

PB

PLANBUILD

RECREATED SAMPLE

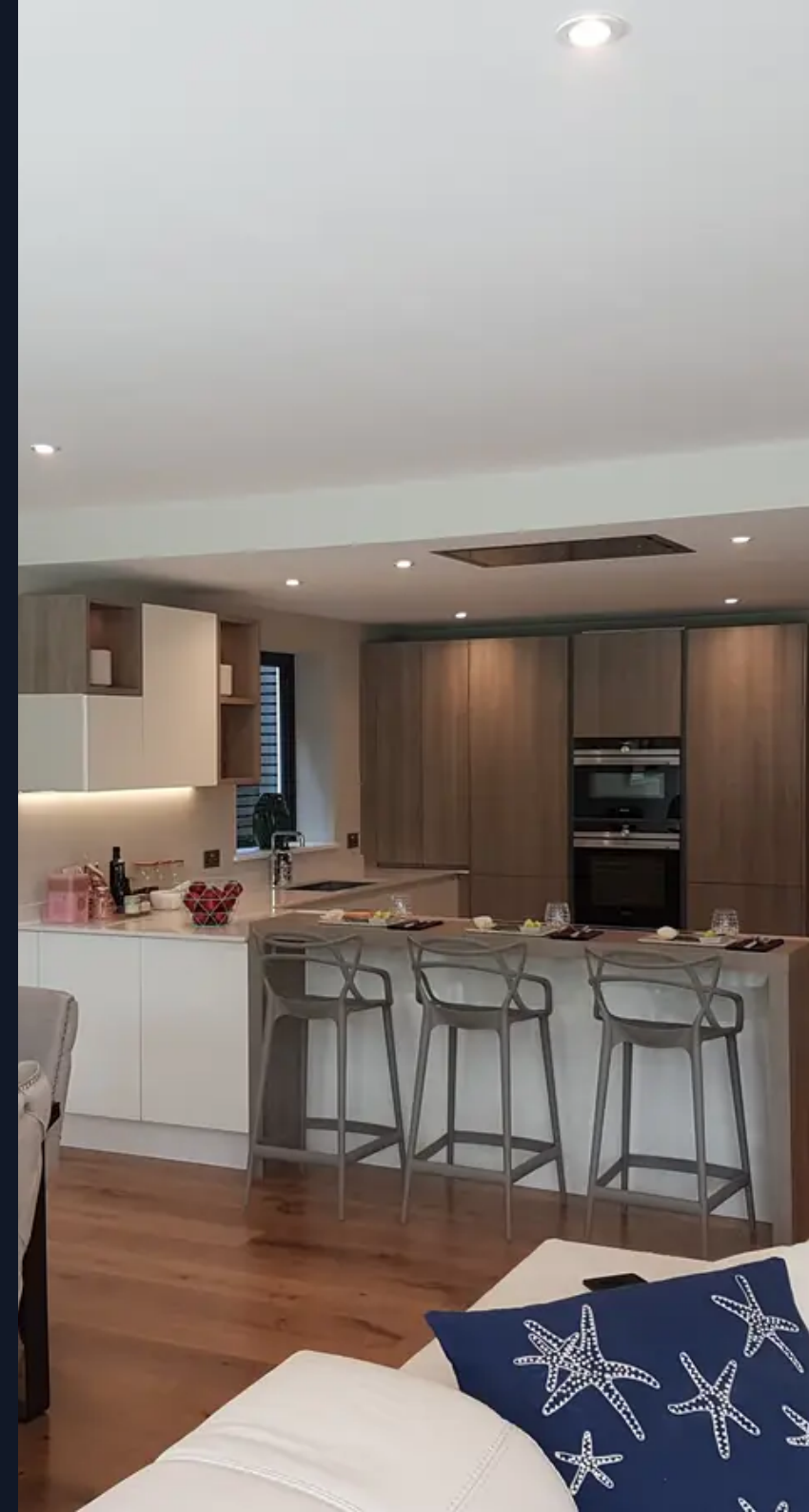
Layout Ideas Pack

A family kitchen and downstairs rethink

A six-page example showing the kind of thinking, options and explanatory notes included in the £250 service.

EXISTING PLAN / TWO OPTIONS / TRADE-OFFS

Illustrative concept work - not construction information



01 - WHAT WE HEARD

The design problem, stated plainly

The call turns a list of frustrations into a brief that each option can be judged against.

Sample household brief

CURRENT PROBLEM

The kitchen is narrow, the dining room is rarely used and the utility interrupts circulation.

MAIN GOAL

Create a sociable everyday kitchen without losing a quieter room.

NON-NEGOTIABLES

Keep a downstairs WC, improve storage and retain a route to the garden.

FUTURE THOUGHT

Do not block a modest rear extension later.

What the pack tests

1

How much openness the household actually wants

2

Where utility storage works without becoming a corridor

3

Whether the living room should stay separate

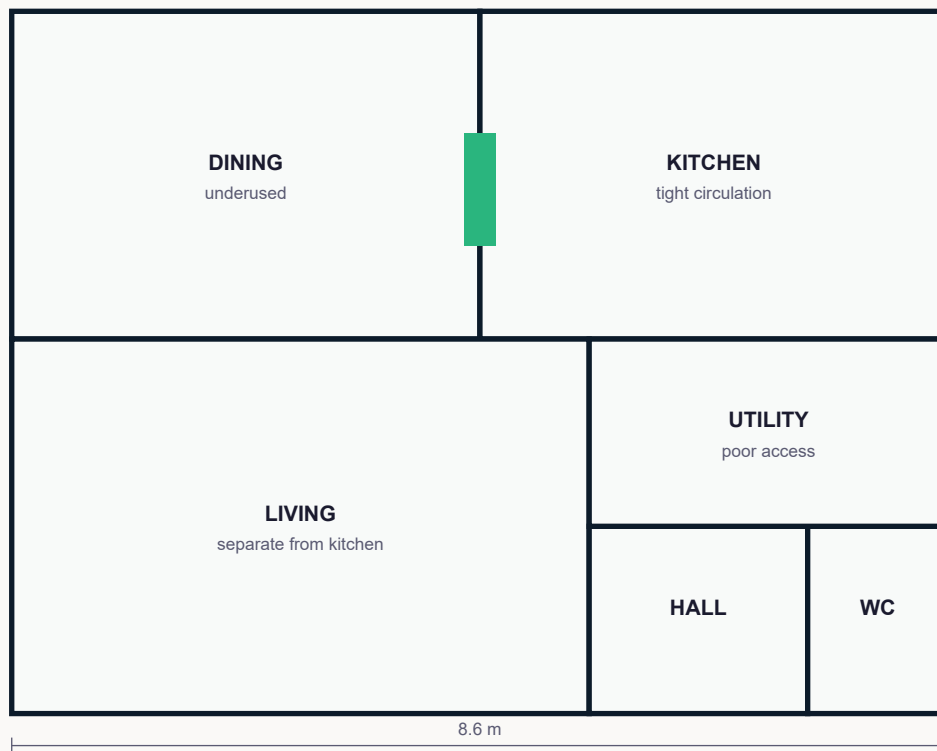
4

How a future rear extension could remain possible

02 - STARTING POINT

What is not working today

The existing plan is simplified so the main spatial problem is easy to see and discuss.

**A Split social rooms**

Kitchen and dining are divided by the central wall.

B Pinched circulation

Utility access cuts across the kitchen working zone.

C Lost flexibility

The dining room is too formal for everyday family use.

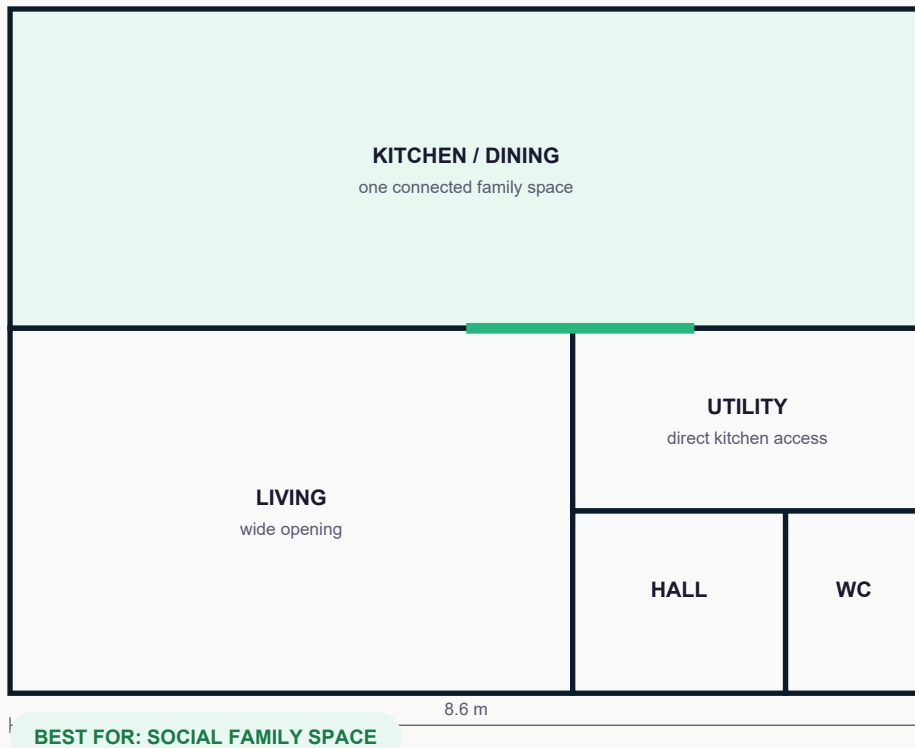
DESIGN QUESTION

Can the kitchen become the family centre without turning the whole ground floor into one undifferentiated room?

03 - PROPOSED DIRECTION

Open family kitchen

A decisive option that joins kitchen and dining, improves the garden connection and gives utility access from the working side.



1

Remove central divide

Creates one kitchen and dining room across the rear.

2

Widen living connection

A generous opening links rooms but keeps a separate lounge.

3

Move utility access

Reduces cross-traffic through the kitchen work zone.

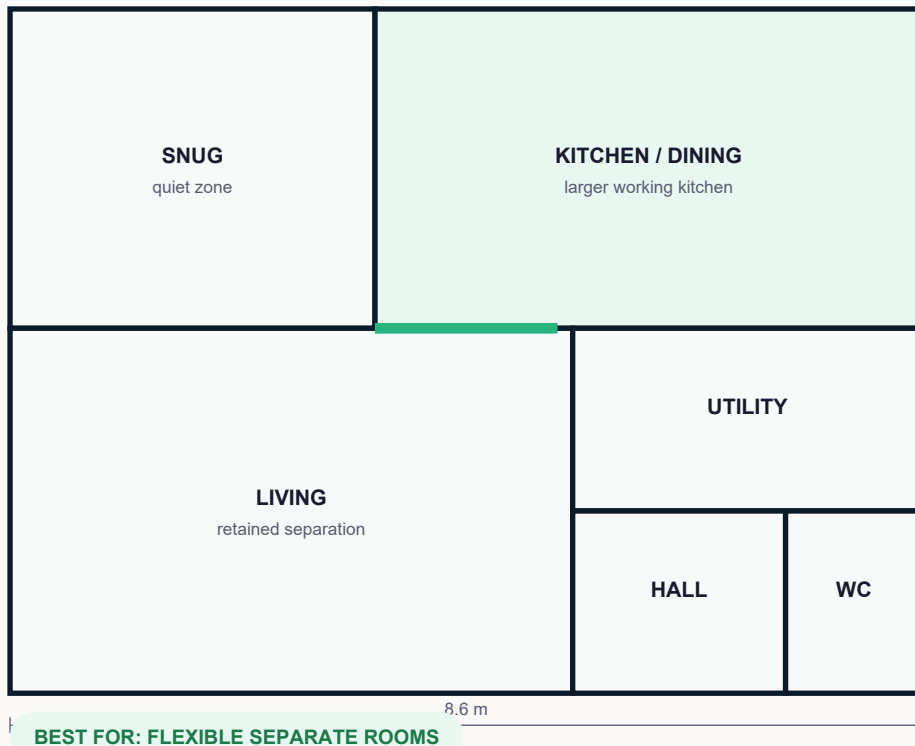
TRADE-OFF

This option depends on later structural checks and offers less acoustic separation at the rear.

04 - ALTERNATIVE DIRECTION

Kitchen plus quiet snug

A more zoned option that creates a larger kitchen-diner while retaining a separate room for homework, TV or quiet use.

**1 Keep a front-to-back choice**

The household gains two distinct places to spend time.

2 Grow the kitchen

A wider kitchen-diner improves storage and working space.

3 Use a broad opening

The rooms can still feel connected when wanted.

TRADE-OFF

The dining area is smaller than Option A and the snug needs careful furniture planning.

05 - MAKE THE DECISION

Two good answers, different priorities

The pack does not pretend there is one perfect layout. It makes the trade-offs clear enough to choose the right direction.

Priority	Option A - Open family kitchen	Option B - Kitchen plus snug
Social space	Excellent	Good
Quiet room	Good - living room retained	Excellent - living and snug
Kitchen storage	Excellent	Very good
Future extension	Clear route retained	Clear route retained
Main compromise	Less acoustic separation	Smaller dining zone

THE NEXT DECISION

Choose the direction to develop, or pause with a clear record of the options. Detailed survey, structural design and approvals are separate services only when needed.

Questions before buying?

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