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**NEW BUILD – EXTENSIONS – CONVERSIONS - RENOVATIONS**

# Architectural Services

If you are looking for an architectural service in or around Leicester, Melton Mowbray, Derby Nottingham, Loughborough or Newark why not contact PD Architecture to progress your development plans?



## Our Services

### DEVELOPER AND SELF BUILD SERVICES

Whether it is a bespoke, one-off housing scheme, a residential estate, a care home or commercial development PD Architecture can offer a service to suit.



### HOMEOWNER EXTENSIONS

Have you been dreaming of a new luxury loft conversion or property extension which will not only compliment the look and style of your home, but also increase its worth considerably? Let our architectural services make that dream a reality.



Our service includes local authority planning and building regulation applications. As a commitment to quality and customer satisfaction, we offer cost effective packages to suit the budgets of all private individuals and developers alike, with a 'pay as you go' option.



# *New Build Developments*

With an ever growing portfolio of new build developments, PD Architecture has a wealth of experience in the new build residential sector.

From self build developments to the erection of multiple houses, PD Architecture has been involved in projects from small infill sites to large scale sites across the east midlands. Our client base includes; the self builder, small developers, large national house builders, commercial banks, ( looking to recoup extra value on repossessed plots) and other architectural practices needing that extra input.

Listening to our client's requirements is always key in delivering a successful design, as is the importance of working within budget.

Our designs have covered a broad range of developments, including conservation area design aswell as developments within the greenbelt. Our technical expertise has seen the delivery of high quality homes that meet the requirements of the 'Code for Sustainable Homes'

Designed for living, our schemes are always thoughtfully and considerately planned to deliver the very best in modern living. Our developments have included sustainable design solutions and modern green technologies as a matter of course



# *New Build Case Study*

## **DEVELOPER:**

Private Self Build

## **SITE:**

Main Street, Balderton, Newark

Located in a conservation area, attention to detail and careful materials selection were key to the successful design of the property.

Traditional building techniques were adopted for the project. The internal areas were enhanced with simple architectural details which included exposed brick walls, reclaimed exposed timber lintels over internal doorways, solid wood doors and exposed ceiling joists. The low energy building boasted underfloor heating, a log burner and oak kitchen.

The completed design provided a five bedroom family residence with a level of character only normally associated with older and period properties, coupled with a level of accommodation and specification which can only normally be achieved with a new build.



# *New Build Case Study*

**DEVELOPER:**  
**Findern Properties Limited**

**SITE:**  
**Longlands Lane, Findern, Derbyshire**

Situated alongside a farmhouse on the village edge, a dilapidated barn was demolished to clear the site for a new residential development on the outskirts of this sought after village

Acknowledging the historical agricultural use of the site the new dwellings were designed to give a farmyard aesthetic to the street scene. The 'barn style' development gave a mix of detached and semi-detached family housing and the interior design was both modern and contemporary.

Among the architectural features incorporated were the large glazed screens to mimic barn door openings, and coupled with the random window and door apertures the completed design gave a real sense of the sites historical agricultural use



## *Homeowner Extensions*

Designed for living, our schemes are always thoughtfully and considerately planned to deliver the very best in modern living.

Utilising the existing space and structure as much as possible and always working within the homeowners brief, our extension portfolio now includes many completed projects with that extra 'wow' factor – crucially delivered within budget.

Our typical schemes include small extension works such as lean-to extensions and garden rooms, or larger whole house renovation and extension projects, from the very traditional to the modern.

## *Design and Build Extensions*

In partnership with Blackstone Building Contracts Limited we have also delivered a growing number of homeowner 'design and build' extensions. Giving our clients additional piece of mind from the outset of the project and fixing the construction costs at an early stage.



# Homeowner Extension Case Study

## DEVELOPER:

Private Homeowner

## SITE:

Ribblesdale Rd, Sherwood, Nottingham

This 1930's detached residence remained largely unaltered from its original construction and retained many original features.

The 3 bedroom property was extended and modernised to provide a modern 5 double bedroom property which retained many of the buildings' original features, including, fireplaces, stained glass windows, picture rails and mock tudor detailing.

The new extension was carefully modelled to reflect the existing building, and attention to detail was key to the successful extension of this period home. The mock tudor detail was carefully replicated, the existing arched stained glass window was removed and reformed in the new extension and the bricks from the demolished garage were re-used to give an exact brick match to the frontage.



# Homeowner Extension Case Study

## **DEVELOPER:**

Lanston Developments Limited

## **SITE:**

Village Close, Edwalton, Nottingham

Extension featured in the national press:  
Real Homes Magazine May 2011

This 1930's detached residence was in need of modernisation and added kerb appeal. Purchased by a small developer, the brief was to turn this 3 bedroom property into a modern 5 bedroom family home for re-sale.

In order to provide the most luxurious internal accommodation possible the existing garage was demolished to make way for the two storey side extension. The garage was then relocated to the opposite side of the property and a sweeping driveway gave a dramatic roadside appearance. In order to give as sympathetic materials blend as possible, the existing bay window was rendered and the face of the new extension carried across the frontage to give a seamless blend between the new old constructions. A contemporary rear extension completed the remodelling of the property.





# Homeowner Extension Case Study

## DEVELOPER:

Private Homeowner

## SITE:

Rearsby Road, Thrusington, Leicestershire

Extension featured in the national press:  
Real Homes Magazine May 2011

A small cottage extension the brief was to relocate the kitchen into a new extended single storey side/rear extension, to allow for the repositioning of the staircase to open up the existing kitchen space to form a breakfast area attached to the new kitchen.

Given the modest scale of the proposed extension works, to facilitate the new layout a large amount of internal alterations were required. A rearrangement of the first floor accommodation helped to accommodate the new staircase location and open up the ground floor plan to give a more open airy breakfast kitchen.



# Homeowner Extension Case Study

**DEVELOPER:**  
Private Homeowner

**SITE:**  
Brook Street, Wymeswold, Leicestershire

Extension featured in the national press:  
Real Homes Magazine May 2011

The design brief was to provide a large living space and utility area to replace the existing conservatory, whilst designing a replacement kitchen and utility area on this lovely old farm house in Wymeswold Leicestershire.

To ensure the extension filled the existing areas of the dwelling with plenty of natural light a feature glazed gable was used in conjunction with multiple remote operating rooflights to give a real 'wow' factor to the development.



# Homeowner Extension Case Study

## DEVELOPER

Private Homeowner

## SITE:

Saville Drive, Sileby, Leicestershire

A modern 4 bedroom detached property with a small Kitchen and separate dining area to the rear.

The brief was to form a large open plan Kitchen, Dining and Family Area. To meet the homeowner's needs, the existing Kitchen and Dining Space were knocked into one room, with the existing external wall removed to provide access to the additional floor space created by the single storey extension.

A really contemporary feel was achieved through the architectural detailing of the extension with feature full height windows and the internal modern finishes applied.



# Refurbishment Case Study

## DEVELOPER:

Findern Properties Limited

## SITE:

Heath Lane, Findern, Derbyshire

A dilapidated farmhouse in a state of disrepair was successfully brought back in to use. With a mixture of refurbishment, rebuilding and extension works this former farmhouse was transformed from a 3 bedroom dilapidated property into a 5 bedroom family residence

Lacking any original features, careful internal detailing added a modicum of character not usually associated with new constructions. A wrought iron spiral staircase to the annex was included and a feature range cooker with exposed brick surround gave a real 'wow' factor to the kitchen area

