

# CASE STUDY



## PROJECT

NORTHCOTE AVENUE, YORK

**Two storey side extension to house to provide additional bedroom, en-suite, downstairs cloakroom, utility and garage**

## CLIENT

Mr & Mrs C

## SERVICES

Architecture and planning from feasibility study to completion - in progress

The property was a three-bedroom semi detached house with a single detached garage in a residential area of York. Our clients had found they had outgrown their home as they were extending their family. They were reluctant to move as they liked the area and they decided it was more cost effective to extend their home instead.

The brief was to provide a fourth bedroom with ensuite to become the master bedroom on the first floor, and on the ground floor provide a utility room and clockroom and new front porch. In addition the existing garage which was no longer fit for purpose was to be replaced to provide adequate space to park a vehicle and store bicycles.

Fusion 13 came up with a design that met the York Design Guide and also to fit in with the surrounding dwellings. The local planning authority were not initially supportive of the proposal due to the size. However, Fusion 13 put forward a strong case and negotiated with the local authority which resulted in the proposal gaining full planning approval on first submission.

Construction is due to start in 2018.

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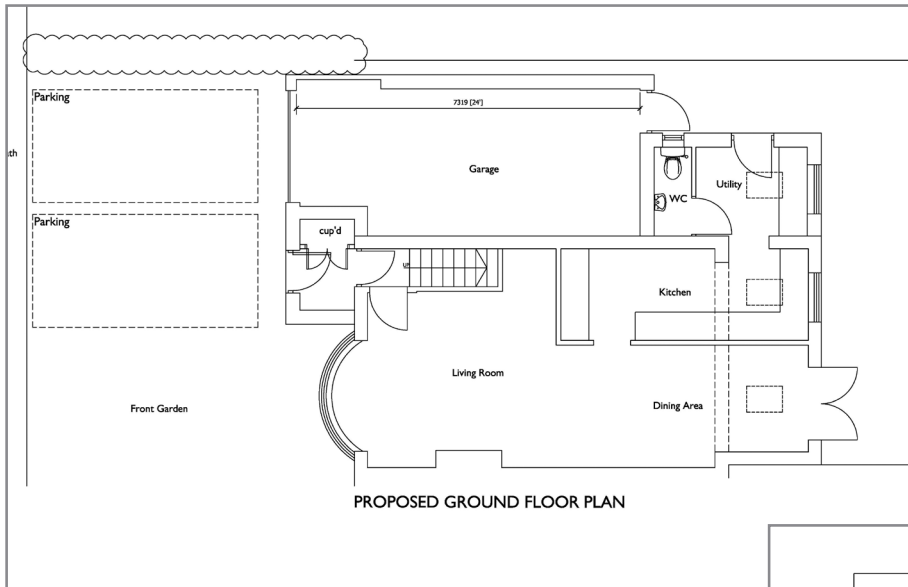
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Fusion 13

Architectural & Planning Services

# Architectural & Planning Services

## CASE STUDY



Overleaf:

Existing building with drawing overlay

Left and below:

Proposed ground and first floor plans

Bottom:

Existing ground and first floor plan

*“Fusion 13 have been a fantastic partner in planning our extension. They listened carefully to our ideas and turned them into practical, innovative solutions. Their pricing structure allows you to pick and choose the services you want. Thank you.”*

Mr C

