

## self build + new homes

### PROJECT

New replacement dwelling

### DESIGN SUMMARY

The client had lived in a speculative bungalow on a fantastically situated plot of land that led down to the Thames with its own mooring.

To give justice to its situation, he asked lapd to re-design his house to create a modern dwelling to maximise the views to the Thames and surrounding site.

It was situated within Greenbelt designated land that limits extensions and large replacement dwellings to 40% over the existing building.

Careful negotiations with the Local Planning Authority and the addition of a large basement allowed the building to increase over this limit. The quality of the design outweighed restrictions on maintaining local style and the scheme obtained planning approval on its first application.

**Free one hour  
initial consultation**

**Contact us now to book  
your session**

**Get in touch  
01865 407722**

