



Smaller scale architecture to enhance your life

A modest design from ACS Architectural enabled early retirement for Norfolk couple Phil and Michelle

Many of the projects showcased by ACS Architectural may be striking luxury homes, but that flair for design can come in smaller packages too. The Cart Shed is a perfectly formed addition to Phil and Michelle's property, providing much-needed garage space and a holiday let above.

The couple had an oversized garden attached to their home in Emneth which they found challenging to maintain. They approached ACS Architectural for advice on opportunities the land might offer. "Because of planning policy, it was unlikely that Phil and Michelle would get permission to build a separate house to take to market," explains Director Chris Borrmann. "Instead, we suggested a holiday let which could provide the couple with an additional income."

The main house sits just outside the village framework, linked to a number

of derelict commercial greenhouses behind the site. "We designed a traditional 'cart shed' to fit in with the agricultural setting, mirroring the red brick, black boarding and pantiles of a nearby barn conversion," Chris says. "We positioned it to have minimal visual impact on the existing house and added a glazed gable end with views over the paddocks behind."

ACS Architectural have a sound reputation for their in depth understanding of planning policies which has enabled them to maintain an impressive 98% planning application success rate. "We follow the planning authority principle of 'every project on its own merit'," Chris explains, "advising each individual client on the best route to take considering the location, form and character of the area as well as access to their site."

Phil and Michelle decided to take on The Cart Shed as a self-build project. Chris and his team designed

a straightforward build and detailed construction drawings so that Phil, an Optician, was able to confidently tackle the build himself. "We worked with local timber merchant English Brothers who constructed the timber frame so that pre-made panels could be delivered for Phil to fix in place," Chris says. "Phil reached out to trades that he was not able to do himself, but overall this was an achievable project for someone without experience in the construction industry."

The couple are extremely happy with The Cart Shed and the impact it has made on their lives. Phil now works just two days a week as he eases into retirement while Michelle plans to fully retire at the age of 60 next year. Both look forward to spending more leisure time with the security of a steady income from the new holiday-let.

"Architecture doesn't have to be a grand project," Chris says. "If you have additional land that is not currently put to good use, this can be a great way of bringing in an additional income and enhancing your property." Contact ACS Architectural for advice on the feasibility of a project on your land.



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