



Grade II Listed Building Extension, South Oxfordshire

Client: Private Client

Project value: Undisclosed

Problem:

Our clients had recently purchased their dream home in a perfect location, close to the centre of Thame. The property is a Grade II listed thatched cottage lying within a Conservation Area, which has the effect of imposing strict development regulations on any construction works or alterations. The original cottage was small with just two bedrooms and a lean-to single storey kitchen extension at the rear, which ideally needed to be demolished and replaced. The property required extending to bring it up to modern living standards.

Solution:

In order to satisfy our client's aspirations, a considerable amount of research and feasibility work had first to be undertaken, and consultations took place with the local conservation officer. Following this process, our solution was to design a two-storey rear extension which was subservient to the original cottage, with the addition of an oak, brick and slate garden room to help deliver even more space and light. The scheme provided a new third bedroom and also a more spacious modern kitchen.

Result:

This beautiful and quirky cottage has been substantially improved by the rear extension. There is now a large modern kitchen with an integral garden room in which to relax or entertain. The homeowners are thrilled with the result: "PCMS Design was very clever in gaining us extra features, which have turned the project from an ordinary build to a superb living space. Working 'hand-in-glove' with our chosen builders ensured everyone was working off the same sheet, which is shown off by the quality of the finished build."