

243-245 Preston Road- Housing Study

Introduction

The proposal is to provide a mews style development of 4 no. 2 bed houses at the end of the large rear gardens of two semi-detached villas at 243-245 Preston Road. The existing bungalows set within these rear gardens would be demolished to provide more accommodation within a compact footprint allowing part of the garden to be restored back to the villas.

The four brick houses are arranged in an 'L' shaped footprint . The monopitch roof form slopes away from the courtyard enabling privacy to the neighbouring properties. Each new dwelling would be provided with private outdoor space.

There are two options for vehicular access which are currently being investigated. One option is to provide access from Preston Road along the south side of the villas, alternatively, access would be provided from Cumberland Drive adjacent to the proposed building.

The design of the residential units meets the client brief. The long term adaptability of the scheme is satisfied through the standards for lifetime homes. Since the site is defined as a greenfield site. The building is designed to code level 5, and aspires to the one planet living standards.



view from garden to villa



adjacent properties to the South

Existing site



view from top of villa into the garden site.
28th October 2013

Massing in context

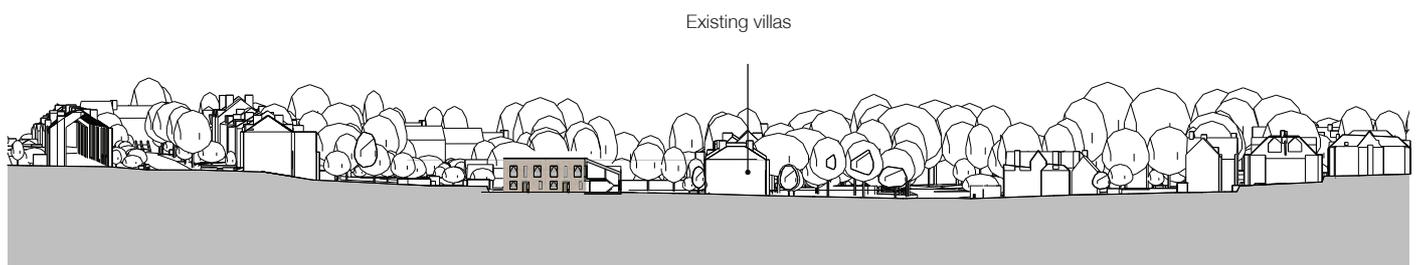
The houses are designed to have minimal impact on the adjacent properties in terms of overlooking and overshadowing.

The L-shaped form with a sloping roof is in keeping with the character of this conservation area, sloping away from the front courtyard providing privacy to the neighbouring properties whilst also minimising overshadowing onto the adjacent properties.

The orientation and form of the building allows vehicular access from both Preston Road and Cumberland Drive.



view of the scheme in context

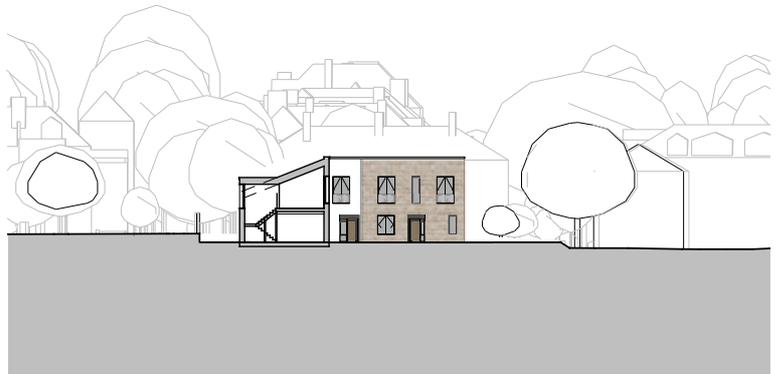


Cross-section through the site

28th October 2013



View from the East



Cross section through the site



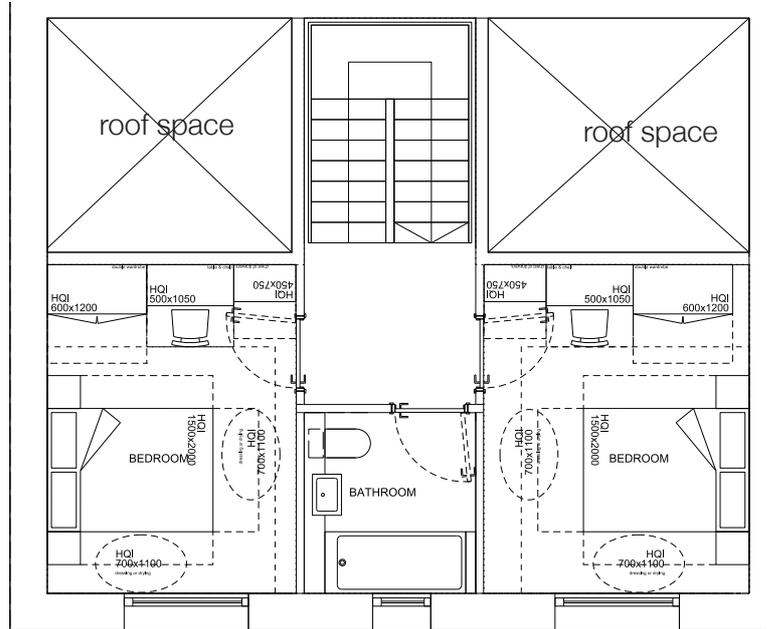
Site Plan



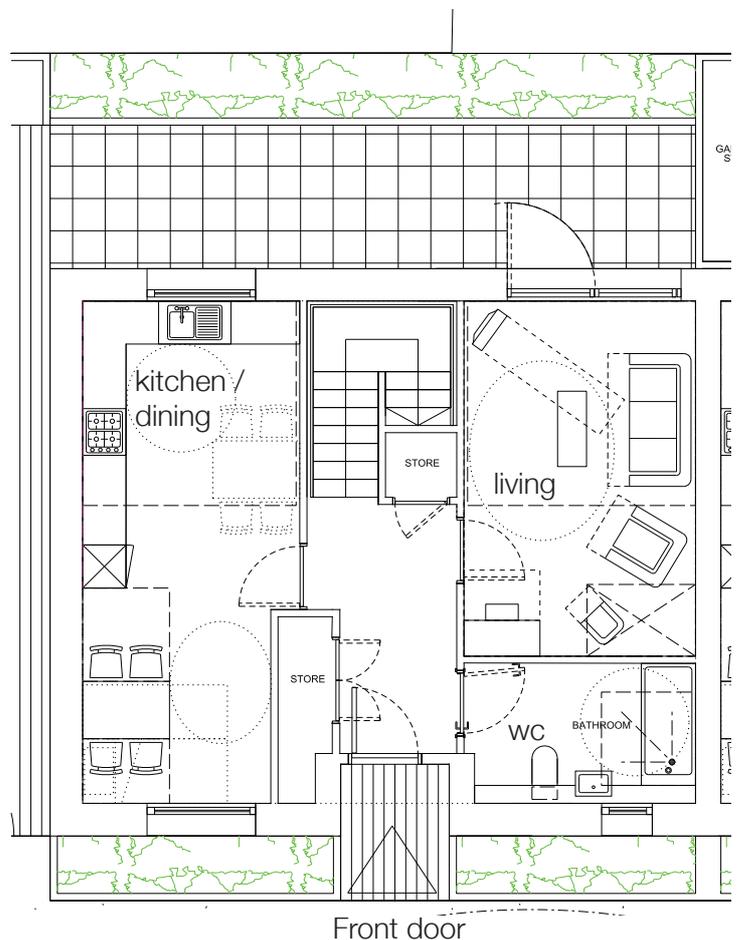
Internal design of typical house

Typical mews house

- Dual aspect houses
- Separate kitchen / dining room to living room.
- Bathroom and storage spaces at the entrance to the house.
- Bedrooms face towards the front of the house.
- stairs have a dormer window at upper level



First Floor Plan



Ground Floor Plan

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