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1 ROUNDWOOD COTTAGES

ARCHITECT'S VISION DOCUMENT

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SITE ADDRESS

1 Roundwood Cottages
Brokerswood
Westbury
BA13 4EF

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This document has been prepared by Studio Four Point Ten, a RIBA-accredited architectural practice, at the request of Hunter French Frome, to offer an early architectural perspective on the potential of the property at Brokerswood.

The ideas and illustrations presented here represent an initial appraisal based on a desktop review of the information provided. They are intended to explore one possible vision for how the house might be sensitively reimaged and adapted to better suit the needs of contemporary family life, drawing on our experience of working with characterful homes in unique rural settings.

What follows is one possible vision — a creative response to the opportunities we see in this property. It builds upon the many qualities already present, suggesting how thoughtful alterations and sensitive interventions could enhance the layout and flow, connect better with the surrounding gardens, and to bring out the best in what is already a distinctive and promising home.

We hope the ideas shared here will inspire prospective purchasers to see past any immediate limitations and begin to imagine what this property could become in the next chapter of its life.



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Realising the Potential

The visualisation opposite illustrates one possible approach to enhancing the property — a concept that builds upon its existing strengths, including excellent access to natural light, far-reaching garden views, and a generous plot. The proposed scheme seeks to enrich the home's architectural character, introduce a more meaningful sense of arrival, and unlock the relationship between internal spaces and the surrounding landscape.

A Stronger Sense of Arrival

A key part of the proposal is the creation of a distinctive new external feature at the approach end of the house — a modest single-storey side extension that redefines the entrance sequence and significantly enhances the property's street-facing character. As seen from the road and parking area, this new addition forms a clear architectural focal point, introducing a stronger sense of arrival and setting the tone for the rest of the home.

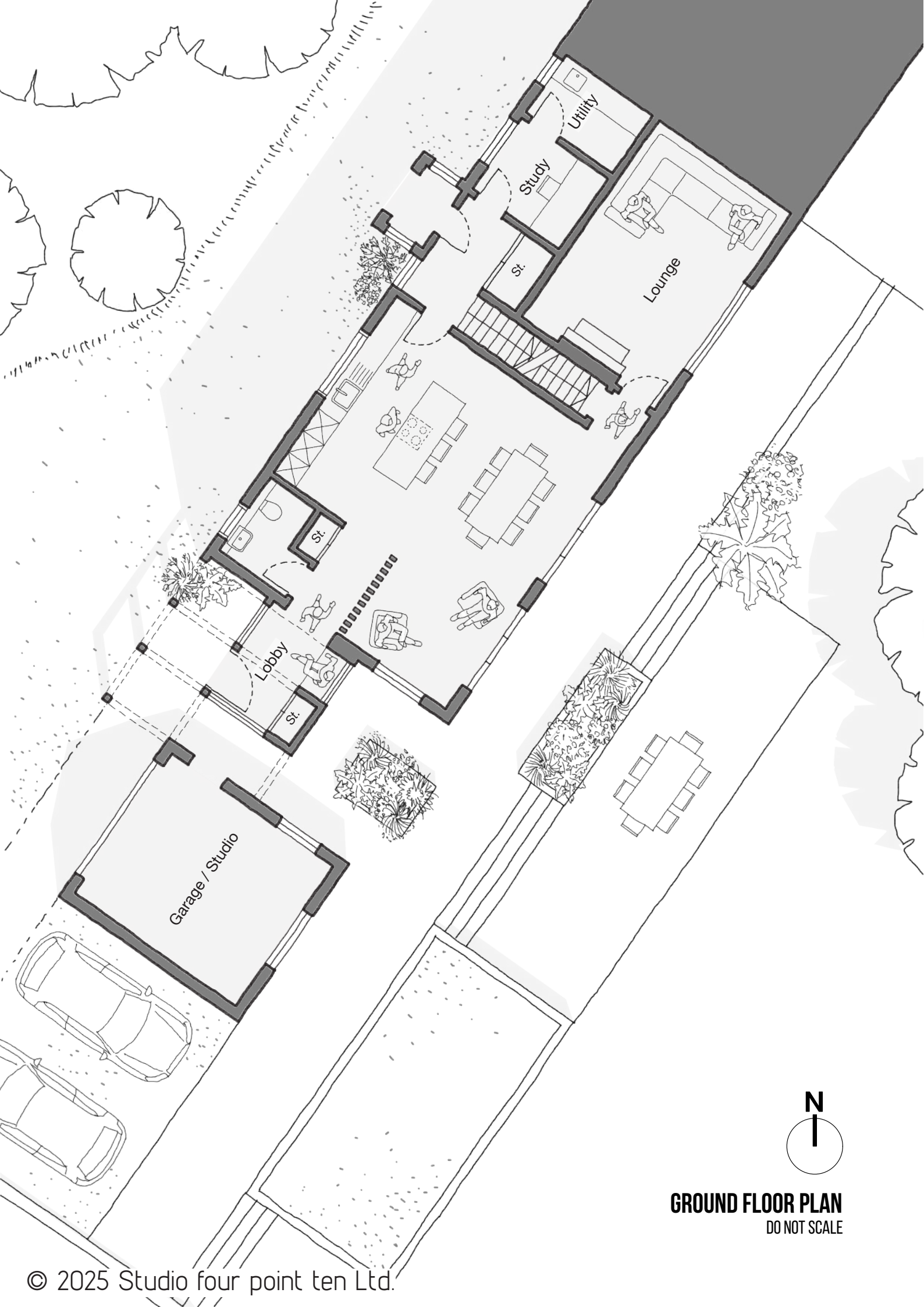
Clad in feature timber and topped with a planted sedum roof, the extension brings warmth and texture to the building's exterior. The timber wraps seamlessly around to the rear, visually connecting the new entrance to the garden-facing terrace and enriching the material palette throughout. This revised entrance strategy also enables a more welcoming and intuitive transition into the home, drawing you directly into the heart of the plan with framed views stretching through to the garden beyond. Floor plans over the page show this new flow in more detail.

Stronger Indoor–Outdoor Connections

Alternation to the ground floor windows and introduction of large-format glazed doors, open the home up to the garden, creating a seamless connection between indoor living spaces and outdoor terraces. The reconfigured layout encourages a natural flow outside — stepping down through planted borders to a lower dining terrace nestled beside the lawn.

A Garden That Draws You Out

To strengthen the connection between the house and its natural surroundings, the garden has been carefully reimagined to create a more immersive and welcoming outdoor setting. Generous planting beds are positioned close to the rear of the house, introducing texture, seasonal colour, and softness to the immediate views from within — all ideally placed to thrive in the garden's bright south-east aspect. The existing steps from the terrace have been widened and redefined to create a more fluid and inviting transition down to the expansive lower garden — one of the site's most striking features — gently drawing the eye toward the mature treeline and the stream that meanders along its edge.



Reconfigured Living Spaces

Inside, the layout is reimagined to create a more open and connected kitchen, dining, and living space — ideal for both day-to-day family life and social occasions. Retaining the kitchen in its current location for efficiency, it is reoriented around a central island, opening it up to garden views and encouraging interaction with the adjoining dining space.

A More Welcoming Entrance

One of the key opportunities lies in relocating the front door to the south west wall and reimagining the entrance sequence. This new approach draws you into the heart of the home, offering a more welcoming and intuitive arrival experience — with carefully framed views through to the rear garden revealed from the moment you step inside.

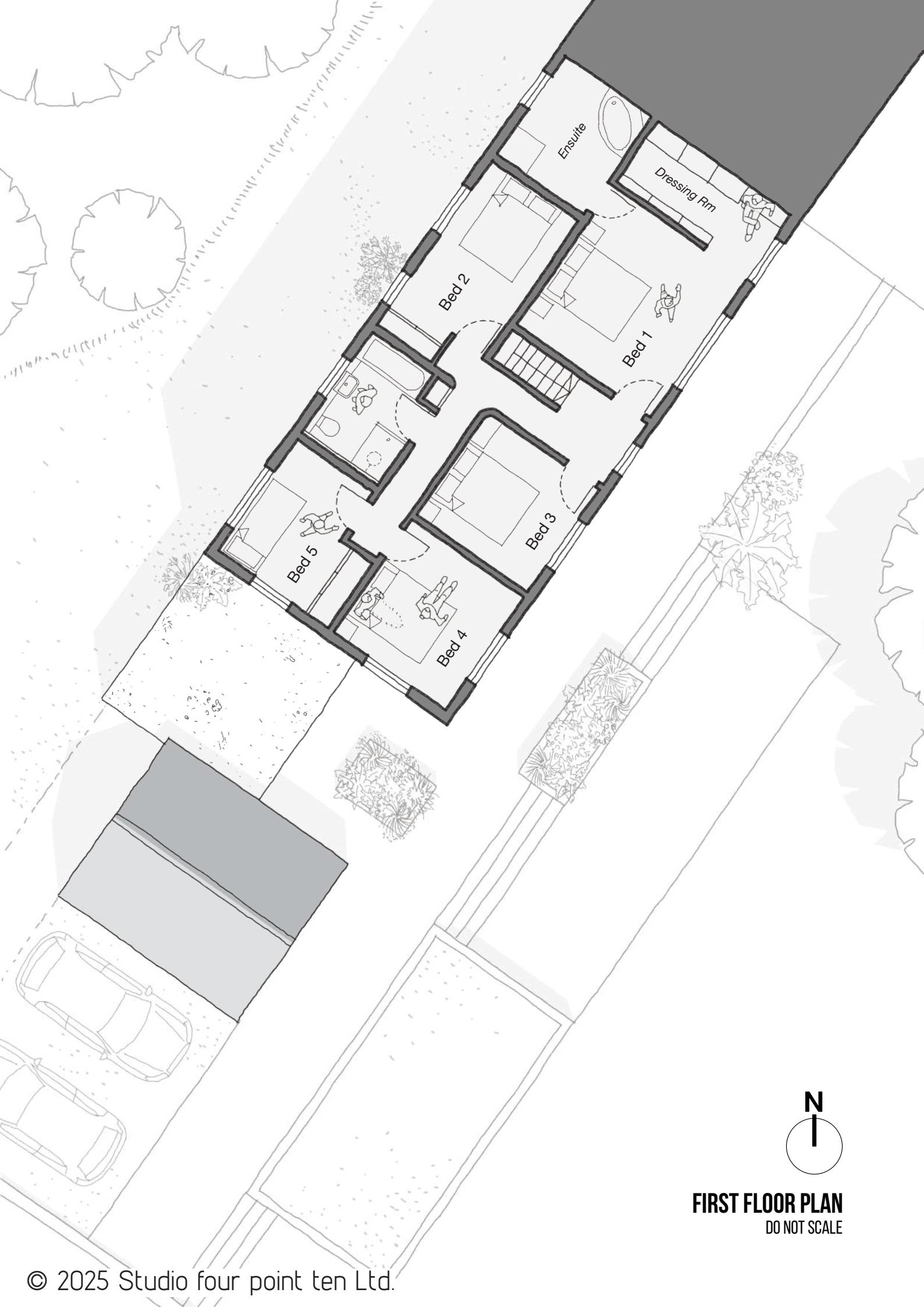
A Rationalised Lobby and Utility

The new entrance lobby creates a calm and considered arrival point — a welcoming space to pause, remove shoes, and store coats with ease, complete with a built-in bench and integrated storage. As you move further into the home, a slatted timber screen gently filters views through to the dining area and garden beyond, introducing a sense of anticipation and connection. Adjacent to this, a generous washroom is tucked neatly to one side, before the space opens into the heart of the home — the main kitchen and living area.

The utility room is repositioned to the far north corner of the house, beyond the stair and study, accessed via the former entrance hall. Here, it offers additional built-in storage, improved functionality, and a discreet secondary entrance for day-to-day use.

A Space to Retreat

The lounge is intentionally retained in its original position, offering a quieter, more secluded space to unwind — a cosy retreat that contrasts with the openness of the main living areas, perfect for evenings or moments of calm.



Better Bedroom Spaces

Upstairs, subtle reconfigurations help improve the balance and usability of the existing bedrooms. Adjustments to the family bathroom and smaller rear bedroom allow for a more generous bedroom proportion, now benefiting from integrated wardrobes and improved natural light. The family bathroom remains spacious, with room for both a large bath and a full-size rectangular shower — a practical and comfortable space for daily use.

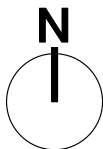
An Enhanced Principal Suite

Already a standout room, the master bedroom is further elevated by the addition of a private dressing area, complete with built-in shelving and wardrobe storage, and a generous ensuite bathroom — offering the comfort and privacy expected of a true master suite.

A Greener Outlook

Even the smallest bedroom receives a welcome enhancement, now featuring built-in storage and an outlook over the new planted sedum roof to the entrance extension. This soft green foreground, with its seasonal colour and subtle movement, captures the evening light as the sun sets beyond the treeline to the west.

While more dramatic changes could involve reducing the number of bedrooms in favour of larger individual spaces, this scheme takes a more balanced approach — making thoughtful refinements to add comfort and value, while preserving the home's generous accommodation. Ultimately, it's the transformation of the living spaces below that truly unlocks the property's potential, making it a uniquely exciting opportunity for the next chapter of modern family life.



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