

# Feasibility Study

South Street, Haslingden

## Space Saving Ideas:

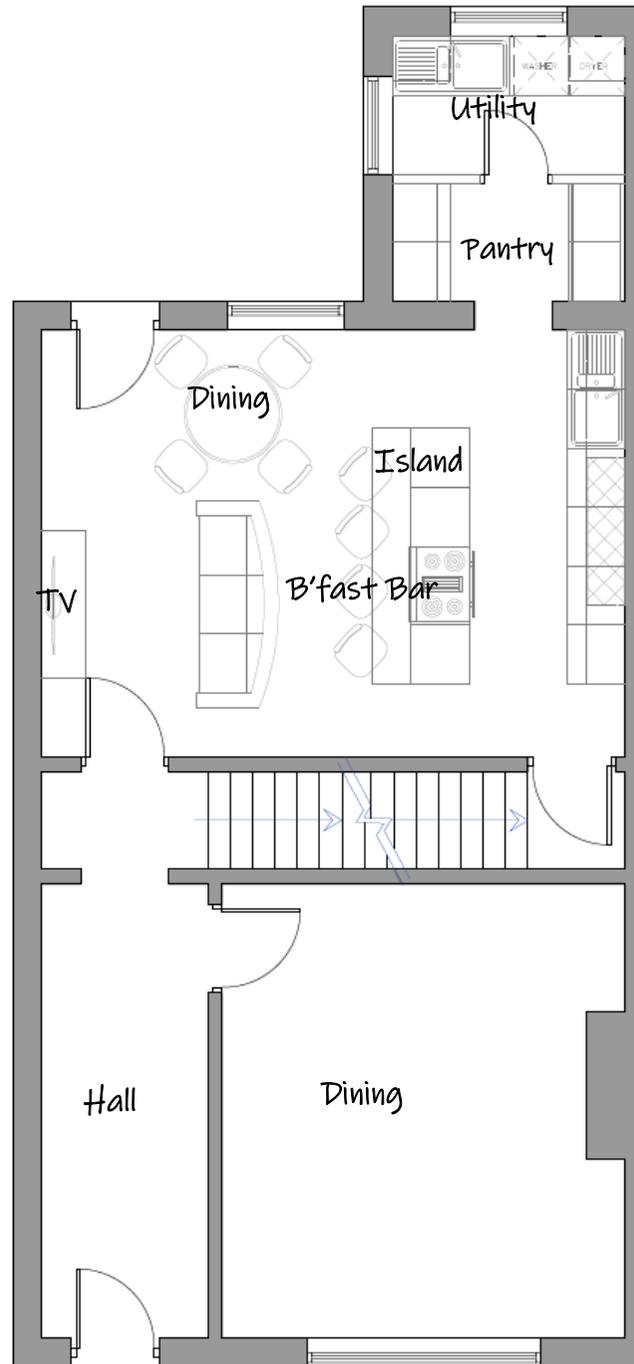
Stacking washing machine and dryer can save space

Integral extraction fan for the hob can mean central location in room/ kitchen island

Breakfast bar can also go along wall adjacent stairs with fold-down option



New kitchen layout- option 1  
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**Utility**- section off with partition wall, option for sink, overhead cupboards

**Pantry**- large double fridge-freezer, extra storage/cupboard space

**Chimney**- remove to have flush wall with kitchen worktop and overhead cupboards.

**Island**- doubles up as breakfast bar

**Living/Dining**- remaining half of room available for 3-piece sofa and TV unit with 4-seat dining table

- Approx. **10** reg. cupboards (600mm x 600mm)
- Approx. **10** overhead cupboards (600mm x 450mm)

Chimney removal = £1800-2200

Partition wall = £500-800

Kitchen = £5000-8500 (incl. units and installation)

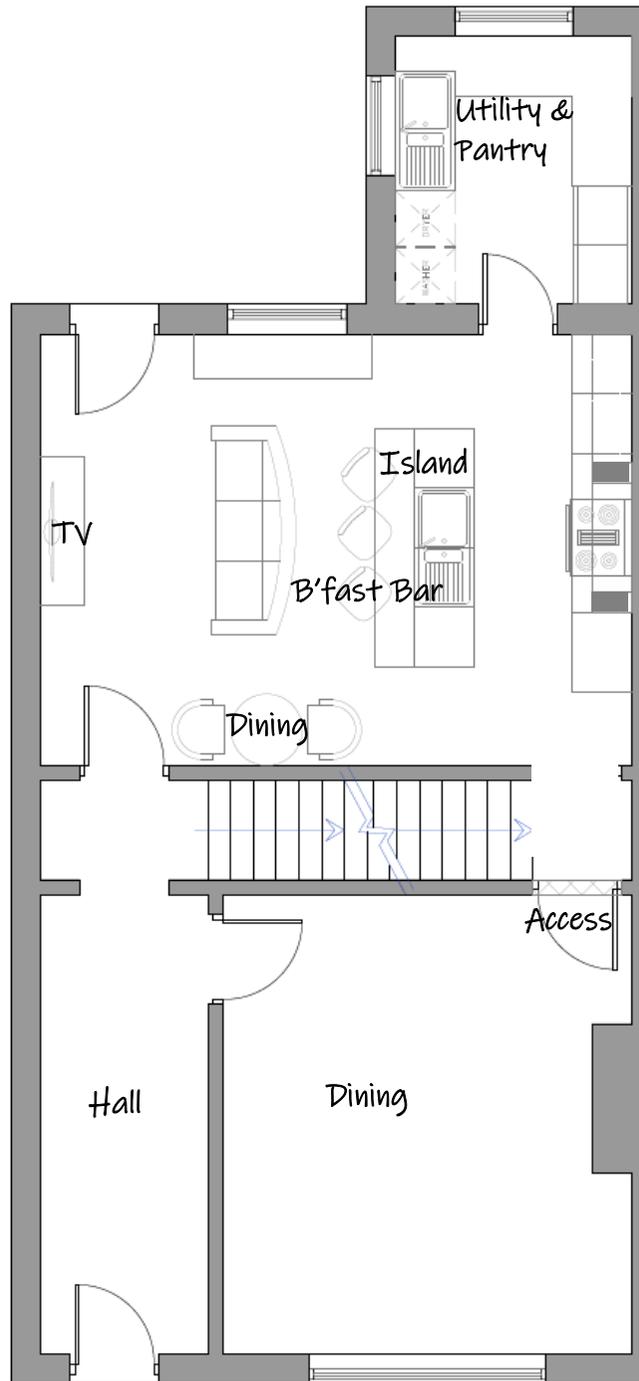
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## Key points:

The extraction system for the hob inside the chimney breast may need specialist attention if using the existing chimney to vent through- will need to comply with Building Regs.

The access through to the dining room maybe going through a structural wall.



**Utility & Pantry**- Add door to separate, majority of existing layout could stay

**Chimney**- utilise as part of kitchen, hide in cooker & hob within the alcove.

**Island**- doubles up as breakfast bar, slightly smaller to enable walkway either side

**Living/Dining**- smaller dining table option to allow for more living space, options for additional furniture along walls

**Access**- break through wall for access straight from kitchen into dining room, option to remove existing door to cellar stairs and keep open

- Approx. 8-10 reg. cupboards (600mm x 600mm)
- Approx. 7-8 overhead cupboards (600mm x 450mm)

Chimney open up = £1000-2000

New door opening = £350-500

Kitchen = £5000-8500 (incl. units and installation)

New kitchen layout- option 2

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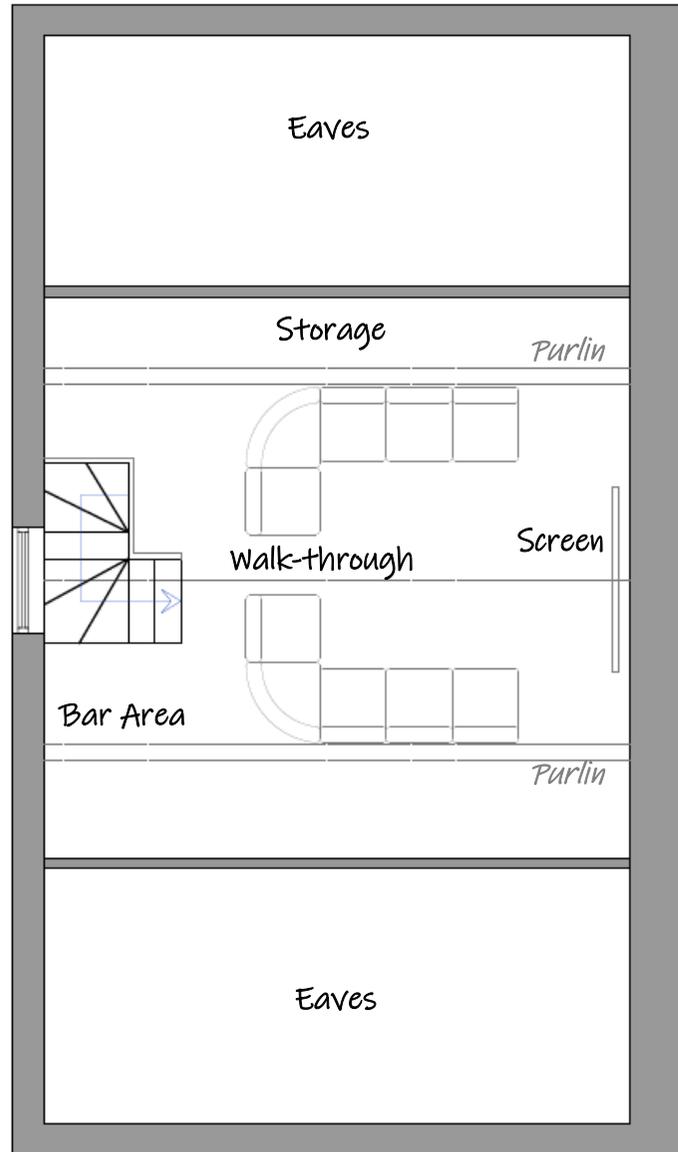
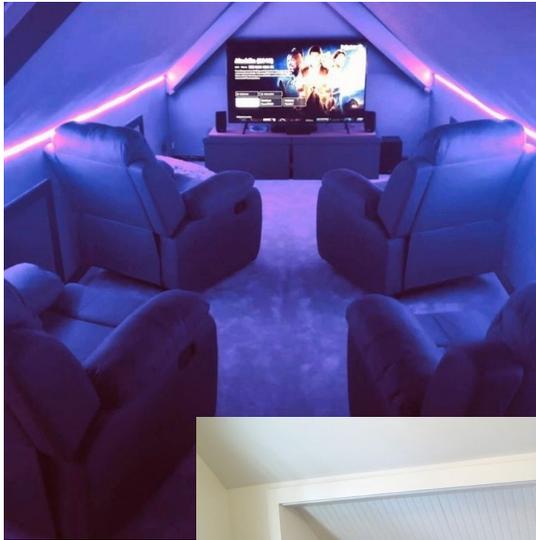
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## Other Options:

The seating can be altered to fit the space, a long sofa to the centre with space either side to move around and add single seats in front to the sides.

Low-level beds can be fitted under the eaves also doubling up as seating.



**Screen**— opposite window would mean seating would have the back to the stairs, limited head space around purlins means either non-symmetrical layout or middle walk-way access through to gain access to main space, head height at this side lowest means the screen may not be positioned for eye-level from seating

**Storage**— all storage and possible bar area to be under purlins

**Works**— main works would be cosmetic including decoration and flooring, minor joinery for balustrade around stairs and storage cupboards under the purlins

**Decorating** = £500-800

**Joinery** = £350-1000

**Furnishings/ Tech** = £2500+

Attic cinema room- option 1

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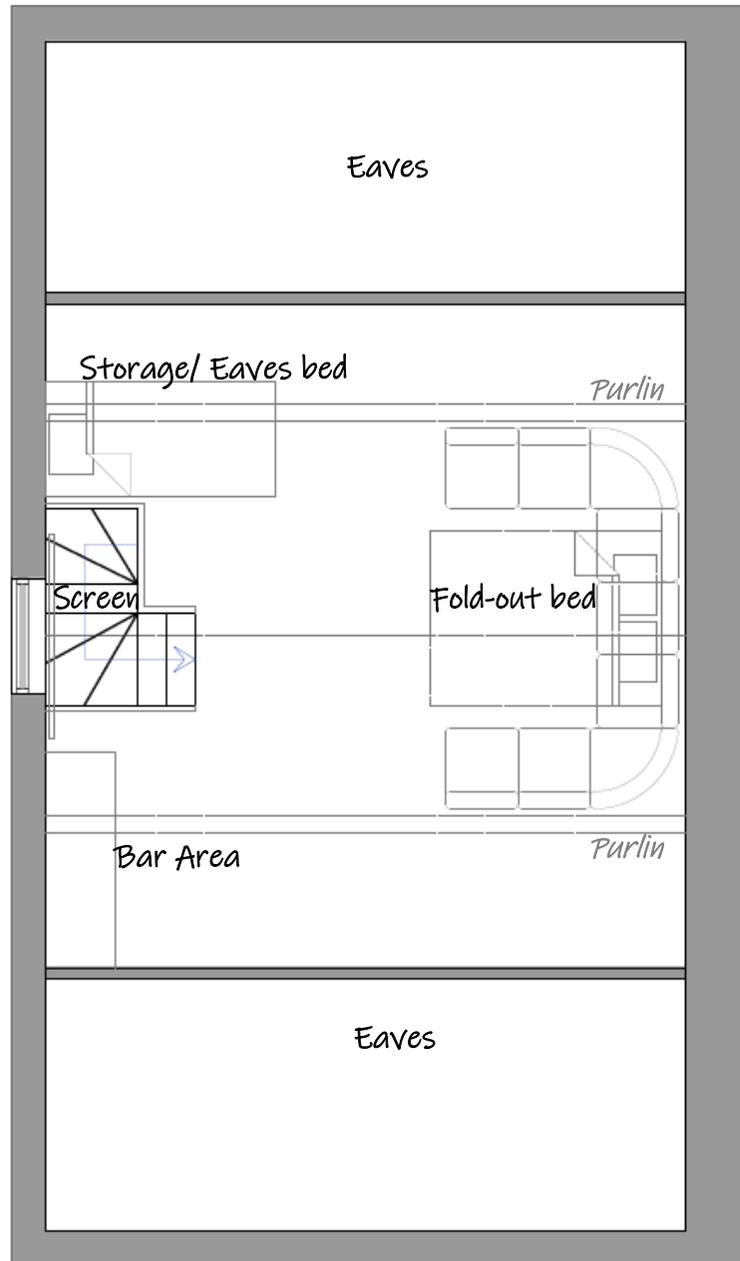
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## Points to Note:

This offers more flexibility with the layout and seating options.

The sofa/ seating could fold out to become a double bed if wanting to use as a guest bed-room, leaving more storage space under the eaves.

How easy is it to manoeuvre furniture around the turning stairs?



**Screen**– an electric powered screen can be installed over the window to expand over the wall and open up the rest of the room with the curved seating placed to the rear

**Storage**– all storage and eaves seating/ beds to be under purlins

**Bar**– either side of stairs could open up as the bar or guest bed area

**Works**– main works would be cosmetic including decoration and flooring, minor joinery for balustrade around stairs and storage cupboards under the purlins

Decorating = £500-800

Joinery = £350-1000

Furnishings/ Tech = £2500+

Attic cinema room- option 2

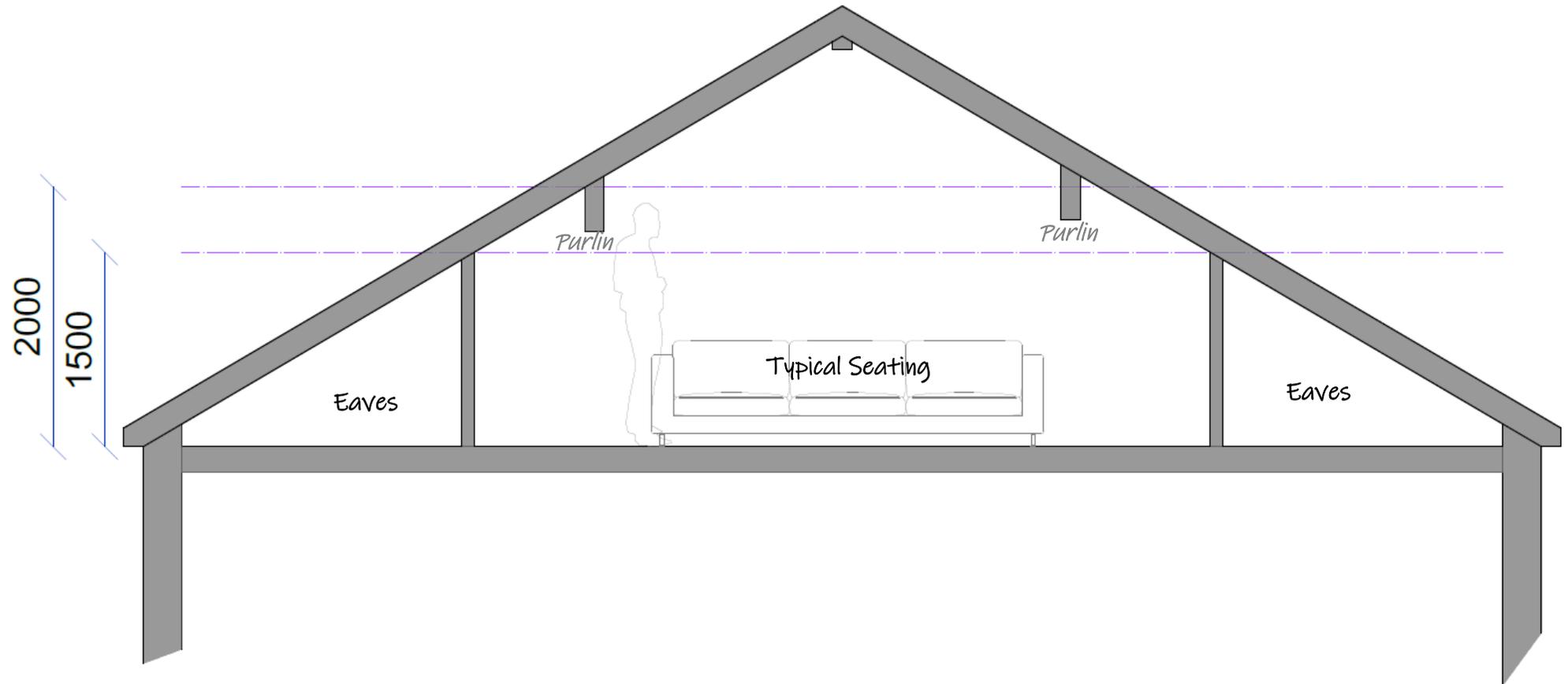
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## Please Note:

Estimated layout and measurements only, do not scale.



Attic cinema room— section

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## Other Options:

Either option can be implemented in either side of the cellar.

Option 2 can be switched around so the seating is facing the stairs.

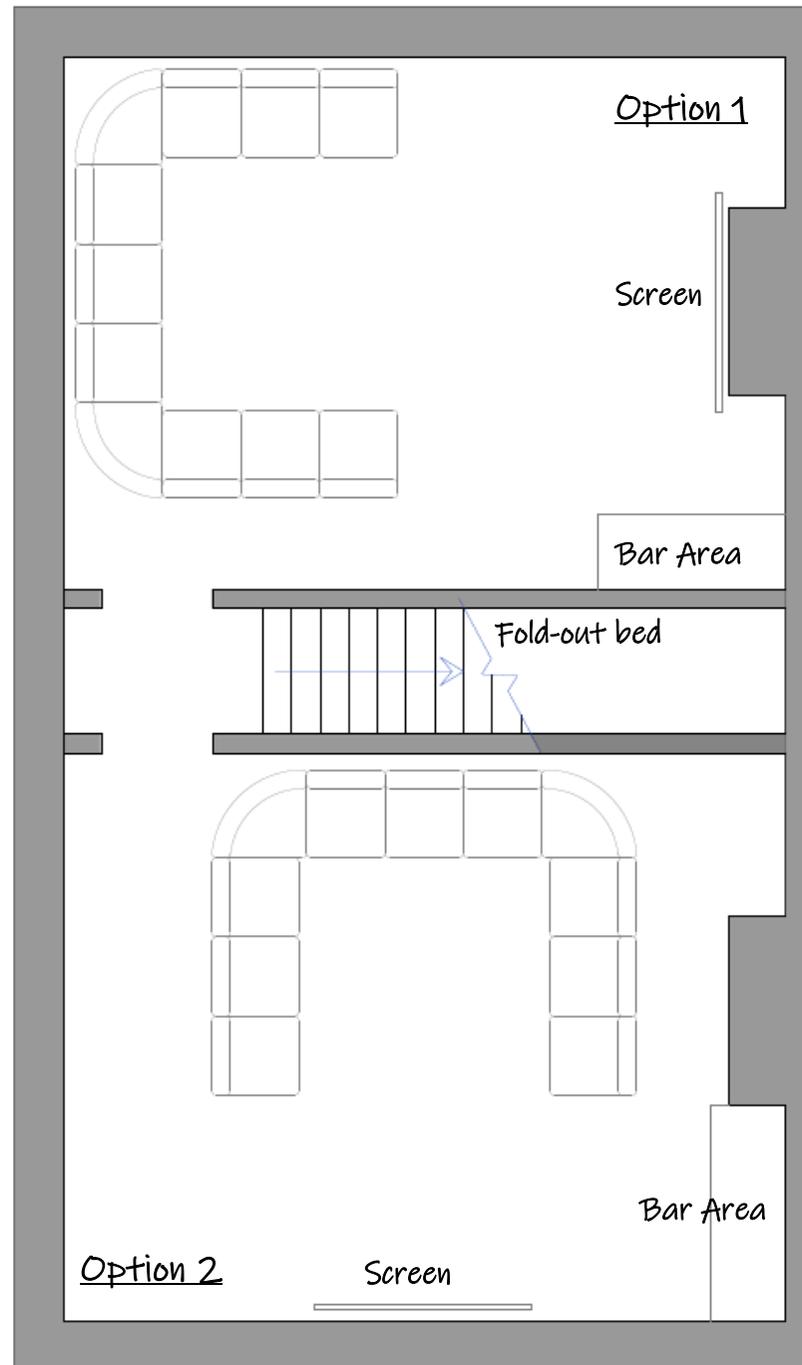
Space under the stairs can offer more storage.

Some of the stonework could remain exposed if suitable and add to the feature, it seems like such a good space to utilise.



Cellar cinema room- options

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**Option 1**– Use the existing chimney breast to host the screen with seating opposite and creating a walk-way down past the stairs wall with bar area to the end, recesses either side of chimney can be used as storage

**Option 2**– screen on back wall or stairs wall, seating opposite gives a more symmetrical and spacious layout, chimney and recesses can still be used as the bar and storage areas

**Works**– cellar will need drylining, ventilating and possibly insulating which would also need a Building Regs application and inspections.

Dry-lining/ converting = £8,000-18,000

B Control Fees = £750-1000

Furnishings & Decoration = £4000+