



# Intuitive architectural design for family living

*In a stunning remodel, ACS Architectural transformed this buried bungalow into The Glass House; a spacious home for all generations*

Located within a premium corner plot opposite Glebe House School in Hunstanton, the original 1960s property was outdated and overgrown. New owners approached the ACS team for advice on how to maximise the potential of this well-positioned but under-utilised site.

With over 18 years of technical knowledge and experience, ACS Director Chris Borrmann is well placed to guide clients through the planning, design and build process. "We always start by evaluating the opportunities and challenges that a site presents,"

explains Chris. "We then produce a design that is best suited to your individual needs."

Many architects would have knocked down the Hunstanton bungalow to rebuild something completely new, but Chris and his team proposed a design that retained much of the original shell. "By working with what was there, we were able to offer a highly cost-effective design that made best use of the budget our client had available," Chris says. "Reusing much of the original materials also improved the sustainability of the build."

The L-shaped, red brick structure of the bungalow was infilled on the ground floor to add a bright contemporary single storey extension. The external brickwork was rendered for a fresh, clean finish. A second storey was added to create four generous bedrooms, including two ensembles and a practical family bathroom.

The site forms part of a conservation area which could have made obtaining planning permission difficult, but the ACS team used their extensive

understanding of planning authority guidance to ensure their design would sail through.

"We needed to go up an extra storey to gain the bedroom accommodation needed. To avoid this being overbearing we lowered the roof line, creating characterful vaulted ceilings upstairs. We also added dormer windows to bring in plenty of natural light," says Chris.

The new home maintains the traditional form of other properties in the area, but with a signature ACS Architectural contemporary twist. Part of the brief was to create something that had presence and formed an attractive focal point from the road. ACS achieved this by adding a grand glazed entrance with a soaring pitched roof.

"It's quite a transformation," Chris smiles. "The smooth process to realising this family home is testament that we got the design absolutely right. Our client is extremely happy with the outcome."



North Elevation