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All images are for illustrative purposes only



General massing sketch from the south east

- The scheme proposes the demolition of the existing dwelling and its replacement with one family dwelling and six flats.
- The house has a private garden, the flats a shared amenity space.
- The proposal is very close to shops, parks, amenities and public transport.
- The scheme reflects the traditional and modern homes in the locality in terms of design and materials.
- The site is surrounded by a mix of flats and houses so the proposal responds positively to its context.

The site is located at the corner junction between Albion Terrace and Russell Road.

A single dwelling inhabits the existing site, and despite the varied mix of building types in the locality the bungalow looks out of place.

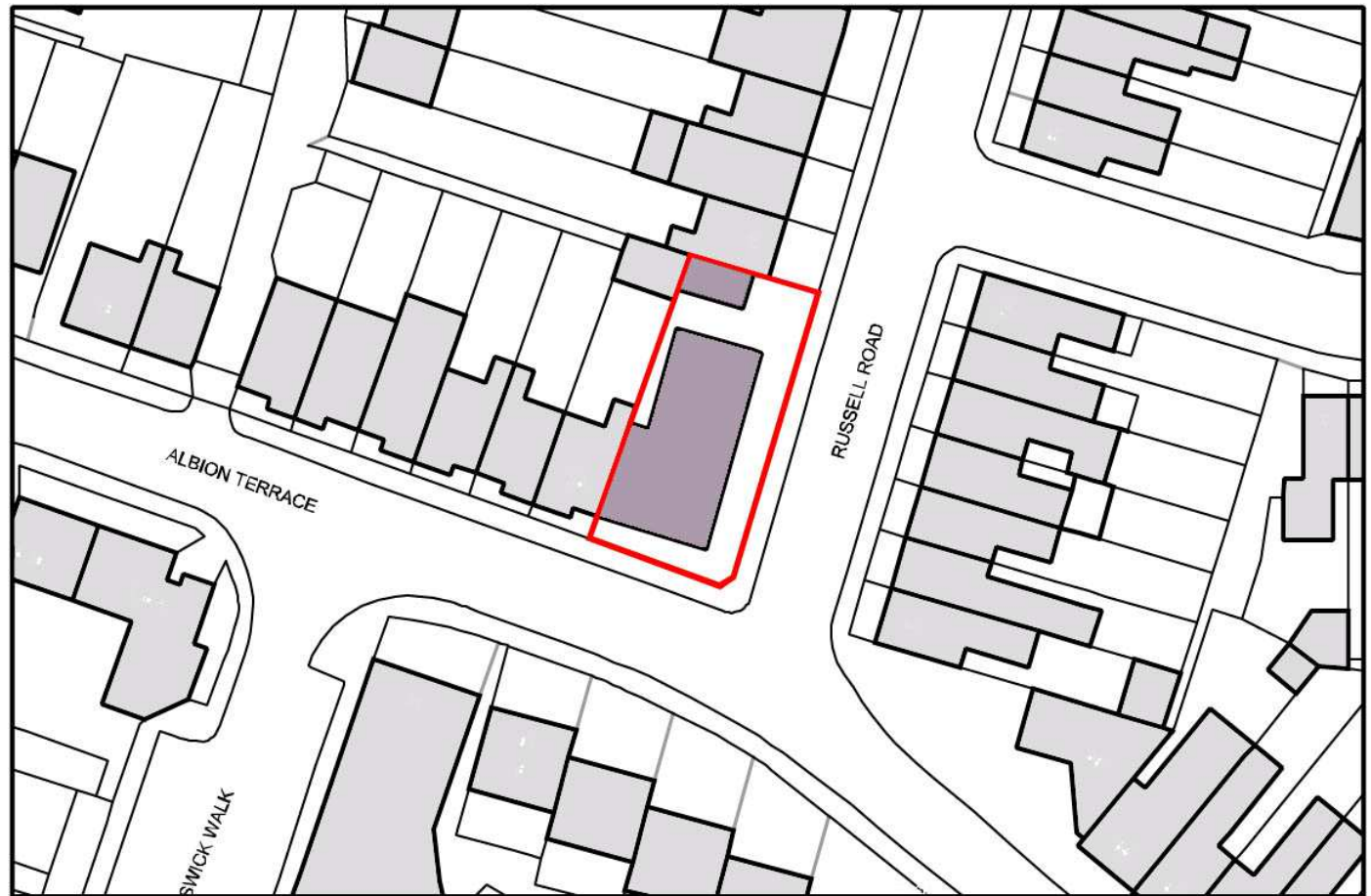
The site shares its boundaries with a number of residential buildings.

The levels across the site drop extensively south to north.

The site has excellent transport links, mainline train services and local buses, all within an easy walking distance.

An array of shops and other facilities are located within a short walk from the property.

The large Riverside Leisure Area is a few minutes stroll away.



Context - existing site

04



Existing bungalow viewed from
Albion Terrace



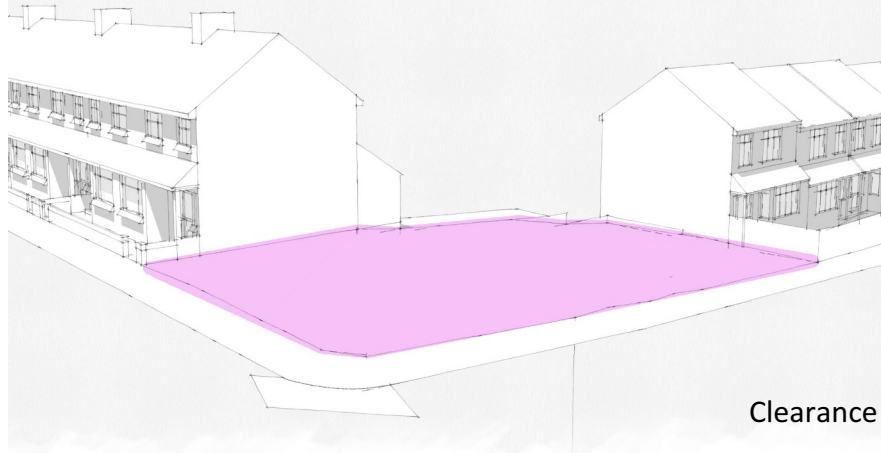
Existing bungalow viewed from
Russell Road



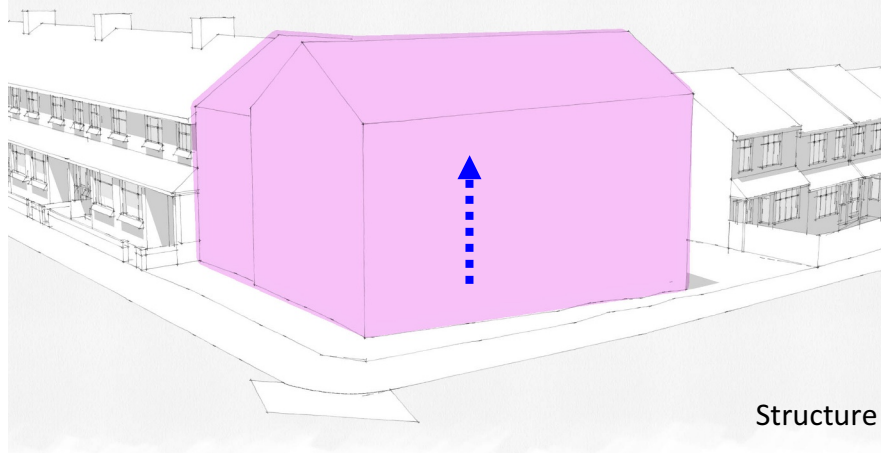


Design - evolution

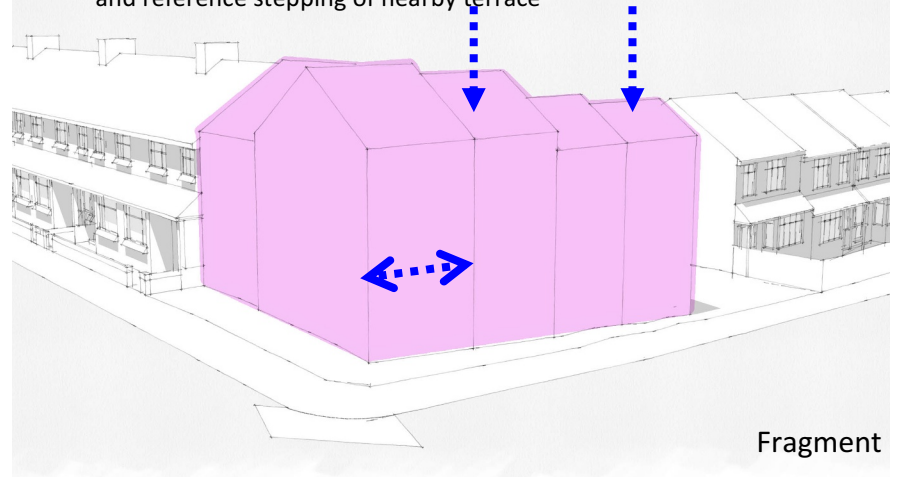
- 1 Clear site after demolition of the bungalow



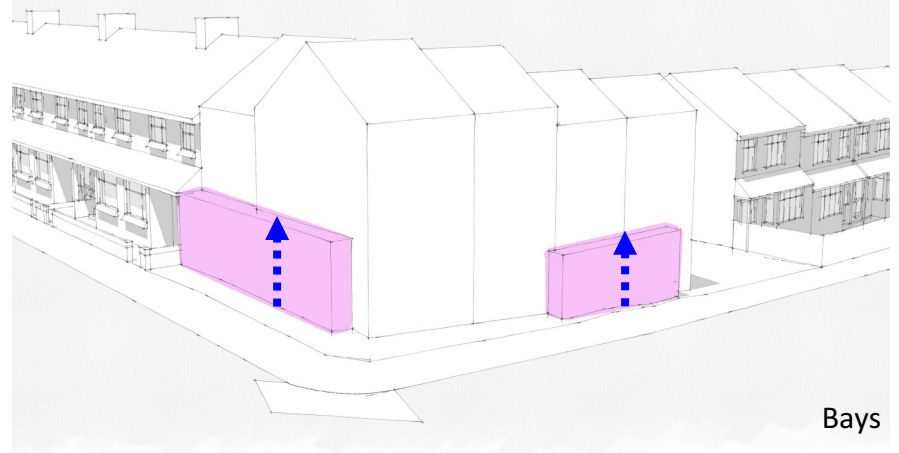
- 2 Two storey massing block introduced, height relative to the Albion Road terrace



- 3 Elevations fragmented to narrower widths to accord with the proportion of surrounding terraces. Roofline stepped to follow the hill and reference stepping of nearby terrace

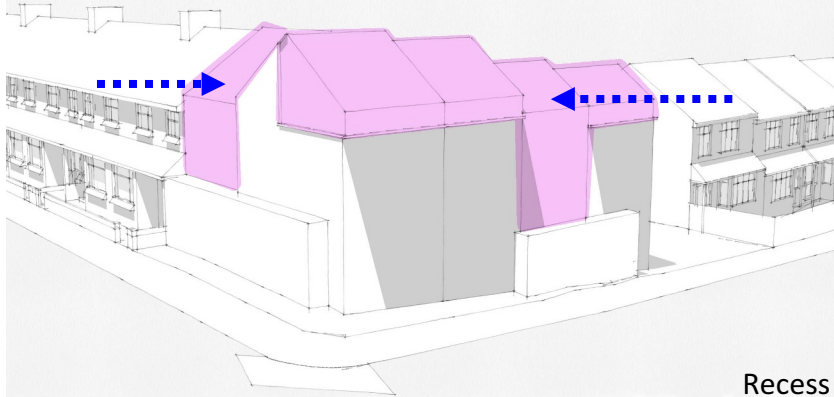


- 4 Bays introduced to emphasis entrances and accord with adjoining terraces



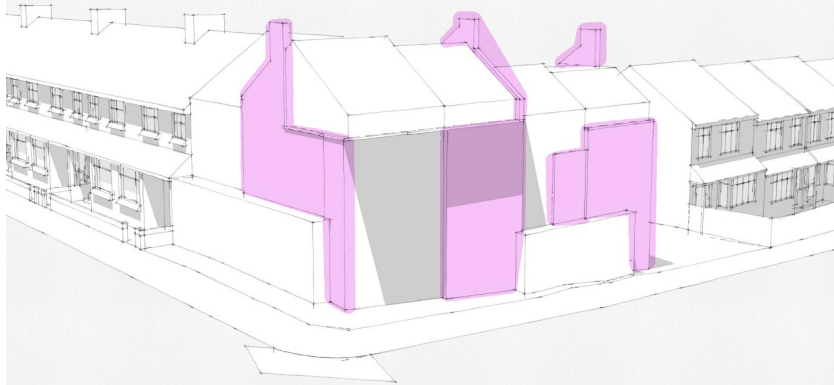
Design - evolution

- 5 Eaves demarked, rooflines recessed and clad in slates



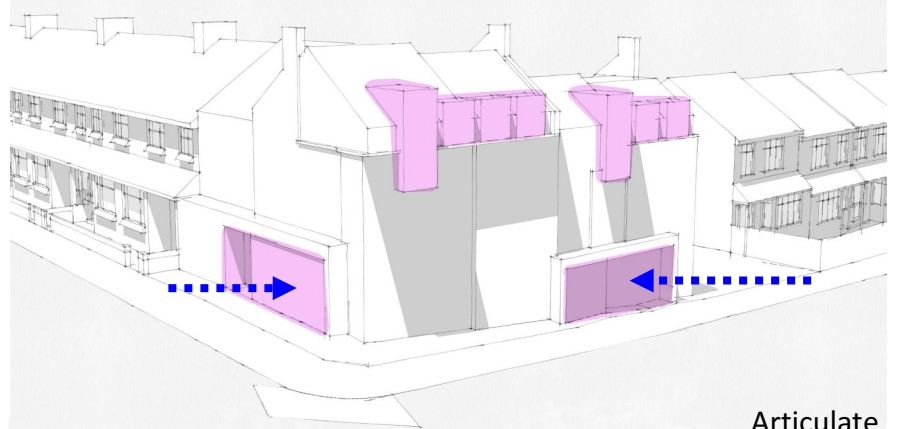
Recess

- 6 Brickwork panels brought forward and brick type varied to further fragment elevations. 'chimneys' added to introduce interest and augment roofline



Enliven

- 7 Dormers added to articulate and bays recessed to add more depth



Articulate

- 8 Large windows added to create light airy spaces.



Lighten



Finished scheme

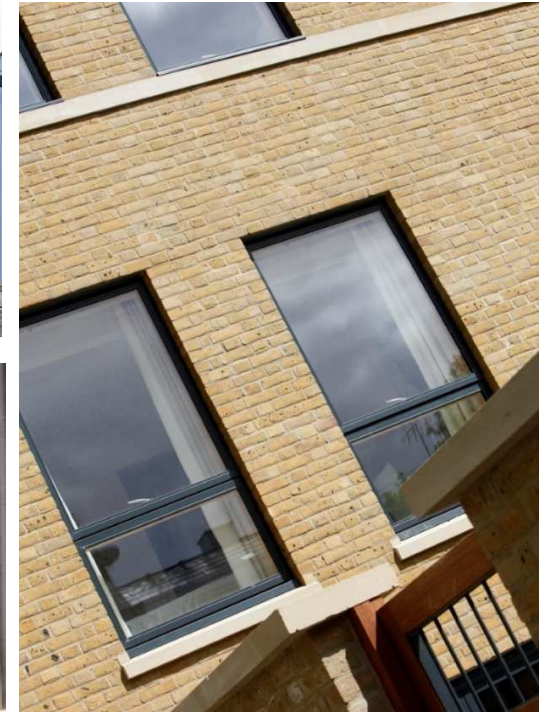
Design - materials

10

The scheme proposes a simple pallet of materials, namely facing brickwork, slates and zinc to the dormers.

Bricks have been chosen as the main external material in order to reference the local context.

Two brick types will be used for the main body of the building. These will consist of a lighter and contrasting brick.



Design - space standards

11

Unit no.	Description	LDK	Bedroom 1	Bedroom 2	Bedroom 3	GIA	Amenity	Storeys	Aspect	Notes
H1	3bed/5person	38	12	7.5	17	110	private garden	3	dual	
F1+ F3 + F5	1bed/1person	22.5	8			38.5	shared garden	1	dual	
F2	1bed/2person	32.5	12.5			54	shared garden	1	dual	
F4 +F6	1bed/2person	28	12			50	shared garden	1	dual	
Notes All areas are m² Living, dining and kitchen (LDK) All units meet the Technical Housing Standards										