

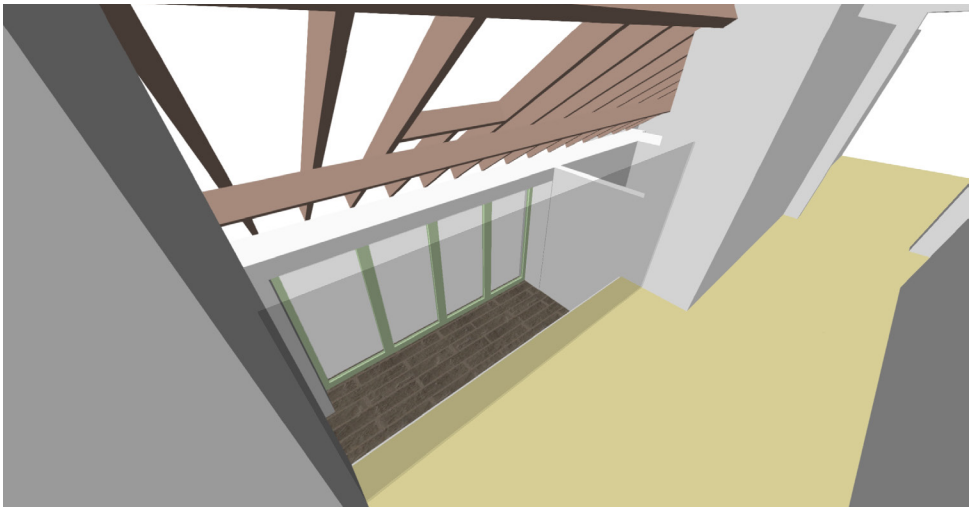
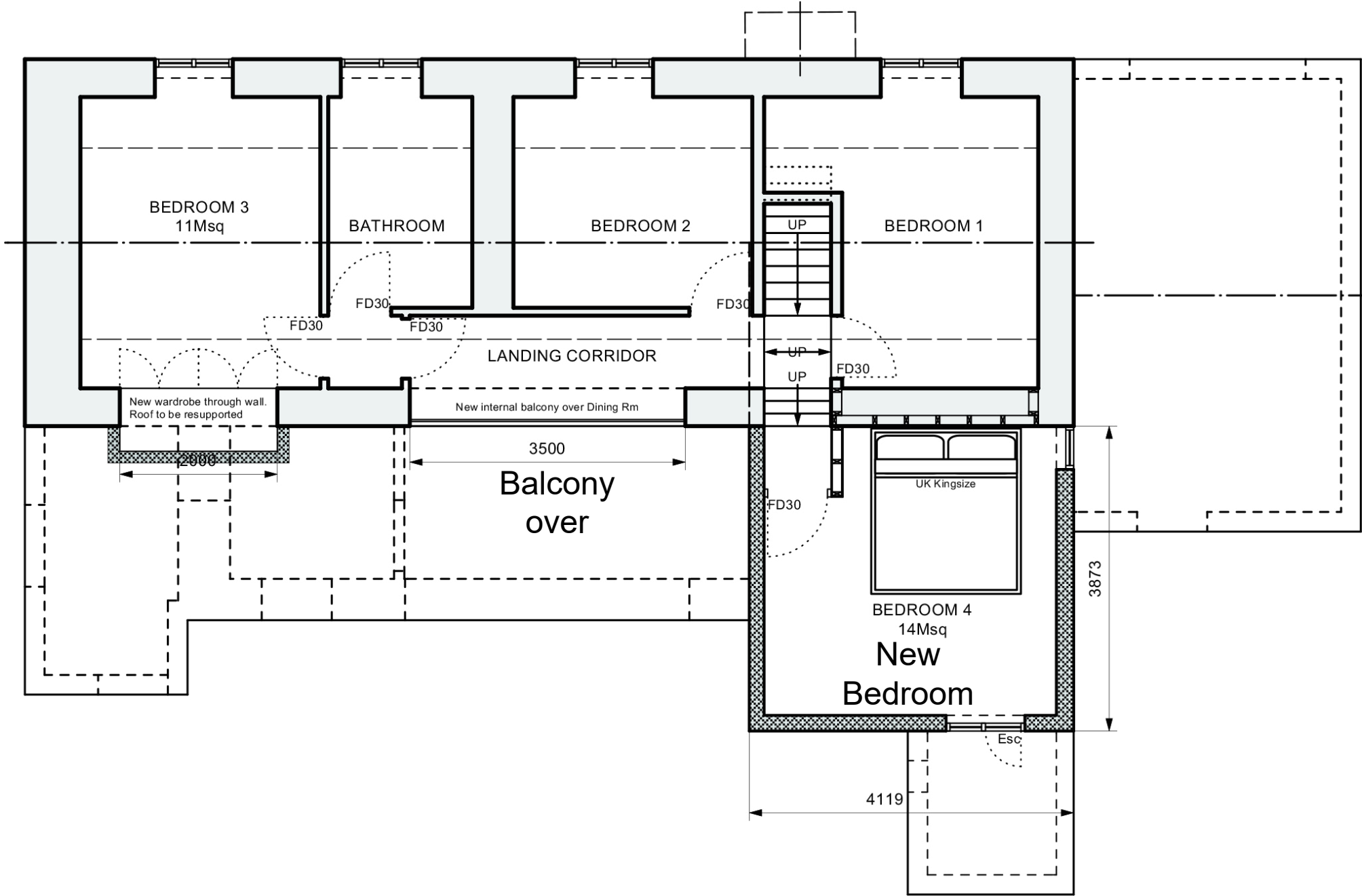
# ‘Water Lane’

Residential property - Roof replacement + bonus bedroom  
Design concept - Roof Design - Householder Planning Approval



The clients unlisted stone built cottage needed the whole of its timber roof structure replacing due to dry rot. This provided the opportunity to change the construction of the roof and create more internal space. Our concept involved redesigning the trusses over the main building with raised tie beams providing greater height and volume to all bedrooms and the 1st corridor, along with alterations to the rear roof pitch over the ground floor single storey dining room and kitchen, giving feature vaulted ceilings to these spaces along with a glazed internal Juliette balcony in the upstairs corridor overlooking the dining room. The big win was the creation of a new bedroom from a 1st floor space with

a ceiling height of 1200mm previously used for storing books and toys. The whole design went through a ‘Householders’ Planning Permission and gained approval first time without conditions.



1st floor balcony overlooking dining room  
(Note space for rooflight overhead)

