

STUDIO
: MASS

STRATEGIC PROPERTY REVIEW

Stage Zero: Review

Semi-Detached Chalet Bungalow

Your Address, London

PREPARED FOR THE HOMEOWNER · JUNE 2026

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STAGE ZERO

Seeing the potential before you commit.

Stage Zero is a concise, design-led assessment of a property's potential — produced without the commitment of full architectural engagement. It is for owners weighing whether to extend or improve, buyers testing what lies beyond the surface, and sellers framing opportunity.

The aim is simple: **clarity before commitment**. It sets out what the house can become, the route to get there, and the order of cost — so the decision to proceed is made with the full picture in view.

Prepared following a measured survey and site visit. Figures and indicative costs are early-stage and will be refined at the next stage.

THE BRIEF

The owners are a couple investing in this chalet bungalow for the long term — improving it rather than moving. Before committing to a route, they want to understand:

- the options to adapt the house for contemporary life
- whether the single-bathroom arrangement can be resolved
- the planning position, and how the work could be phased
- the order-of-magnitude cost of the potential works
- how to keep development cost aligned with the property's ceiling value

Briefing Summary

REPORT TYPE Essential	CLIENT POSITION Owner	STATUS Pre-design	INSTRUCTION BASIS Development options review
PROPERTY TYPE Semi-detached chalet, 1930s	TENURE · SIZE Freehold · 1,269 sq ft	EST. VALUE c. £625,000	BUDGET OUTLINE £200k – £280k

PRIMARY OBJECTIVE

Resolve the single-bathroom arrangement and reconnect living space to the south garden.

TOP PRIORITIES

Open-plan kitchen-living · A second & third bathroom · Usable bedrooms

KEY QUESTION

Planning route for extending, structural feasibility, indicative cost.

NON-NEGOTIABLES

A bathroom upstairs · Off-street parking retained · Four usable bedrooms

PREPARED BY

Studio : MASS — design practice.
Hoxton Mix, 86–90 Paul Street, London EC2A 4NE.

BASIS OF THIS REPORT

Based on a measured survey and site visit, agent particulars, publicly available planning records, and mapping. Planning commentary is professional opinion; cost information is indicative.

INITIAL VIEW

A solid interwar chalet on a quiet cul-de-sac — with rare off-street parking and a south garden.

The constraint is arrangement, not size. The cellular plan and a single bathroom hold the house back; permitted-development scope here is favourable and the moves are well-evidenced on the street — including the property’s own consented history.

Executive Summary

01 PRIORITY Ground Floor & Garden Renew the dated rear sun room and modernise its construction, and reconfigure the ground floor into one open kitchen-dining-living space facing the south garden, with utility and WC. The clearest route to everyday liveability — no extra footprint sought as a priority. EX VAT · GF & GARDEN £111k	02 RESOLVES BATHROOMS Upstairs & Bathrooms A full-width side-facing dormer and roof reconfiguration to give proper bedrooms, an upstairs bathroom and a principal ensuite — directly answering the single-bathroom problem. EX VAT · FIRST FLOOR £75k	03 ESSENTIAL Refurbishment & Energy Bringing the tired fabric up to standard — rewire, re-plumb, internal insulation lining, new windows and services — with credible energy gains and possible grant funding. Less visible, but it underpins everything else. IN CONTRACT SUM <i>included per room</i>
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HEADLINE VERDICT

A well-located interwar chalet with strong underlying qualities — size, parking, a south garden — but an arrangement that no longer suits contemporary life. The opportunity lies in **reconnecting the ground floor**, **resolving the bathrooms in the roof**, and **bringing the tired fabric up to standard**. Three defined moves are identified; a single planning consent can cover the structural work, with phases built as budget allows.

OVERALL VIEW Worth pursuing. Good size and plot; the plan is the limiting factor.	BEST OPPORTUNITY Reconnect the ground floor to the south garden — the priority move.	MAIN CAUTION Roof headroom limits the dormer scheme — survey needed early.	PLANNING POSITION No conservation area; PD scope favourable. Low risk overall.	BUDGET FIT Full scheme ~£186k ex VAT; phase under one consent as funds allow.
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Property & Location

A four-bedroom (three, plus a ground-floor study) semi-detached chalet bungalow on this street, a quiet no-through-road in London, within easy reach of local shops and schools, and a short distance from open parkland. The house dates from the interwar period and is held freehold.

Beneath its characterful catslide roof and timber-clad front gable, the accommodation is generous but cellular: separate Living, Study and Dining rooms, a kitchen set apart from the garden, and a stepped-down rear Sun Room. The single point of friction is servicing — **the only bathroom is downstairs**, with none serving the three roof bedrooms. A well-built house whose plan reflects 1930s living rather than how we live today.

The owners intend this to be their long-term home. Against a street average near £707,500 and improved comparables approaching £800,000, there is clear headroom to invest — the guiding principle being to enhance the house without spending beyond its ceiling value.



LOCATION & CONTEXT

Local Authority	LB Waltham Forest
Ward	London
Nearest Station	Overground · ~1.2 mi
Schools	Primary school nearby
Open Space	Parkland nearby
Council Tax	Band E · Freehold

WHAT WORKS

Generous floor area, south garden, own drive & garage, chain-free, quiet cul-de-sac, strong schools and parks nearby.

WHAT UNDERPERFORMS

A single bathroom for four beds. Kitchen cut off from the garden. Cellular reception rooms. Roof bedrooms with compromised headroom.

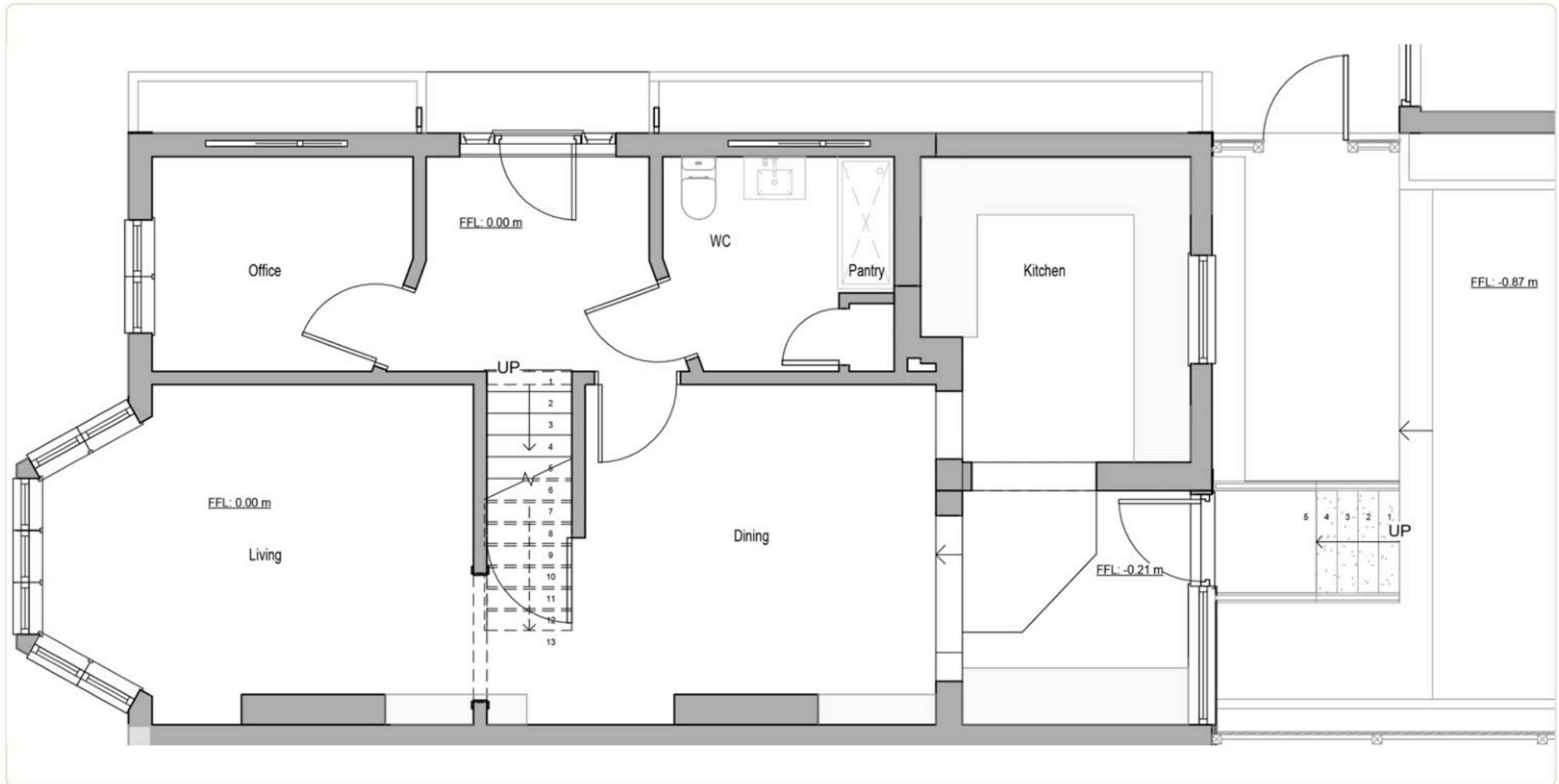
WHY NOW

Investing for the long term and a dated interior make this the moment to act. Favourable planning scope and well-evidenced local precedent keep the route low-risk.

Following a measured survey and site visit, alongside the estate-agent listing, floor plans, and publicly available planning and market information.

Existing — Ground Floor

EXISTING ARRANGEMENT
AS SURVEYED

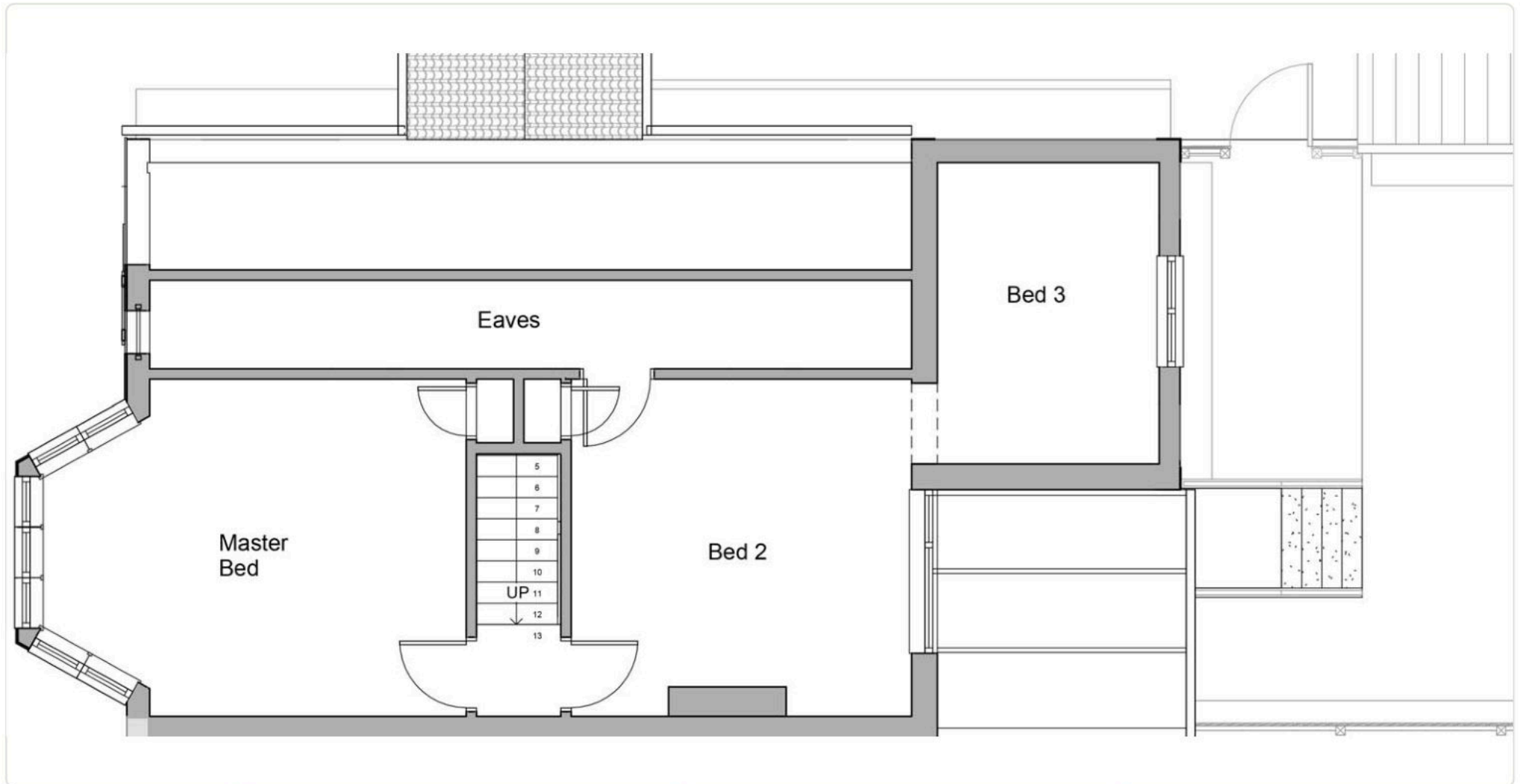


WHERE IT
FALLS SHORT

- A** Three cellular rooms — Living, Study and Dining read as separate, dated spaces.
- B** Kitchen and the stepped-down Sun Room sit off the rear — a weak garden connection.
- C** The only bathroom in the house is downstairs — nothing serving the bedrooms above.
- D** The downstairs Study is the room marketed as the fourth bedroom.

Existing — First Floor

EXISTING ARRANGEMENT
IN-ROOF · AS SURVEYED



WHERE IT
FALLS SHORT

- E** No bathroom upstairs — the three roof bedrooms are served only by the ground-floor bathroom.
- F** A deep catslide roof leaves restricted headroom and broad eaves storage across the floor.
- G** Usable floor area is lost to low head height — the bedrooms feel smaller than their footprint.

Constraints & Opportunities

CONSTRAINTS

- PD limits
- Party wall (semi)
- Neighbour amenity
- Roof headroom

The property is **not listed and not in a conservation area**, so permitted-development rights are broadly intact — a favourable starting point. The main constraints are the limits of PD itself, the shared boundary as a semi-detached house, and protecting neighbour amenity.

PLANNING / POLICY

Larger rear extensions beyond PD need a householder application or prior approval.

PHYSICAL / SPATIAL

Deep catslide roof. A first-floor side extension must set back from the front and keep symmetry with the attached neighbour.

LEGAL / TITLE

Freehold. TPO trees ~39m to the rear. Party Wall etc. Act applies to the shared flank.

NEIGHBOUR / AMENITY

Rear overlooking and daylight tests; dormer to respect the roofline.

OPPORTUNITIES

- Open-plan living
- 2nd & 3rd bathroom
- Refurb & fabric
- Energy upgrade

The opportunity lies in three directions: reconnecting the ground floor to the south garden; reorganising the roof to add proper bathrooms and bedrooms; and bringing the tired fabric and services up to standard. The EPC also points to credible thermal improvement.

GROUND FLOOR

Renewing the sun room and reconfiguring opens the kitchen-dining-living space to the south garden.

ROOF / BATHROOMS

A full-width side-facing dormer gives headroom for bedrooms, a bathroom and an ensuite.

REFURB / ENERGY

Internal insulation lining, new windows and services — with possible energy-grant funding.

VALUE / SALEABILITY

Improved comparables approach £800k vs the £625k guide — well supported.

Planning Context

CONTEXT SNAPSHOT

Local Authority	LB Waltham Forest
Listed Building	No
Conservation Area	No
Article 4 (extensions)	No
Flood Zone	Zone 1 · no risk
Trees (TPO)	~39m to rear
Permitted Development	Broadly intact

NOTE

Under PD, a single-storey rear extension on a semi-detached house is limited to 3m depth, or up to 6m via the Larger Home Extension prior-approval route (with a neighbour-consultation period). Householder applications target 8 weeks — Waltham Forest issues 84% of decisions within that window, and its approval rate for minor applications (~66%) sits in line with the regional average (64%), so a well-evidenced, policy-compliant submission matters. A Lawful Development Certificate is recommended to confirm any PD works. A single consent covering the dormer and any ground-floor works stays valid indefinitely once any part is built — ideal for a phased project.

LOCAL PRECEDENT

No. 17 — rear extension, first-floor side extension & rear dormer (2024). Near-identical scheme. APPROVED

No. 23 — first-floor side, roof extension & single-storey rear. APPROVED

No. 13 — ground & first-floor rear extensions. APPROVED

The property itself holds consents for a first-floor extension over the kitchen with a ground-floor sun lounge (1968) and a garage (1979). Approved extensions run all along the street, progressively extended to side, rear and roof. Source: Waltham Forest planning register.

PLANNING RISK ASSESSMENT

01 · Ground floor & garden	LOW RISK
02 · Upstairs & bathrooms	LOW / MEDIUM
03 · Refurbishment & energy	NO / LOW

Proposed - Ground Floor V1

£111k



OBJECTIVE

Renew the sun room and reconnect the ground floor into one open kitchen-dining-living space to the south garden. No added footprint sought as a priority.

- A** Dated sun room renewed — insulated, glazed and brought level with the house.
- B** Kitchen, dining and living combined into one bright space opening to the garden.
- C** New utility and WC tucked in behind the hall.
- D** Any added footprint kept modest — pursued only where it adds clear value.

PLANNING ROUTE

Largely within the existing footprint. Any added depth via PD to 3m, or Larger Home Extension prior approval.

Proposed - Ground Floor V2

£111k



OBJECTIVE

Renew the sun room and reconnect the ground floor into one open kitchen-dining-living space to the south garden. No added footprint sought as a priority.

- A** Dated sun room renewed — insulated, glazed and brought level with the house.
- B** Kitchen, dining and living combined into one bright space opening to the garden.
- C** New utility and WC tucked in behind the hall.
- D** Any added footprint kept modest — pursued only where it adds clear value.

PLANNING ROUTE

Largely within the existing footprint. Any added depth via PD to 3m, or Larger Home Extension prior approval.

Proposed - First Floor

£75k



OBJECTIVE

Reorganise the roof — a full-width side-facing dormer creating proper bedrooms, an upstairs bathroom and a principal ensuite. The move that answers the single-bathroom problem.

- A** A full-width side-facing dormer gives standing headroom across the roof.
- B** A new principal bedroom with ensuite — the first proper suite in the house.
- C** A bathroom upstairs at last — resolving the single-bathroom problem.
- D** Significant structural upgrades (steel/frames); a hip-to-gable can add width.

PLANNING ROUTE

Householder application to Waltham Forest — best combined with Option 1 in one consent.

The Proposals, Floor by Floor

1 GROUND FLOOR

The front of the house is largely unchanged — the entrance, office, staircase and circulation are retained, along with the existing blocked opening between hall and living room and the hall-to-dining doorway.

The WC is reconfigured into a more private layout, freeing space for a pantry to support the kitchen. A secondary hall-to-kitchen corridor was explored but reduced the kitchen's usability, so the pantry was prioritised. Flexibility remains to revert the WC or absorb the pantry into the kitchen later.

The chimney breast is removed for a continuous run of bespoke joinery along the party wall — a media wall and storage in the living room, dining storage through the middle, and a library or quiet seating nook in the sunroom overlooking the garden.

The kitchen window is replaced with a large sliding picture window, drawing in light and framing the rear garden.

The sunroom is upgraded with new glazed doors and roof glazing. A new terrace near driveway level (a few steps down from the sunroom) is sized to suit existing levels, with scope to enlarge later.

With the space opened up, enlarging the openings from front to rear creates a full dual-aspect view — drawing light all the way through the main living spaces, front garden to rear.

2 FIRST FLOOR

The stair arrival is retained, with the principal-bedroom entrance repositioned slightly for better flow. One side of the stair enclosure is removed so the stair opens into a new corridor — more light through the centre of the house — and a new stair gives access to proposed loft accommodation (extent subject to survey).

The corridor is optimised to maximise usable space. Bedroom 2 gains a significantly larger footprint while Bedroom 3 becomes the smaller secondary room. Bathrooms, drainage and service runs are concentrated on one side, aligning with the existing drainage strategy.

The principal bedroom comfortably accommodates an ensuite plus a dressing area or fitted wardrobes — currently with ensuite access via a pocket door from the dressing space, refinable as design develops.

A central family bathroom off the corridor serves the secondary bedrooms and guests. The added depth also allows a dedicated laundry / utility for washing, drying, storage, plant and any future heating or hot-water systems.

Bedroom 2 gains a large picture window matching the design language used elsewhere. Overall the floor balances bedrooms, storage, servicing and circulation efficiently; further refinement will focus on the proportions of the ensuite, dressing, family bathroom and utility.

Refurbishment & Energy

The house has had little done to it for years. Much of this budget goes into things you won't see — but it is what makes the house feel genuinely renewed, and it is most efficient done **while the structure is open** for Options 1 and 2.

FABRIC & SERVICES

- Full rewire and re-plumb to current standards
- Internal insulation lining (~100mm) to perimeter walls — carrying first-fix services in the new stud
- Re-plaster, redecorate and renew floor finishes throughout
- Roof, damp and draught-proofing remediation

ENERGY & GRANTS

- New double / triple glazing — a significant line item worth planning early
- Air-source heat pump — potentially grant-funded; ideal to install during a full renovation
- Solar PV — the south-east main roof slope suits it; suppliers can model payback
- Government energy grants may offset fabric and low-carbon heating costs

PLANNING ROUTE

Largely internal — no planning required. Like-for-like windows and internal lining sit within PD.

IN THE CONTRACT SUM

Included room-by-room — the largest single share of the £186,087 ex VAT total

Funding & Incentives

Most of the energy works are self-funded — but a few attract grants or favourable finance, and almost all are far cheaper carried out **while the house is already open**. These are worth investigating early, as they shape plant, services and the build sequence.

WORTH PURSUING

Air-Source Heat Pump

GRANT

Available through the Government's Boiler Upgrade Scheme and **not means-tested**. The single largest contribution to the project — settle it early, as it drives plant-room, cylinder, radiator / UFH and electrical requirements.

GRANT VALUE

£7,500

Solar PV & Battery

VAT RELIEF

No direct grant, but residential solar and battery storage carry **0% VAT**, and exported electricity earns under the Smart Export Guarantee. Markedly cheaper installed while scaffolding, roofing and electrics are already in hand.

VAT ON INSTALL

0%

WF Energy Loan

FINANCE

Waltham Forest has run **low- or zero-interest** energy-improvement loans for eligible properties — solar, battery, heat pumps, insulation and glazing. Finance rather than a grant, but useful to preserve capital during the build.

SUBJECT TO

EPC & scheme

5% VAT A reduced **5% VAT** rate may apply to qualifying works where the property has been unoccupied for **two or more years** before works begin — covering eligible labour and materials supplied under the contract. Subject to the contractor's VAT advisor and evidence of vacancy (Council Tax / utility records); worth confirming eligibility early.

THE BIGGEST OPPORTUNITY — DO IT WHILE THE STRUCTURE IS OPEN

MEASURE	RETROFIT LATER	DURING RENOVATION
Heat-pump pipework	Expensive	Straightforward
Underfloor heating	Major disruption	Easy during refit
Solar cabling	Additional works	Simple first-fix
Battery location	Difficult	Planned from outset
Added insulation	Opening-up required	Already exposed
Airtightness	Difficult	Easy to incorporate

THE PRINCIPLE

The biggest saving is rarely the grant — it's avoiding the cost of retrofitting later.

Cost Insight

CONTRACT SUM · BY AREA

SCHEDULE V30 · JUN 2026 · EX VAT

GROUND FLOOR & GARDEN		FIRST FLOOR & ROOF	
Kitchen	£32,199	Dormer loft extension	£27,844
GF rear extension	£24,437	Utility	£13,030
Dining	£16,004	Bathroom	£11,923
Garage	£9,844	Ensuite / robes	£6,834
Hallway	£7,633	Bedroom 2	£6,225
Office	£6,466	Bedroom 3	£6,225
Patio	£4,718	Master bedroom	£2,803
Living room	£3,601		
Entrance	£2,764		
WC	£2,505		
Pantry	£1,031		
Subtotal	£111,201	Subtotal	£74,886

WITH VAT APPLIED

Reduced rate · 5%
if unoccupied 2+ yrs

£195,392

Standard rate · 20%

£223,305

BASIS OF FIGURES

Software-generated preliminary costs — a per-square-metre schedule built from a smart database of contractor and material rates applied to each room's area. Professional fees and contingency sit on top; the sum firms up at detailed design.

CLIENT-SUPPLIED FINISHES

Kitchen and sanitaryware are allowed for in these estimates, but as client-supply items they can swing the budget — deciding them early gives the best cost control.

Total — full scheme ex VAT

£186,087

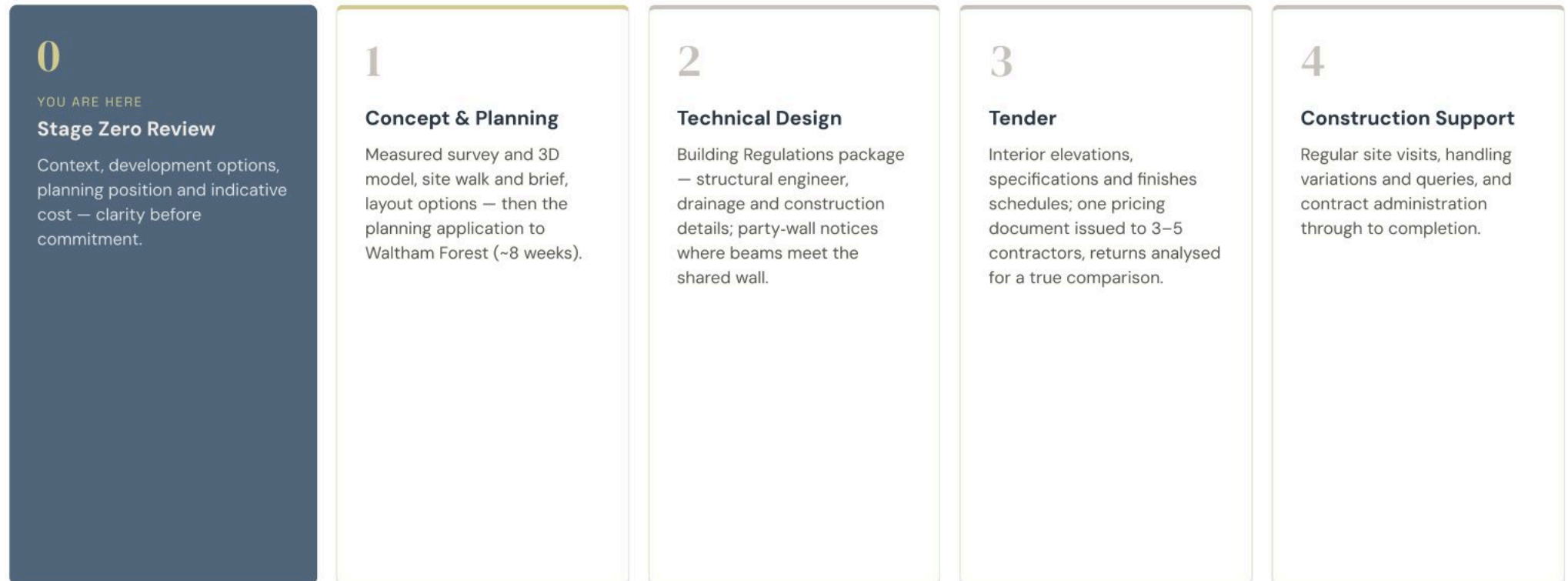
VALUE CEILING

Now £625k → Improved ~£800k

Comfortable headroom over the contract sum — but invest with the ceiling in view.

Stage Zero, and what comes next.

This review is **Stage Zero** — the clarity step before any commitment. From here, Studio : MASS delivers the project in four modular stages; you engage us for as much or as little as you need.



INDICATIVE TIMELINE · FROM GO-AHEAD

≈ 7–9 months from brief to start on site, then build



Recommendation & Next Steps

PREFERRED ROUTE

Secure a **single planning consent** covering the dormer and ground-floor works, then build as one coordinated programme if budget allows — the most efficient route, given how much refurbishment is needed anyway. If phasing, lead with the structural shell, fold in the refurbishment and energy works while access is open; the consent stays valid indefinitely once started.

RECOMMENDATION

This is a sound long-term home in a strong, well-connected location. We recommend **Option 1** — the ground- and first-floor alterations set out here, matching the brief: reconnecting the ground floor to the south garden and bringing the bathrooms upstairs into the roof.

Option 2 is the same scheme with a varied ground-floor plan — the one choice to settle between the two. Refurbishment and energy works run throughout and are integral, not a separate option; they are most efficient while access is open. The principal caution is roof headroom for the dormer, which the measured survey will confirm.

NEXT STEPS

- 01 **Stage 1 design work** — building on the completed measured survey, develop the 3D model of the house as existing.
- 02 **Brief & layout options** — agree the plan that works for contemporary life.
- 03 **Single planning application** to Waltham Forest — dormer and ground-floor works together (~8 weeks).
- 04 **Technical design** — structural engineer, drainage and party-wall notices.
- 05 **Tender & build** — one pricing document to 3–5 contractors, then construction with regular support.

Indicative programme: ~1–2 months to submission, ~2 months in planning, technical design and tender to follow, then the construction programme.



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Helping London homeowners transform houses into long-term homes.

GET IN TOUCH

Hoxton Mix, 86–90 Paul Street
London EC2A 4NE

020 8638 6727

studio-mass.com

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