



## MEOLS DRIVE EXTENSION

For Private Client

This project involves a large side extension of a property on Meols Drive, Hoylake, Wirral. The client's brief was to remove the existing single storey garage and for the addition of a two storey extension in its place, including a double garage, gym and hot tub to the ground floor with a one bedroom annexe suite above. The proposals also include an external swimming pool to the rear of the property.

The house is located within a largely residential area with neighbouring properties being equally large dwelling houses. It is situated within the Meols Drive Conservation area and is of a traditional style. There are many precedents in the area for extensions to large existing properties, with these proposals specifically focussing on maintaining the overall style and proportions of the existing house.

The extension is designed to blend into it's context through the use of local materials and design principles. The design elements fit well within the historic context, for example the proposed balcony at first floor level reflects the existing balcony to the front of the property. The extension is also elegant and contemporary in design, with the introduction of a large gable window to the rear of the extension.

Hard and soft landscaping to the front and rear of the property is to be maintained, with new trees proposed to replace those close to the masonry boundary wall that are to be removed as part of the works.

The extension is designed to be beneficial to the property as a whole and improve the external appearance of the house. The existing garage is not in keeping with the original house, so the proposals are designed for a more harmonious appearance.

**Value:** Undisclosed  
**Completed:** Planning Spring 2025

