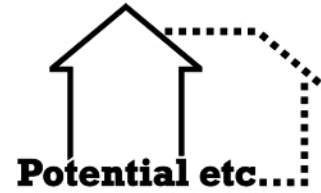


Concept design scheme – Tudor House, Sawston



Potential perspective from garden showing new family kitchen wing, two storey gable and enlarged conservatory.

- The property has potential to become an impressive family home, combining period features and proportions with a modern, functional layout.
- The existing 1960s extension is proposed to be demolished to provide a large contemporary family room and kitchen with folding/sliding doors to a south-facing terrace at ground level. On the first floor, an en-suite master bedroom suite is provided within this re-built extension.
- The master bedroom is formed by rationalising the circulation, providing new access around the top of the stair and switching the existing small bedroom for a family bathroom. All bedrooms are now genuine double bedrooms.
- The kitchen borrows some space from the adjacent utility to create a large niche for a free-standing fridge/freezer and a larder. There is enough space within the room for a large informal dining table or sofas, along with a playroom storage wall. The kitchen bay window forms a window seat or alternatively, French windows can allow additional access to the terrace area.
- Inter-connecting doors are inserted between family room, living room and dining room. This aids circulation and also provides a long vista down the length of the house. A lobby has been inserted to allow a cold air buffer and cloak cupboard.
- The existing conservatory is proposed to be enlarged to provide space for a sofa and chairs.
- There is potential for a loft room above bedrooms 3&4, although gaining access to it would compromise the layout of the first floor.
- Not shown here is the potential to develop the garage/studio building. Planning could be gained for an independent 3 bedroom house of high quality design and with separate access.