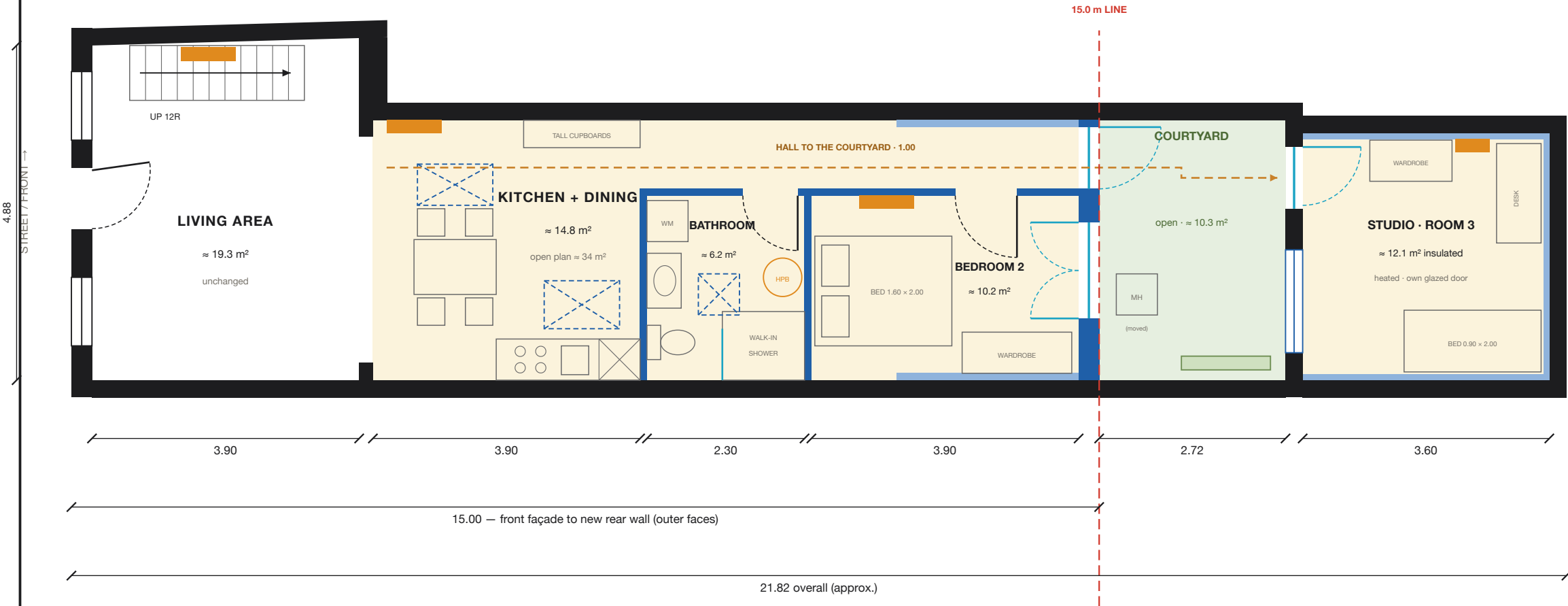


OPTION 8 — 3 ROOMS, BIG BATHROOM, NO MORE GAS

Rear zone rebuilt under one new insulated flat roof up to 15 m · bathroom 6.2 m² · bedroom 2 · storage becomes a heated studio · air-air heat pump · 1:75



DESIGN BRIEF · SCOPE OF WORKS

DEMOLITION

Old flat roof over dining + kitchen; dining | kitchen wall; kitchen rear wall; bathroom walls; old kitchen + sanitary.

ROOF

One new insulated flat roof ≈ 40 m², R ≥ 4.5 (EPDM), 3 rooflights. Top may rise ≈ 20 cm (ceiling 2.60 m): raise the party walls.

REAR WALL + SLAB

New rear wall, outer face 15.0 m from the front façade; footings; insulated slab ≈ 38 m². Reuse the glazed double doors (bedroom 2); new glazed hall door.

INTERIOR

Light stud walls, 3 internal doors, 1.00 m hall. Bathroom ≈ 6.2 m²: walk-in shower, wall-hung WC, vanity, washing machine, HPB 200 L. New kitchen ≈ 2.1 m + tall units.

STUDIO

Storage → heated room: insulate roof, floor and walls (8 cm lining); new window + glazed door, double glazed.

ENVELOPE

Inside insulation of the front façade (≈ 9 m²) and the garden walls in the rear zone.

SERVICES

New electrics rear zone + studio (AREI inspection); new water + drain pipes; manhole moved to the courtyard; gas meter closed.

HEATING + ENERGY

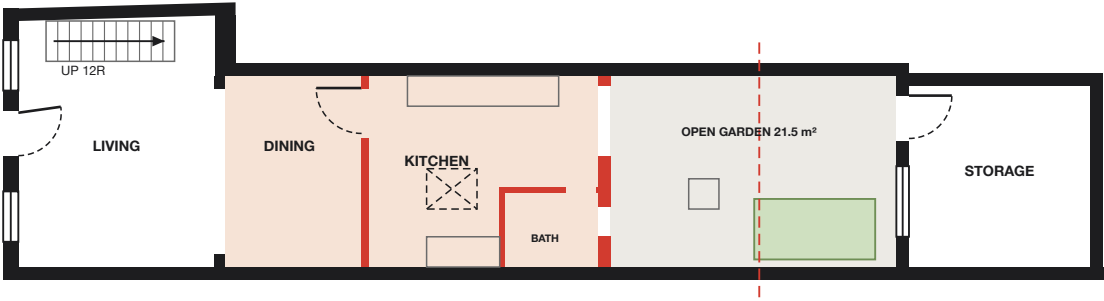
Air-air heat pump, 4 indoor units, outdoor unit on the flat roof; heat-pump boiler; ≈ 2 kWp PV on the flat roof.

PERMIT + STUDIES

Omggevingsvergunning, EPB report, stability engineer, party-wall agreements with both neighbours.

EXISTING GROUND FLOOR (survey A-101) · 1:150

Red walls come out. Pink = old dining + kitchen roof, replaced by one new insulated flat roof up to the 15 m line.



LEGEND

- Existing wall, kept
- New wall / new glazing
- Wall removed (red on the existing plan)
- Insulated lining
- Glazed doors (bedroom 2: reused)
- New rooflight
- Heat-pump indoor unit · HPB = heat-pump boiler
- Rebuilt / upgraded rooms
- Courtyard, open
- Shared route: no one passes a bedroom

AREA SCHEDULE (m², approx.)

	Existing	Option 8
Living area	19.3	19.3
Dining + kitchen	24.3	14.8
Bathroom	2.7	6.2
Hall to the courtyard	–	6.3
Bedroom 2	–	10.2
Storage → studio (room 3)	13.0	12.1
Ground floor internal	59.3	68.9
Bedroom 1 (first floor)	19.7	19.7
Total internal	79.0	88.6
Rooms to sleep / bathrooms	1 / 1	3 / 1
Open garden / courtyard	21.5	≈ 10.3

Studio area is after the 8 cm insulation lining (Ghent minimum for a let room: 12 m²).

NOTES

- Based on survey A-101 + the owner's cm measurements (31.10.2026). Rear wall's outer face is 15.0 m from the front façade: confirm the depth limit at the Balie Bouwen.
- Structure: one new insulated flat roof up to the 15 m line, so the dining/kitchen wall, kitchen rear wall and old bathroom walls come out without steel beams (engineer to confirm; party-wall agreement).
- Bathroom grows from 2.7 to ≈ 6.2 m² on the old drains. Kitchen-dining gives 0.5 m to it but stays open to the living (≈ 34 m² together); tall cupboards replace the storage.
- The storage becomes a heated studio: ≈ 12.1 m² after insulation, so it can be let to a student (hospitawonen: owner lives here, permit max 5 years). The student uses the hall to reach the bathroom and kitchen, never a bedroom.
- Daylight: bedroom 2 via the reused glazed doors, kitchen-dining via 2 rooflights + front windows, studio via its new window (≈ 1.5 m², above the 1/12 rule).
- Fallback if the city refuses the studio use: the storage stays storage; bathroom and bedroom 2 move 0.7 m forward so bedroom 2 is ≥ 12 m² and can be let instead.

ENERGY · BEFORE → AFTER

Heating	big gas heater, no radiators	→ air-air heat pump, 4 indoor units
Hot water	gas boiler	→ heat-pump boiler 200 L (bathroom)
Rear roof	old, uninsulated	→ new flat roof, R ≥ 4.5
Walls	no insulation	→ inside lining: front façade + garden walls
Storage	cold, unused	→ insulated, heated studio
Electricity	grid only	→ + ≈ 2 kWp solar on the new flat roof
Gas meter	yes, standing charges	→ closed: no gas bill at all

If your EPC is E or F this covers the renovation obligation (label D within 5 years); ask for an EPC estimate with the quotes. Outdoor unit of the heat pump sits on the new flat roof. Provide for a 5th indoor unit in bedroom 1 later.

First floor (bedroom 1, 19.7 m²) and the front of the house are unchanged in Option 8.

PROJECT

MEIBLOEMSTRAAT 123 — RENOVATION

DRAWING

OPTION 8 · GROUND FLOOR PLANS

SCALE

1:75 / 1:150 @ A3

DATE

31.10.2026

DRAWING NO.

A-208

STATUS

CONCEPT — NOT FOR CONSTRUCTION

BASED ON

A-101 + SITE CM