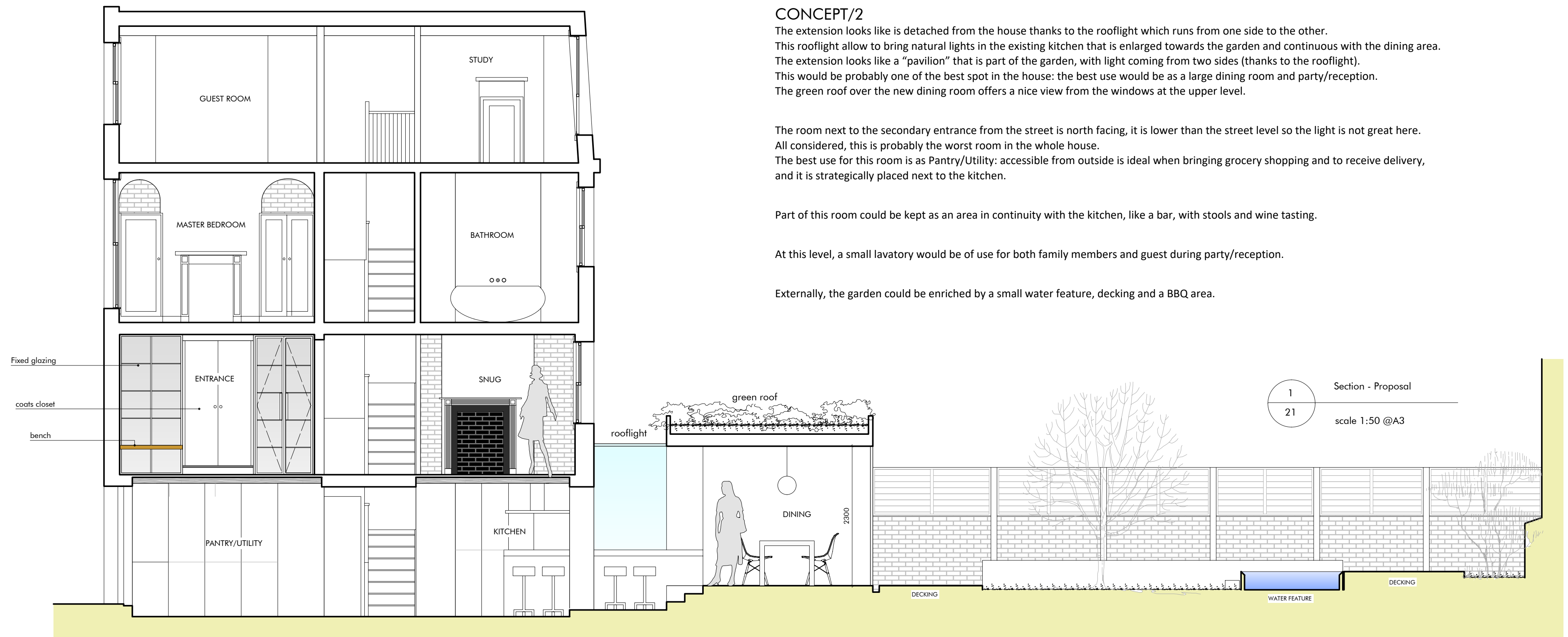




CONCEPT/2

The extension looks like is detached from the house thanks to the rooflight which runs from one side to the other. This rooflight allow to bring natural lights in the existing kitchen that is enlarged towards the garden and continuous with the dining area. The extension looks like a “pavilion” that is part of the garden, with light coming from two sides (thanks to the rooflight). This would be probably one of the best spot in the house: the best use would be as a large dining room and party/reception. The green roof over the new dining room offers a nice view from the windows at the upper level.

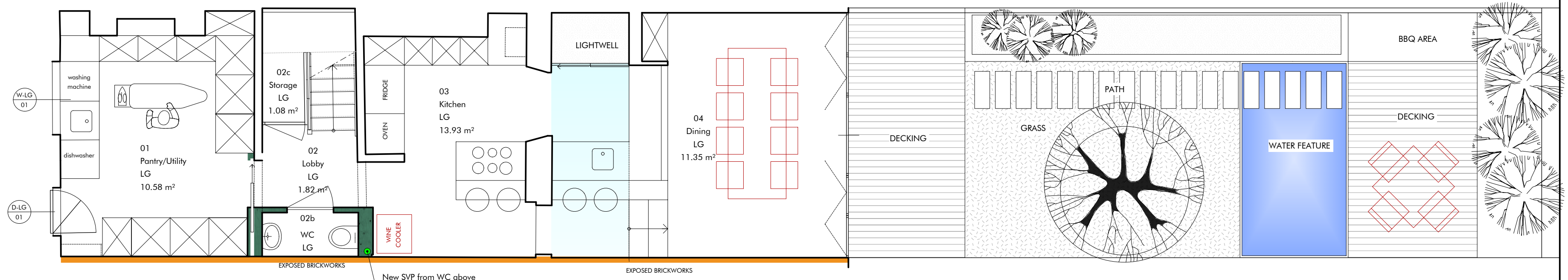
The room next to the secondary entrance from the street is north facing, it is lower than the street level so the light is not great here. All considered, this is probably the worst room in the whole house. The best use for this room is as Pantry/Utility: accessible from outside is ideal when bringing grocery shopping and to receive delivery, and it is strategically placed next to the kitchen.

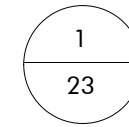
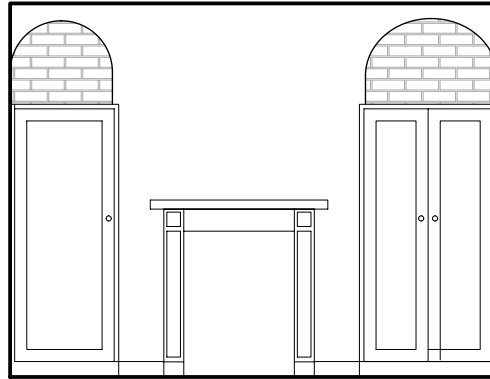
Part of this room could be kept as an area in continuity with the kitchen, like a bar, with stools and wine tasting.

At this level, a small lavatory would be of use for both family members and guest during party/reception.

Externally, the garden could be enriched by a small water feature, decking and a BBQ area.

2
21
scale 1:50 @A3





First floor - Proposal

scale 1:50 @A3

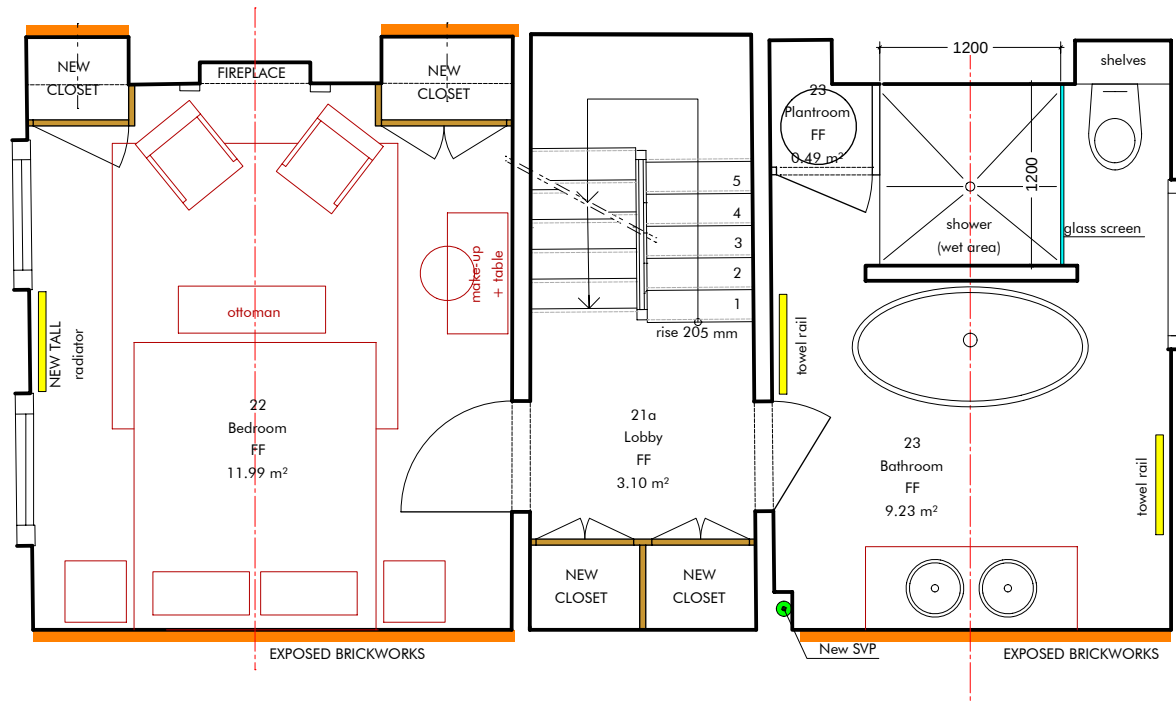
CONCEPT/2

The main room has all the right characteristics to be the Master bedroom:
It is spacious, well-lit by two large windows,
nice features (the fireplace).

It needs just a couple of closets and the
right set of furniture.

Although the layout is traditional,
the pieces of furniture should be of
contemporary design to create a nice contrast.
The side wall could be with exposed bricks.

Instead of the two shower room,
the bathroom is redesigned creating two areas:
- the first one has twins basins and self standing
bathtub;
- the second one, more private, has
a large walk-in shower separated by the WC
by a glazed screen (frosted)



Revision	Release date	Drawn/Checked	NOTES
A	21/02/2022	CB	FIRST ISSUE FOR COMMENTS
B	28/02/2022	CB	Concept 2
C	03/03/2022	CB	Plantroom reduced, shower room enlarged

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PROJECT 101 Balls Pond Road
ADDRESS N1 4BL Dalston, London
DRAWING TITLE Second floor
DRAWING NO. AD22.02 BPR 24

CLIENT: Robert Cole

PURPOSE OF ISSUE: PROPOSAL

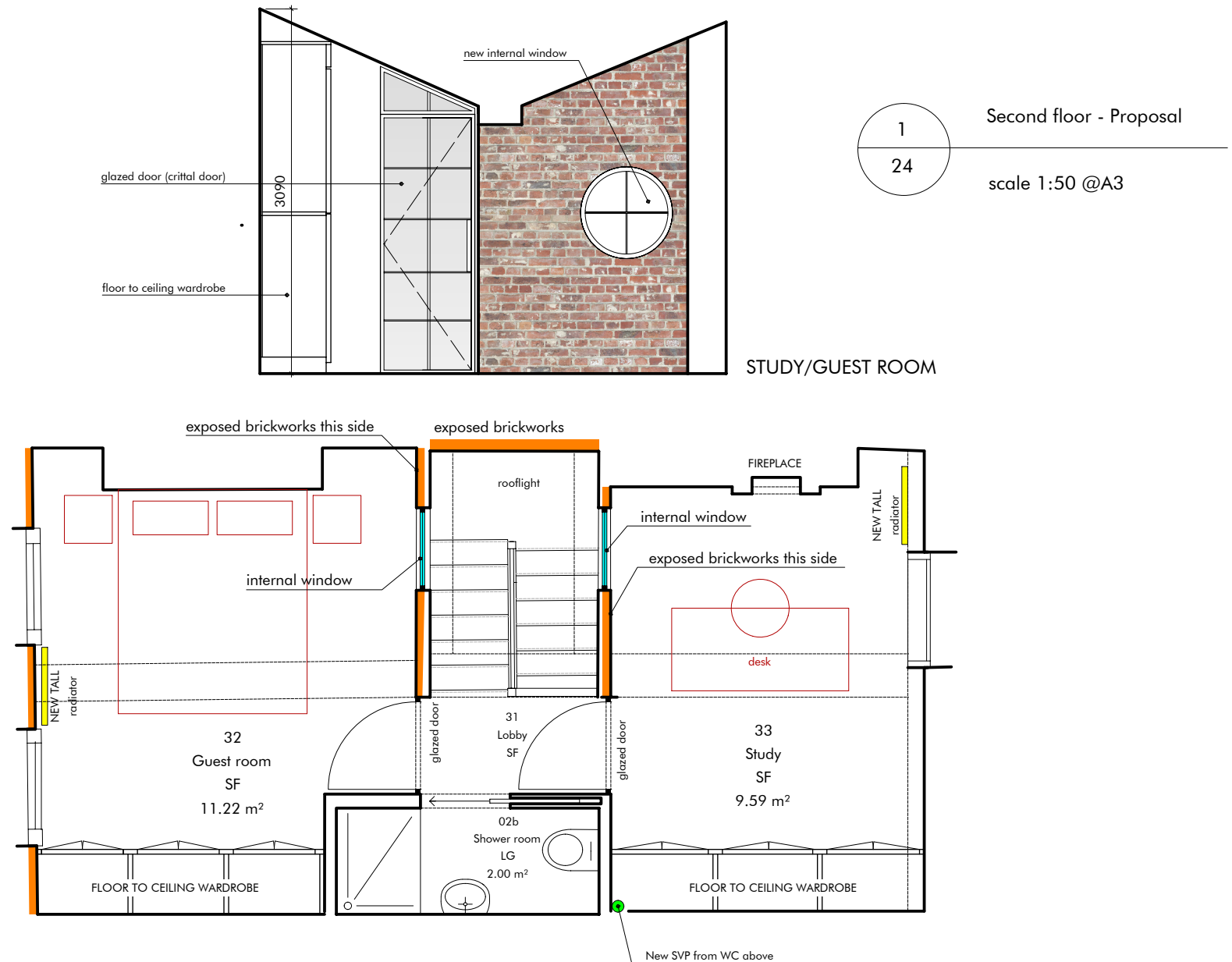
SCALE: 1:50

FORMAT: @ A4

CONCEPT/2
 Having already a study at ground floor,
 it is possible to have the larger room at this level
 used exclusively as guest room.

The smaller room could be the additional study,
 with no need of a sofabed
 as there is already the guest room.

With this change, it makes sense having a shower
 room at this level serving the guest room.



1
24

Second floor - Proposal

scale 1:50 @A3

STUDY/GUEST ROOM

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PROJECT 101 Balls Pond Road N1 4BL Dalston, London
 DRAWING TITLE Second floor
 DRAWING N° AD22.02 BPR 24

CLIENT: Robert Cole

PURPOSE OF ISSUE: PROPOSAL

SCALE: 1:50

FORMAT: A4

Revision	Release date	Drawn/Checked	NOTES
A	21/02/2022	CB	FIRST ISSUE FOR COMMENTS
B	28/02/2022	CB	Concept 2
C	03/03/2022	CB	Shower room wider +pocket door