design philosophy

maintain adequate distance between opposing windows

maintain existing boundary fences and reinforce as necessary

car park to open area to utilise space between new and existing dwellings

provide open amenity area to improve outlook from No.31

subservient scale to possible projection to rear - special consideration to be given to impact on neighbouring dwellings

provide stronger boundary treatment to minimise impact of increased traffic movement

dominant mass of new building to infill gap in street scene - also to respect step in levels between houses either side

landscaped area

respect strong building line created by dwellings either side of site

create margin to keep vehicles away from gable wall

simple building facade to reflect adjoining buildings - some features such as bay windows, stone trimmings could be used as seen on surrounding houses

merge two accesses to single improved access

BRITANNIA ROAD

22

41

31

25

17a

17b

17

24

N

site analysis

FREEMAN'S LANE

60's-70's bungalows

sun path

substandard distance between existing properties

timber fence overgrown with plants providing effective soft' boundary screen

tarmacadamed yard area

existing tall gable imposing on No.31

small lawn

existing lock-up garages

1.0m up

imposing brick and slate dwelling house currently in need of attention and modernisation

overlooking problem

mid 20C two storey semi-detached houses

garden area raised above access drive

timber fence (in need of attention) on concrete retaining wall

500mm up

existing vehicular movement

garden area with taller shrubs along boundaries

mixed garden boundary treatments

sun path

blank gable wall

straight/level ridge with chimneys

60's-70's bungalows

late 19C terraced houses tall 2 storey

two acceses adjoining - could be improved

open frontages some dwarf walls

mixed garden boundary treatments

mixture of two storey dwellings with hipped and gabled roofs

sun path

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open car park area

principle pedestrian route

local access road very light traffic

photographic study

