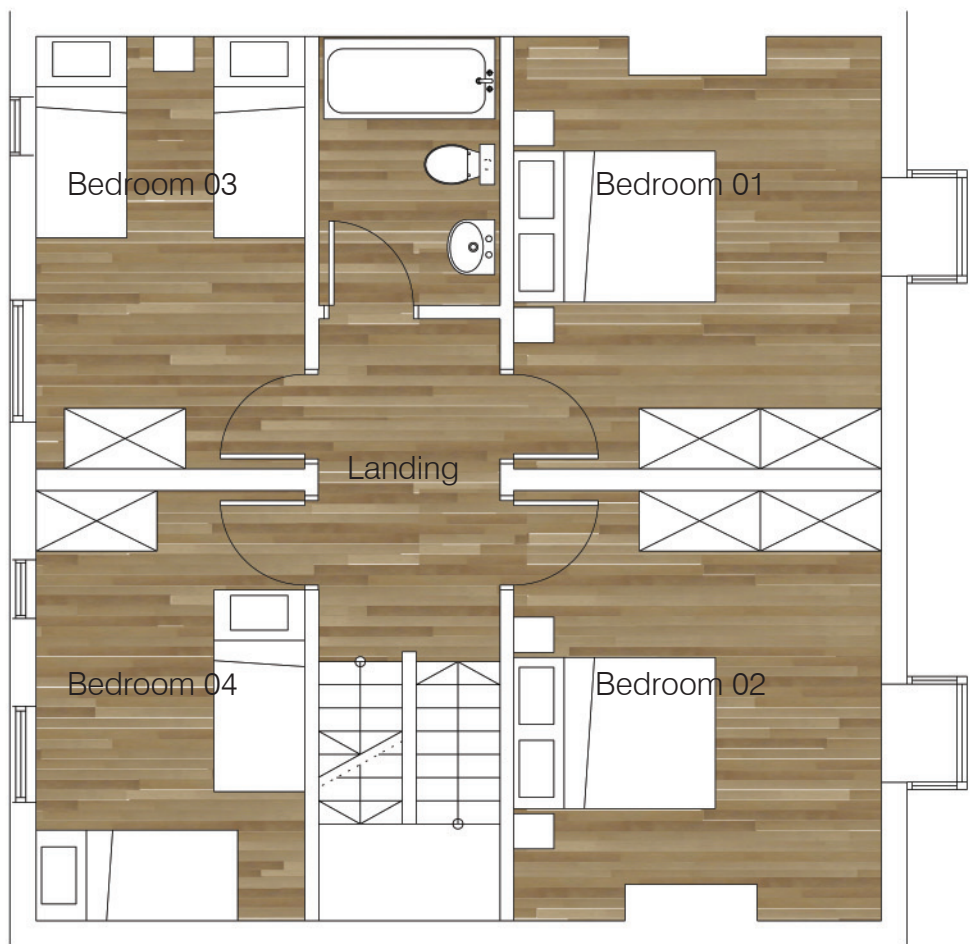




Sectional Perspective

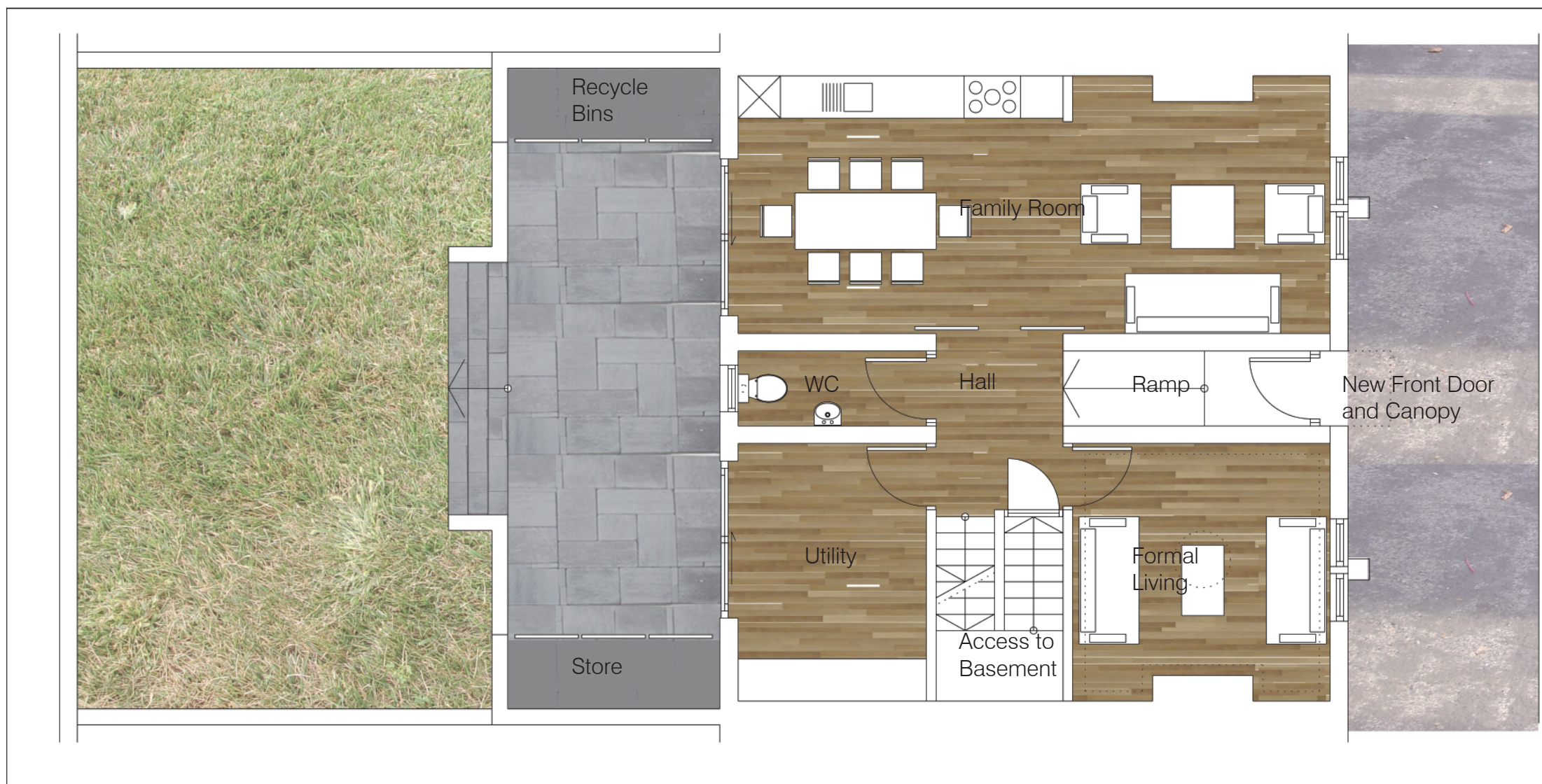
Twice the Terrace



1:75 First Floor Plan



1:75 Second Floor Plan



1:75 Ground Floor Plan

Introduction
71 and 73 Robey Street are perfectly suited to be made into a single house. The houses are mirror image of each other and when combined they create an efficient double fronted house. The external passage becomes part of the house with a new front door and canopy. Within the corridor the floor is ramped up to allow disabled access to the ground floor. The original front doors to the houses are removed and a new stair rises up through the house. On the ground floor, there is a range of rooms to suit modern living. We have created a large kitchen family room, a quiet living room and a multi purpose room. This could be used as a utility room, study, play-room or simply a store for bikes and prams. New French windows open up the rear of the house to the garden.

On the first floor four bedrooms and a bathroom are arranged off the central landing, the staircase continues up to the attic bedroom with an additional bathroom.

Due to the existing condition of the houses there is a minimum amount of work required to bring the houses up to modern standards:
Please refer to text in other panels.

Design approach on all schemes
Please refer to text in other panels.

Cost Comment:
The works can be contained within the £100,000.00 limit by limiting the structural alterations, for instance the dividing wall at first floor is retained. There are a number of items which are current to all designs, such as the windows and doors. It is suggested that prices are centrally negotiated with suppliers even though the orders will be placed on individual projects.
Local labour can be trained on the prototype projects and their skills can be utilised on the individual projects which follow

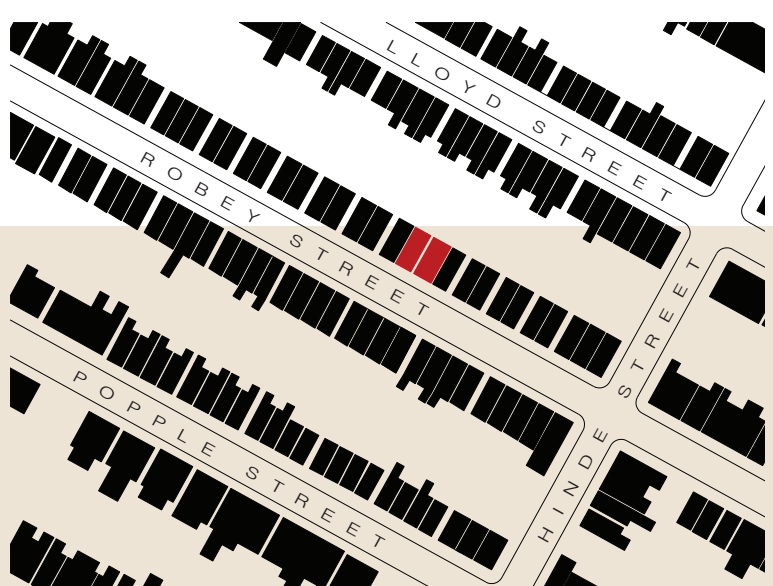
1:100 Front Elevation



1:100 Rear Elevation



Existing Condition



1:2000 Location Plan

71-73 ROBEEY STREET