new utility, accessed from the main entrance hallway.

At the front of the house, the existing hall space has been reconfigured to form a separate WC also accessed off the main entrance hallway.

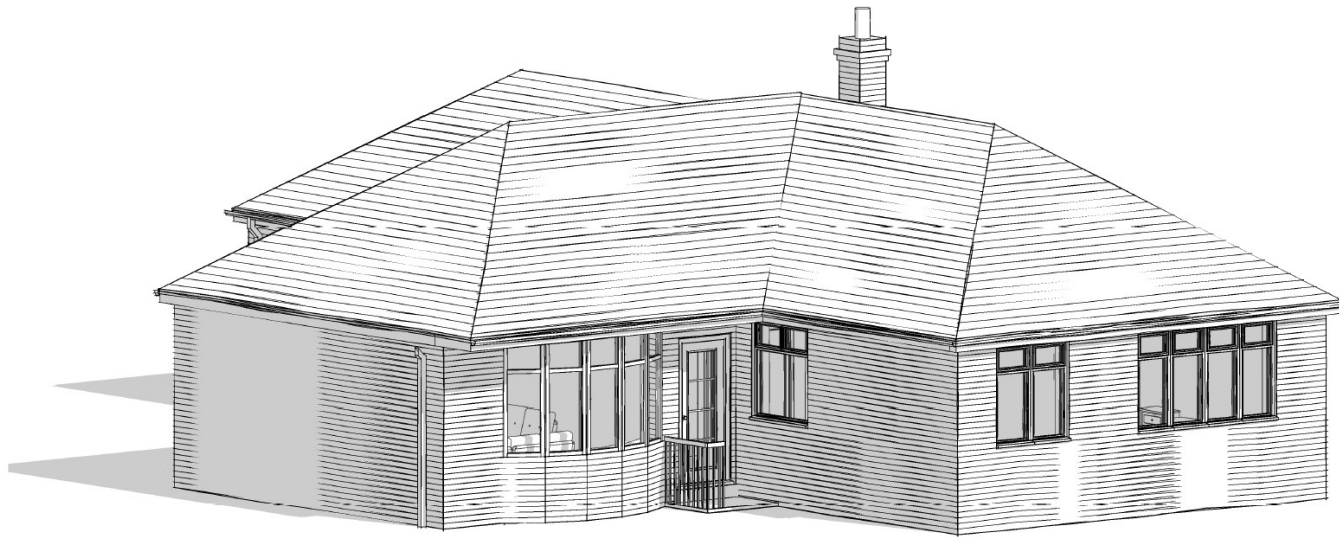
Ground Floor Plan



Internal 3Ds

Concept Option 1

Internal 3D



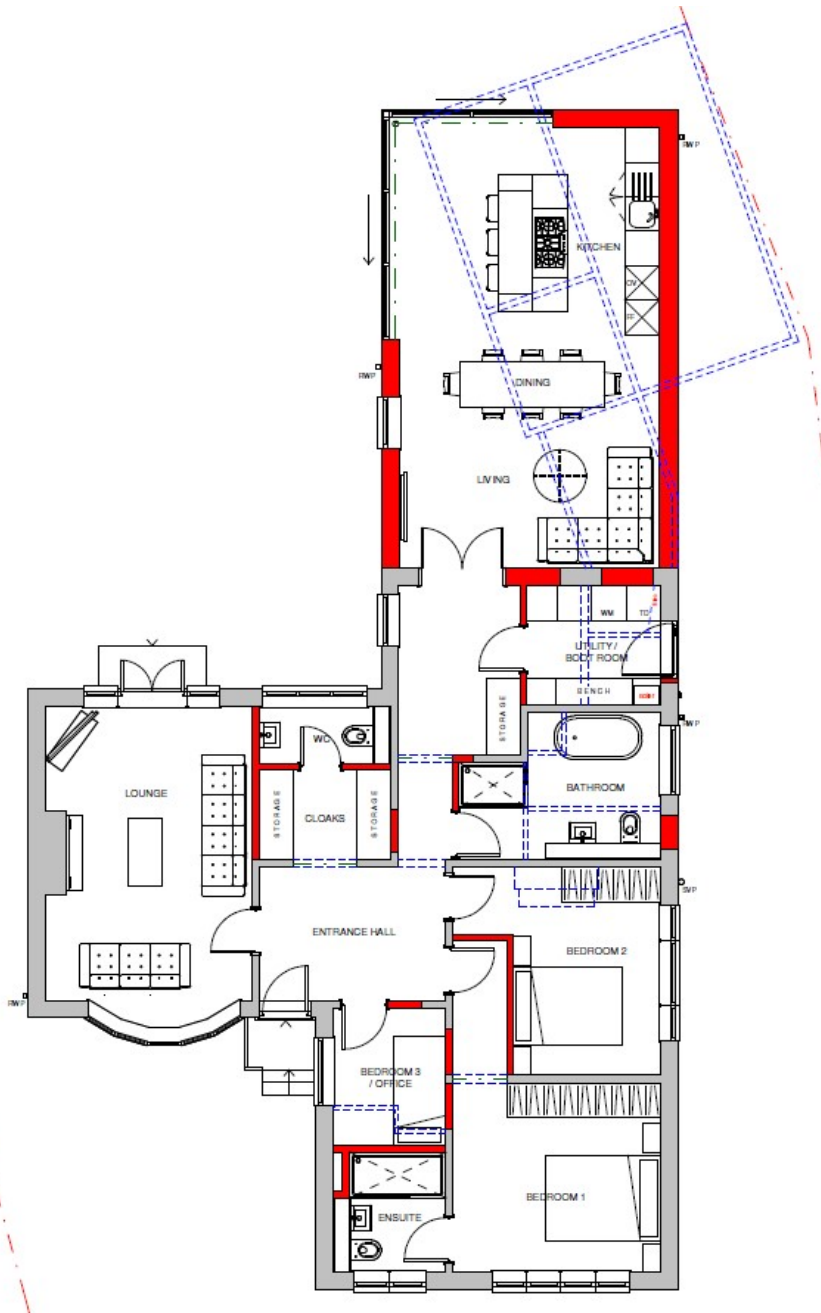
External 3Ds






Concept
Option 1

External 3D

Concept Option 2

Ground Floor



Wall Type Key	
	Existing Wall
	Proposed Wall
	Demolished Wall
	Potential Steelwork
	Site Boundary

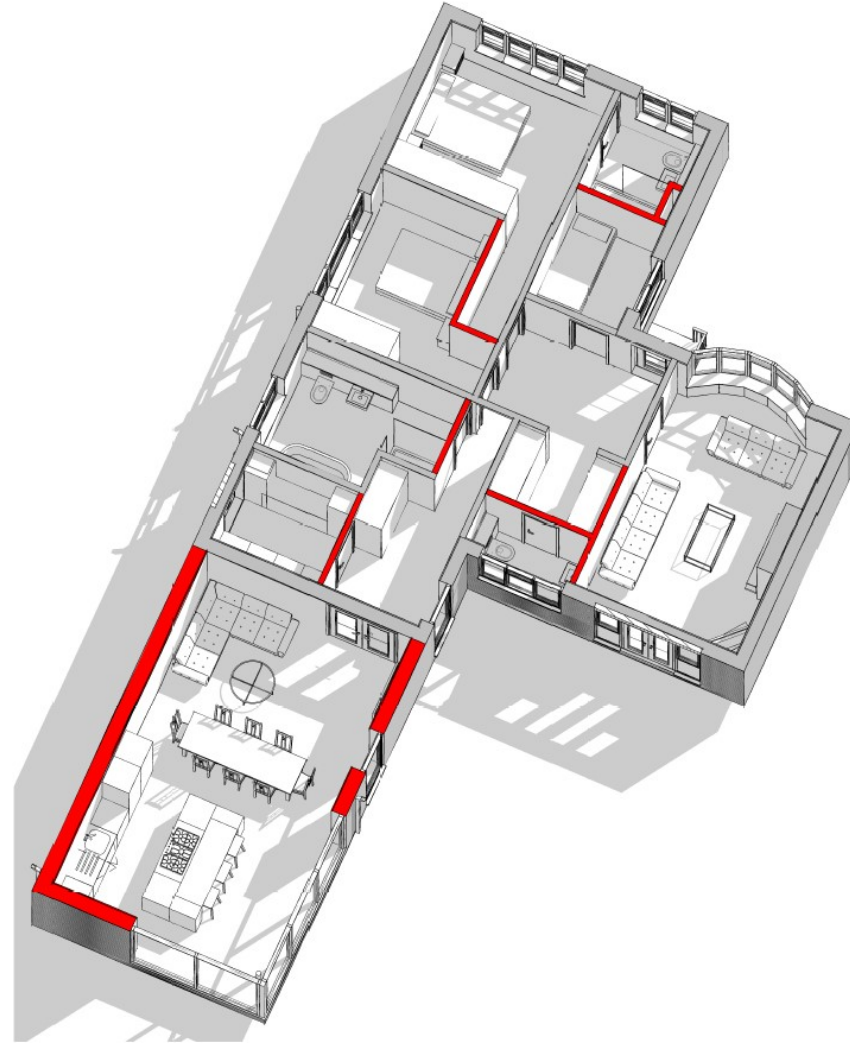
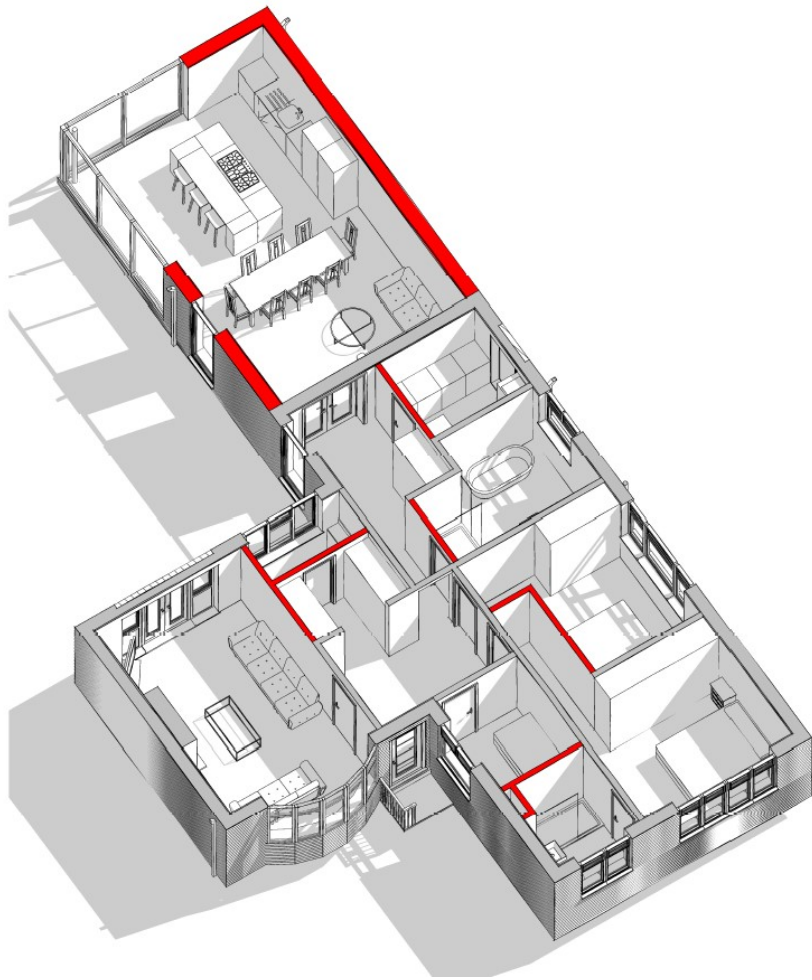
Option 2 proposes to demolish the existing garage and outbuildings at the rear of the property and add a large extension to the back of the existing kitchen area. This new area will form an open plan kitchen/living/dining space and incorporate feature, glazed corner sliding doors which open into the rear garden.

Elsewhere, the existing boiler cupboard has been enlarged to form a new utility/boot room, with a new side entrance, whilst the bathroom and WC have been merged to form a large family bathroom.

A new partition wall has been erected within the lounge to form a new cloak storage area and separate WC accessed from the main entrance hallway.

At the front of the house, the existing hall space and bedrooms have been reconfigured to provide a new ensuite to bedroom 1 whilst maintaining three separate bedrooms.

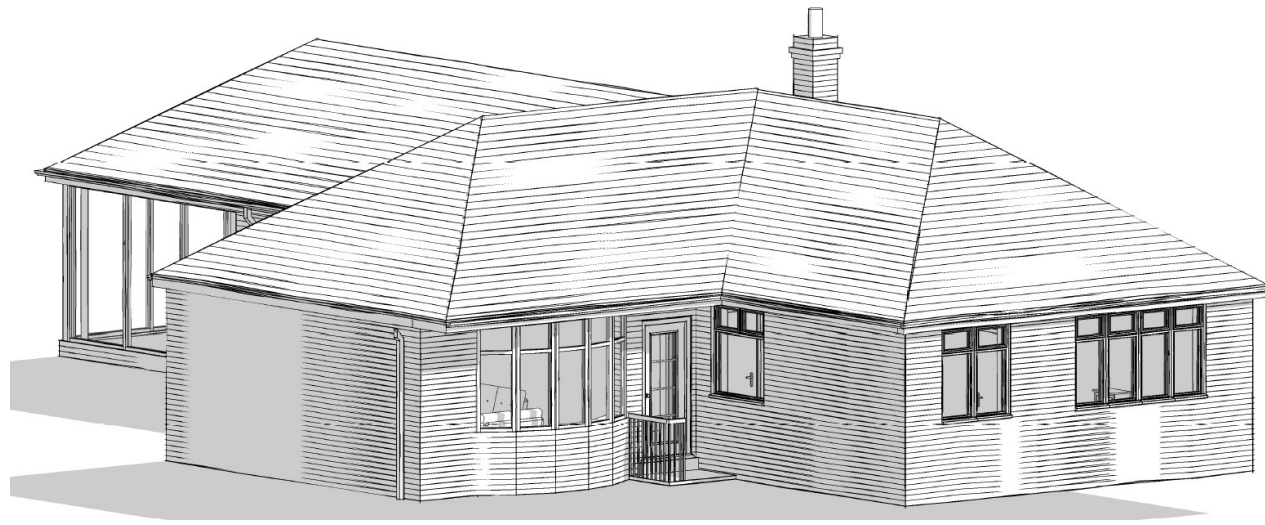
Ground Floor Plan



Internal 3Ds

Concept Option 2

Internal 3D



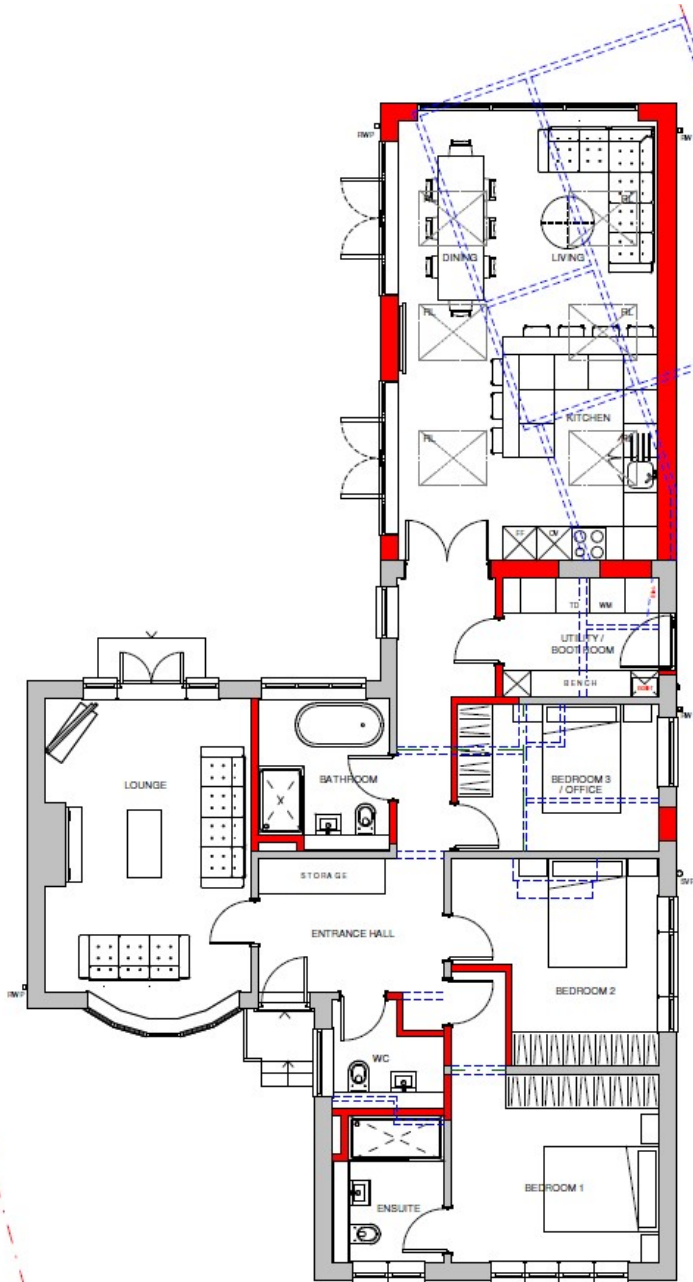
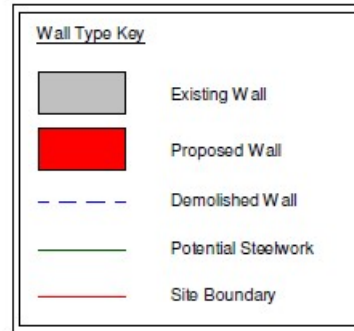
External 3Ds

**Concept
Option 2**

External 3D

Concept Option 2A

Ground Floor

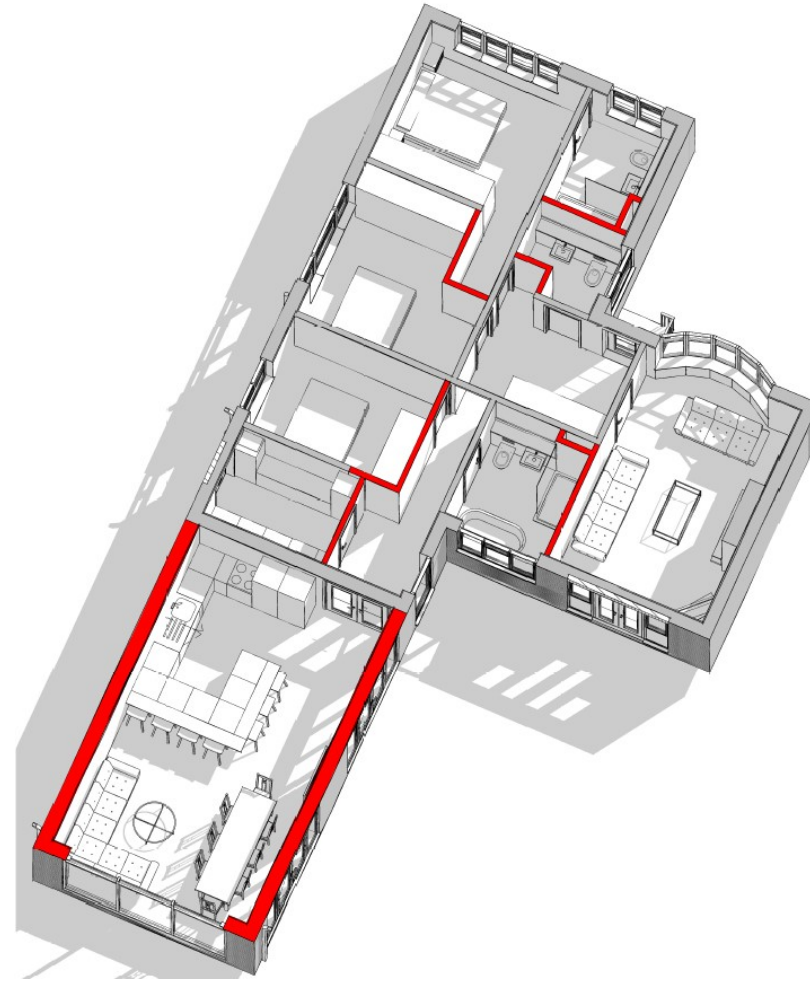
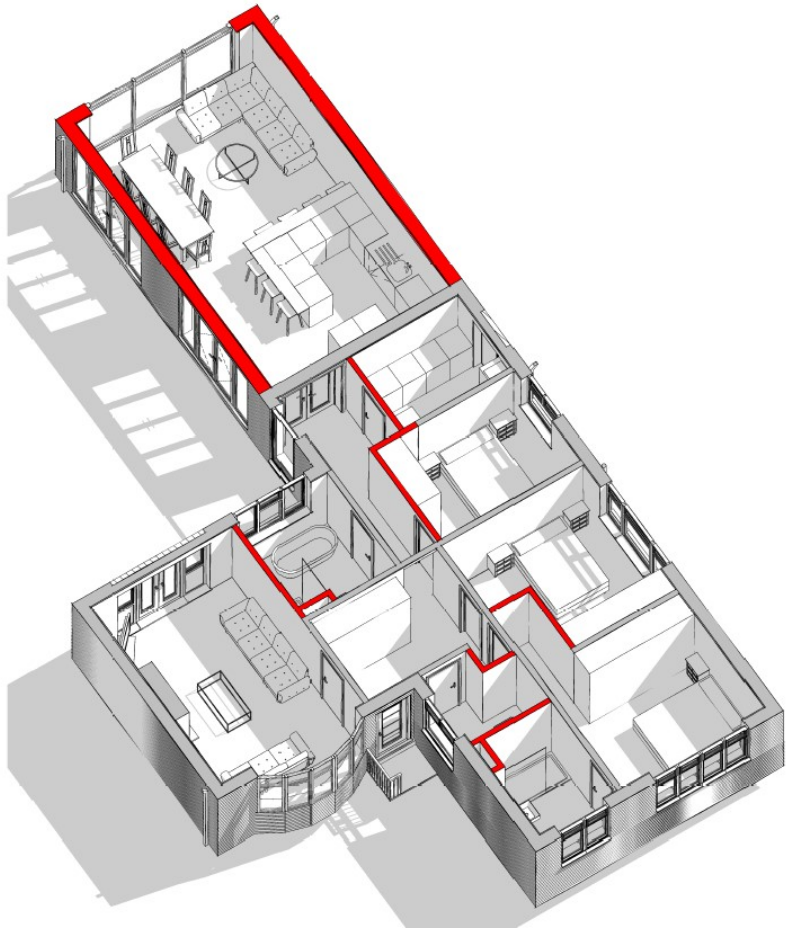


Ground Floor Plan

Option 2A is a variation of option 2, which proposes an alternative form for the new rear extension. This option proposes to build up the new rear extension gable and incorporate a large gable-end glazed unit, along with 2 sets of glazed French doors, which overlooks the rear garden. It has also been proposed to form a vaulted ceiling within this space and provide rooflights, to flood the space with natural light.

Elsewhere, the new utility/boot room has been enlarged slightly and the bathroom has been relocated to the centre of the house to replace the cloak area and WC. This has provided space for a larger bedroom 3/office, to occupy the existing bathroom space.

At the front of the house, the reconfigured hall space and bedrooms still provide an ensuite to bedroom 1 and also a separate WC accessed off the main entrance hallway.



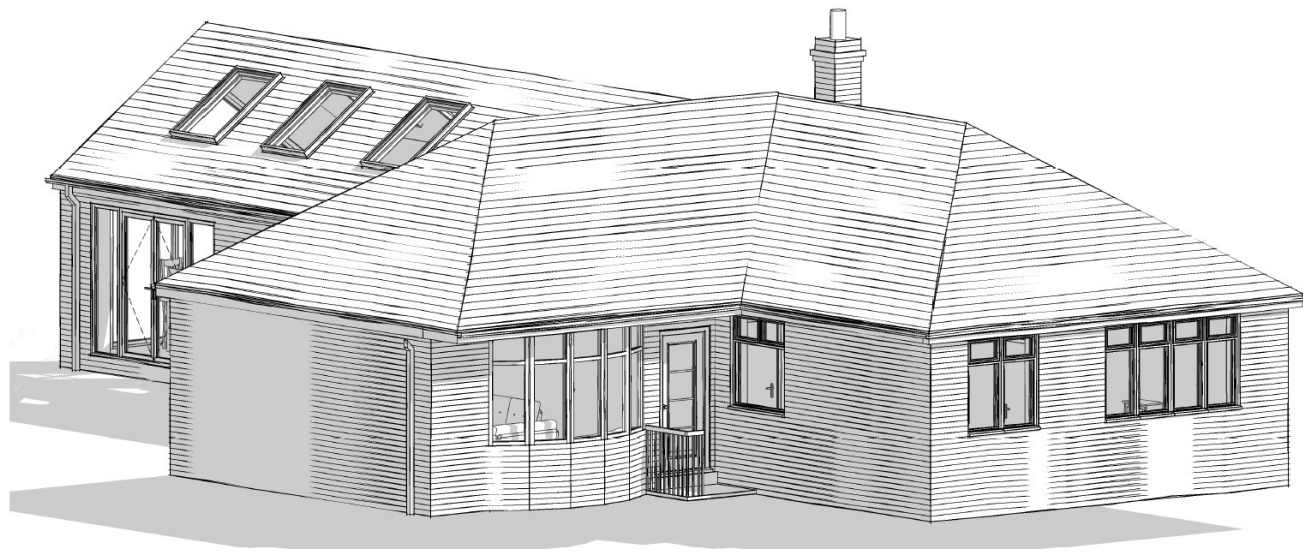
Internal 3Ds

Concept
Option 2A

Internal 3D

**Concept
Option 2A**

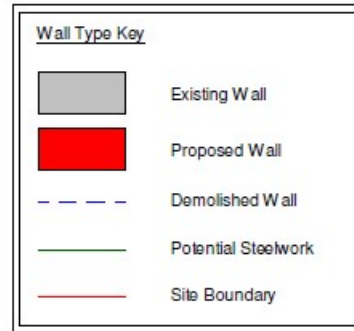
External 3D



External 3Ds

Concept Option 3

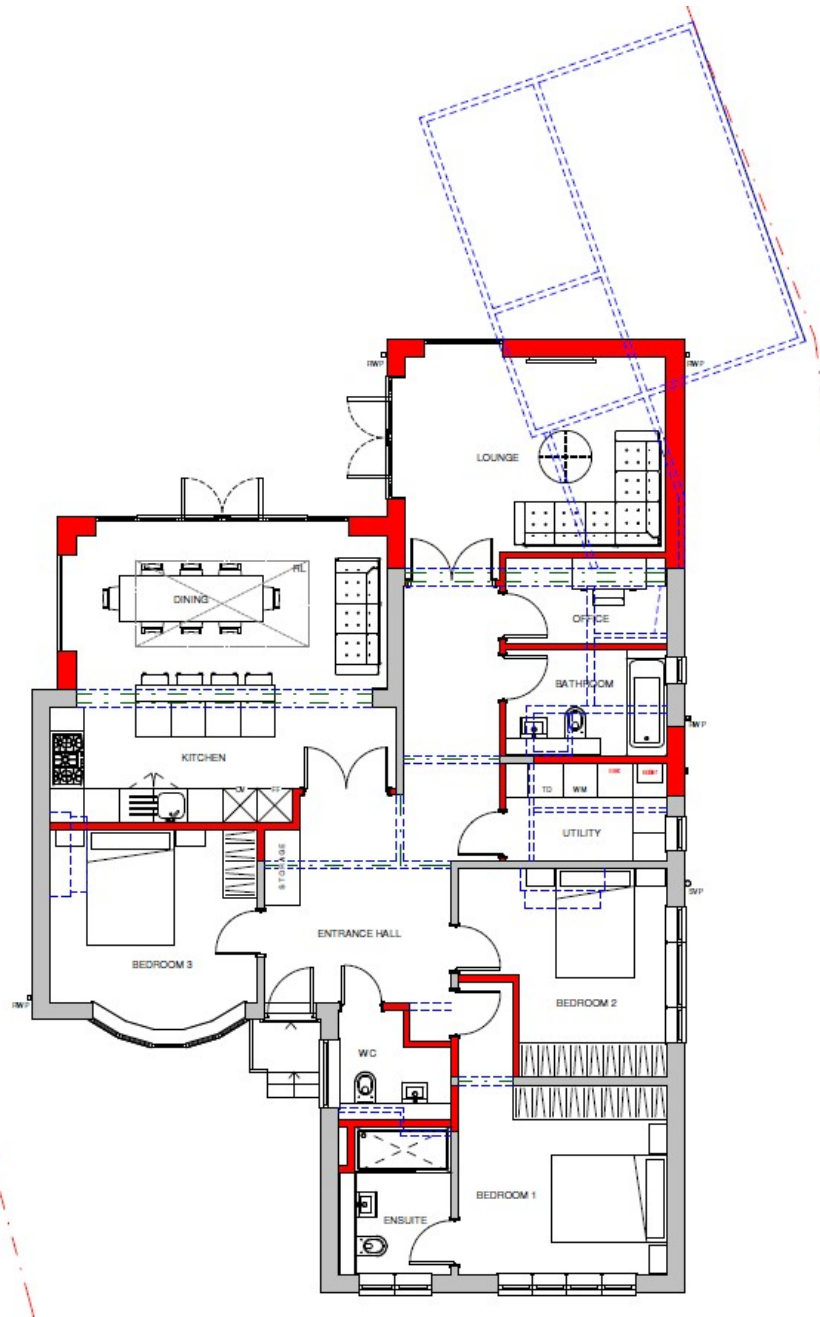
Ground Floor



Option 3 proposes to demolish the existing garage and outbuildings at the rear of the property and add a small extension to the back of the existing kitchen area. The existing kitchen rear wall will be demolished along with the walls surrounding the existing boiler cupboard, bathroom and WC. New partition walls will be erected to form a new utility room, bathroom and office, whilst the new extension will provide a spacious lounge area, incorporating glazed French doors and a feature gable-end glazing that overlooks the rear garden.

An additional orangery style extension is also formed at the rear of the existing lounge space. The existing lounge rear wall will be knocked through to open into the new extension space and form an open plan kitchen/dining area, incorporating glazed French doors that overlook the rear garden, as well as a large, pyramid style rooflight. Towards the front of the existing lounge area a new larger bedroom has also been formed (bedroom 3).

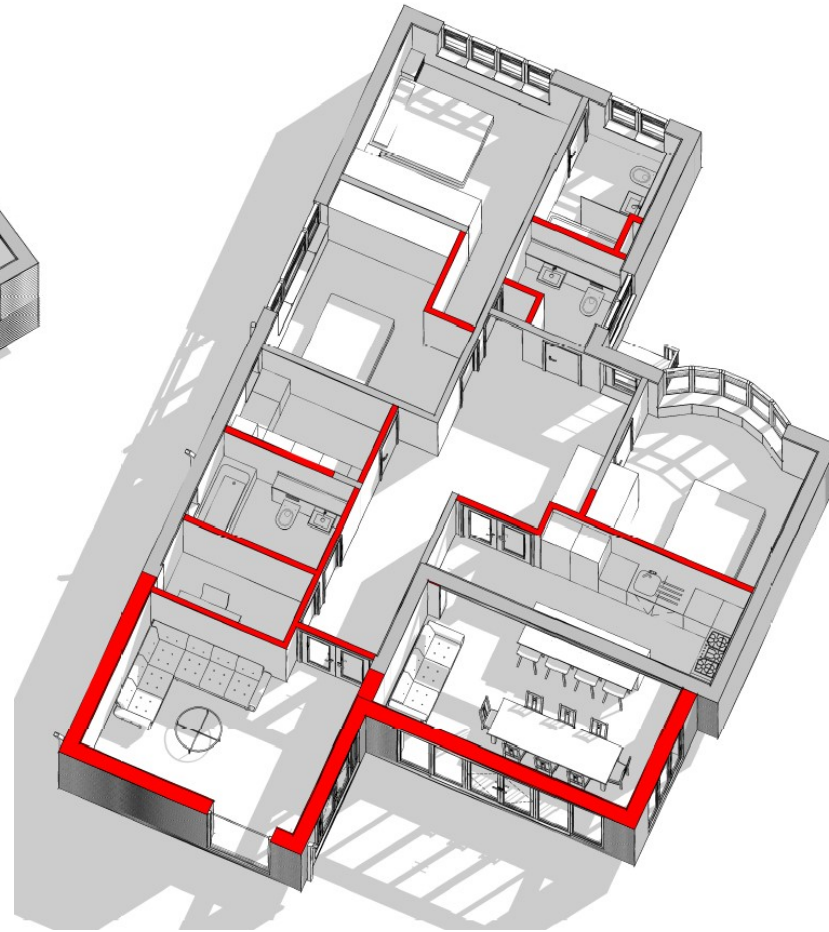
At the front of the property, walls within the existing entrance hall have been partially demolished to provide more open circulation, whilst the existing hall space and bedrooms have been reconfigured to provide a new ensuite to bedroom 1 and a new separate WC accessed off the main entrance hallway.



Ground Floor Plan

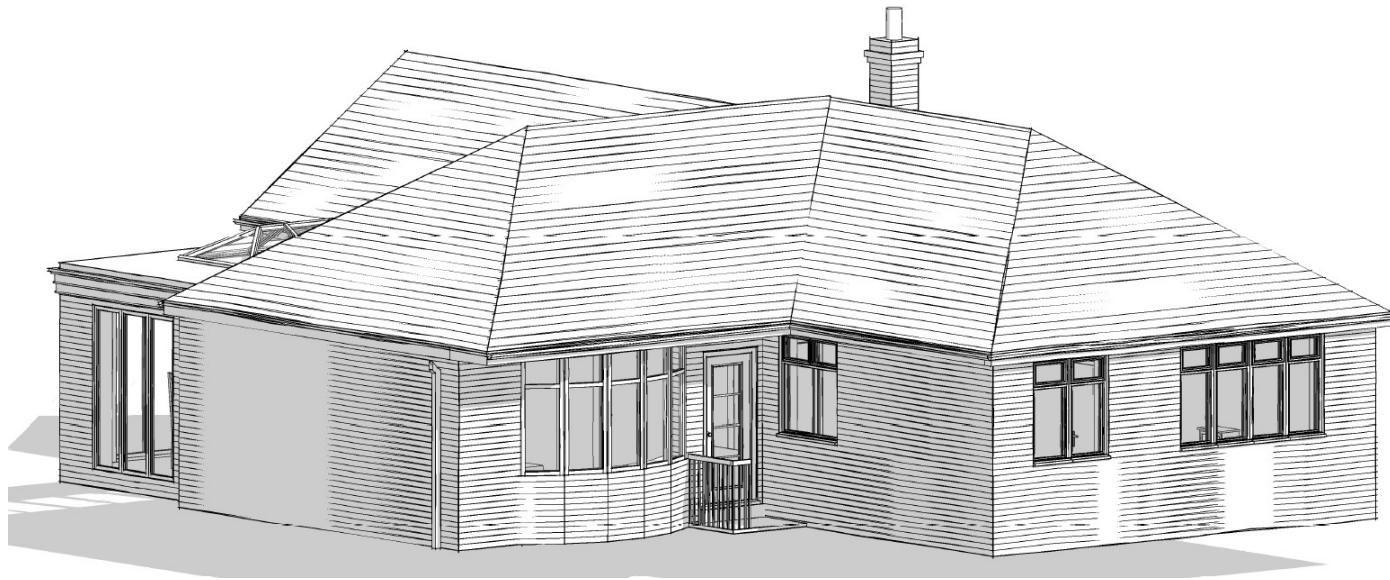


Internal 3Ds



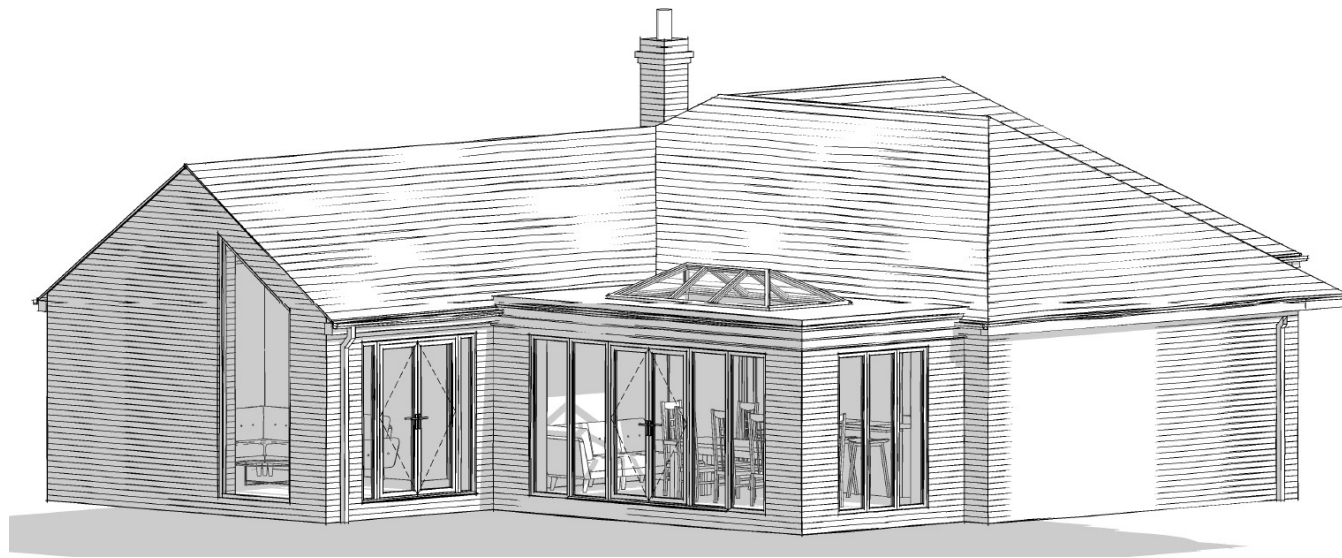
Concept Option 3

Internal 3D



**Concept
Option 3**

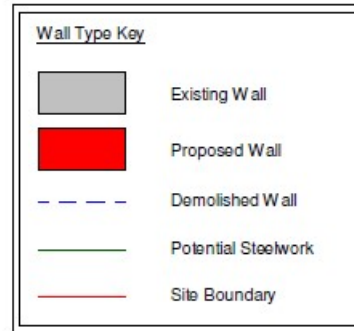
External 3D



External 3Ds

Concept Option 4

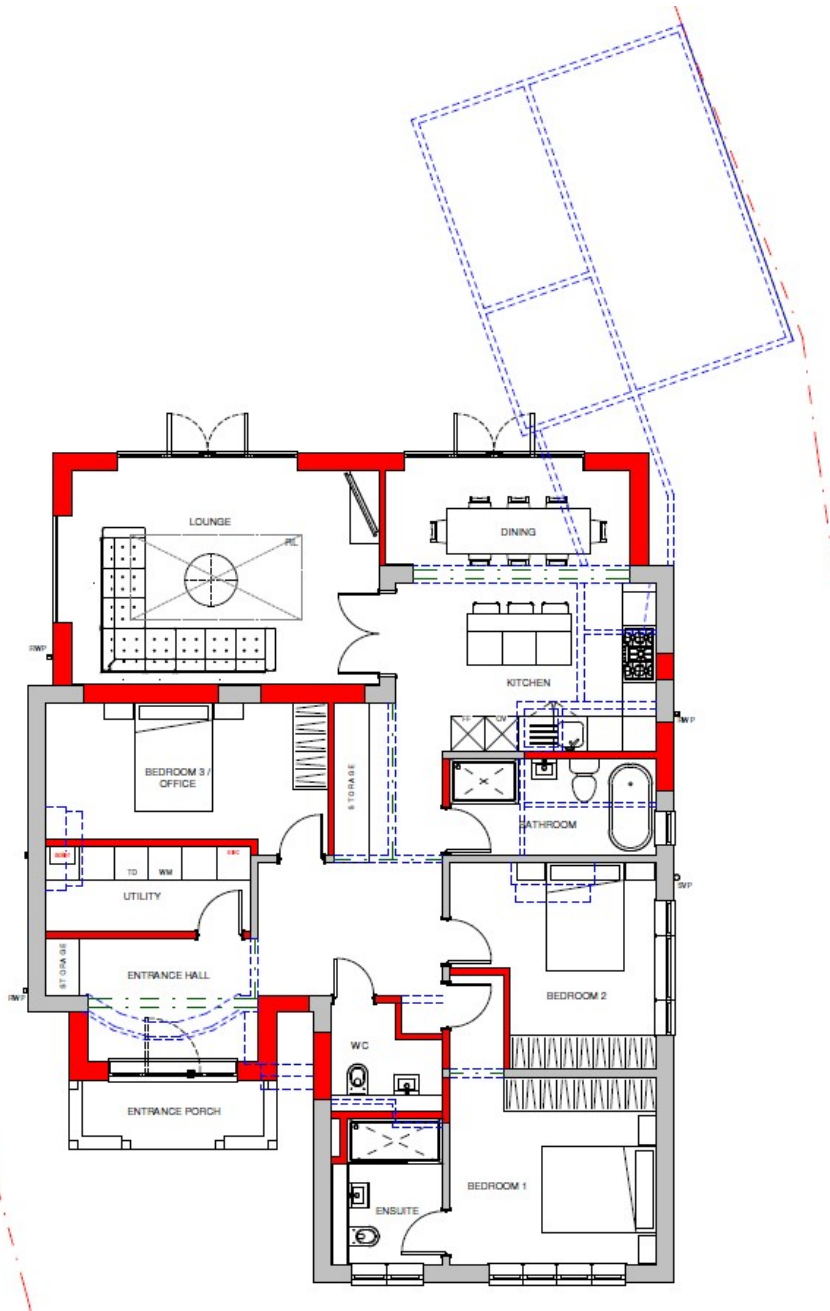
Ground Floor



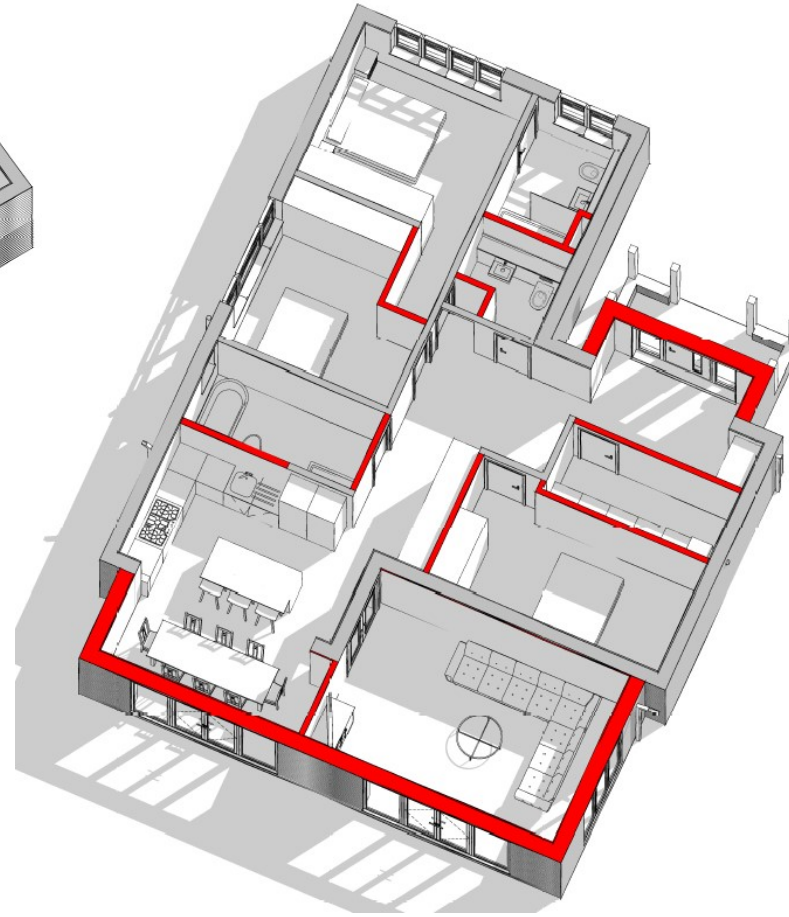
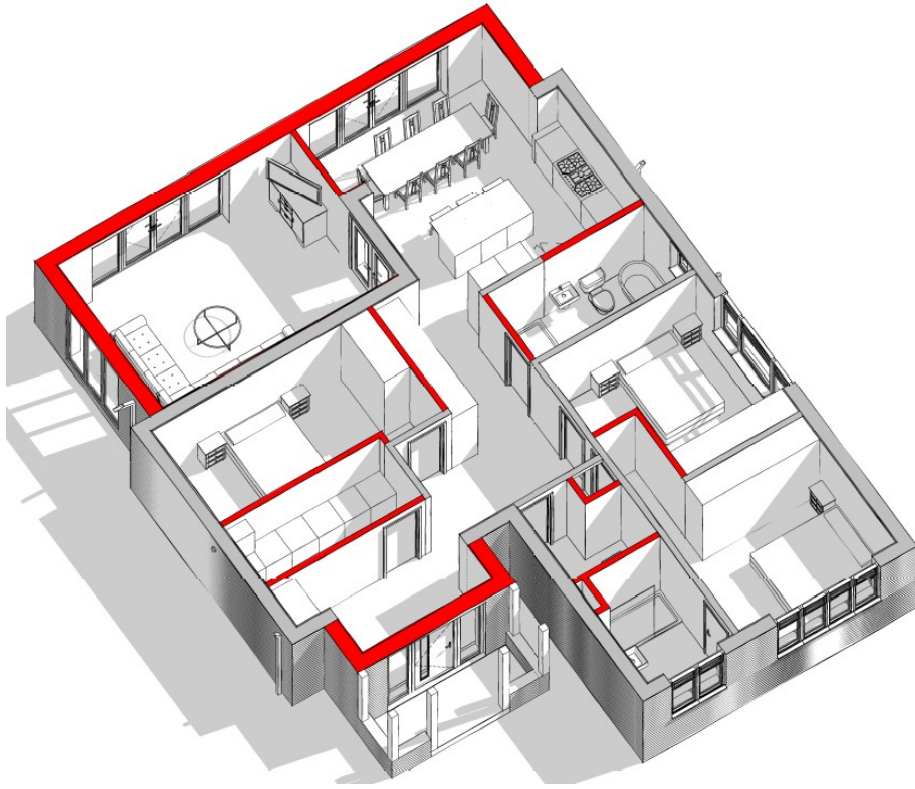
Option 4 proposes to demolish the existing garage and outbuildings at the rear of the property and add a large, full width, overhanging flat roof extension at the rear of the property. The new rear extension will be divided into two new spaces. On the LH side, a new spacious lounge area is provided with glazed French doors opening into the rear garden and a large, pyramid style rooflight. On the RH side, the existing kitchen rear wall has been knocked through to open into the new extension and the existing boiler cupboard has been demolished to form an open plan kitchen/dining area. Adjacent to this, the existing bathroom and WC have been reconfigured to form a family bathroom.

At the front of the property, the existing lounge bay window has been replaced with a small front extension and external porch, to form a new main entrance to the building. A new utility has been created directly opposite the new main entrance, whilst a new spacious bedroom/office has been formed in place of the existing lounge area.

Walls within the existing entrance hall have been partially demolished, to enable more open circulation. The existing bedrooms and hall space at the front of the house have also been reconfigured to provide a new ensuite to bedroom 1 and a separate WC accessed off the main entrance hallway.



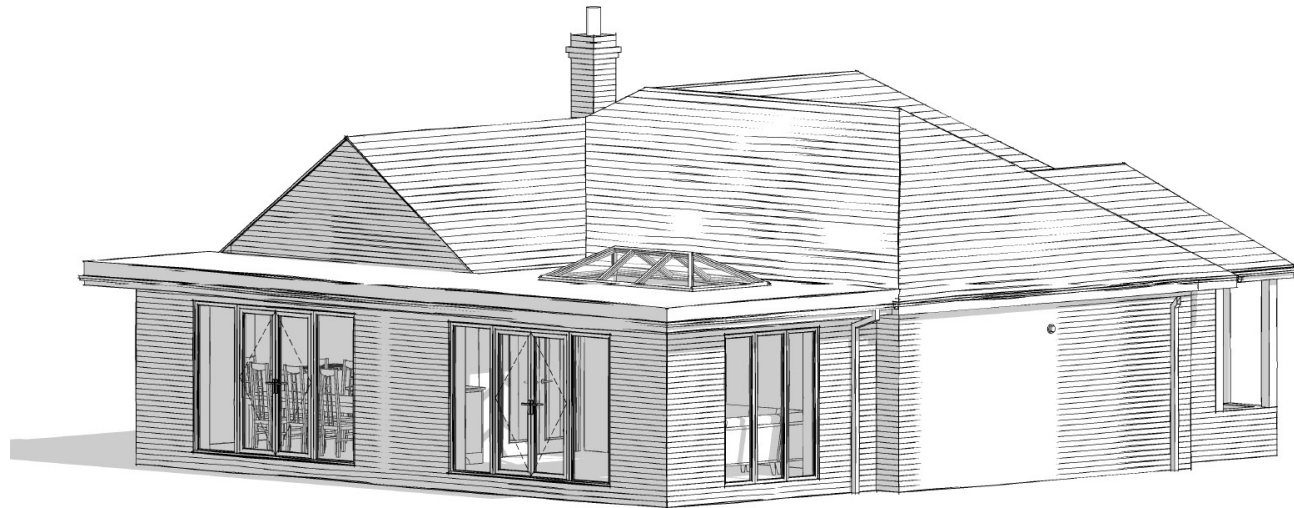
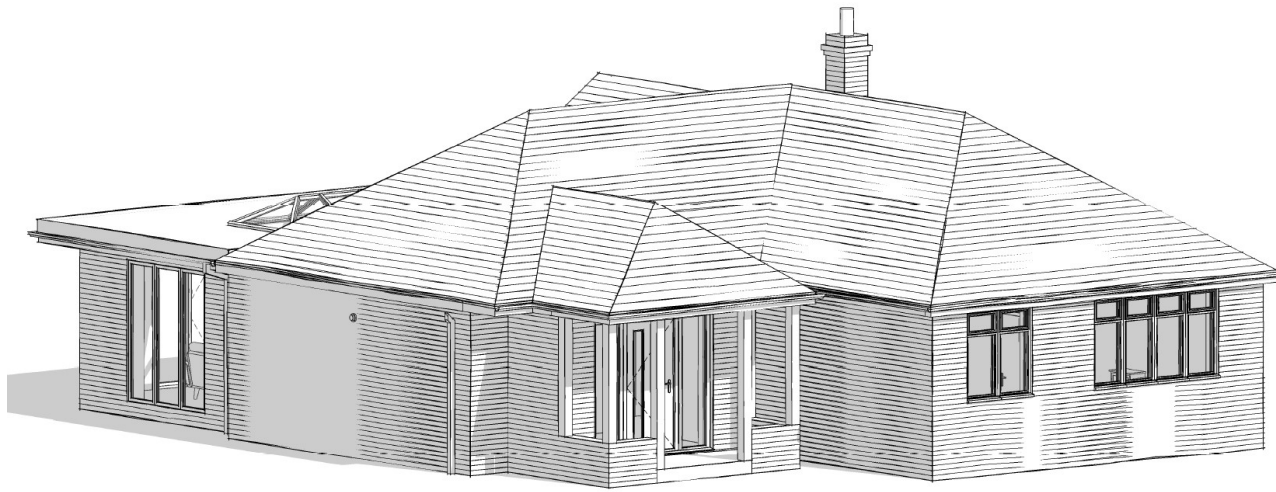
Ground Floor Plan



Internal 3Ds

Concept Option 4

Internal 3D



External 3Ds

**Concept
Option 4**

External 3D

The logo for JKT ARCHITECTURE is positioned in the upper right corner of the page. It features the letters 'JKT' in a large, bold, serif font. Below 'JKT' is a thin horizontal line, and underneath that line, the word 'ARCHITECTURE' is written in a smaller, all-caps, serif font. The entire logo is centered within a vertical green bar that runs down the right side of the page.

JKT
ARCHITECTURE

Tel: 07722777003

Website: www.jktarchitecture.co.uk

Email: info@jktarchitecture.co.uk