

Patchdean garages Site B - Housing Study

Introduction

Two existing garage sites at the northern and southern ends of a row of terrace houses on Patchdean are considered suitable for residential development. This document will describe the proposals for the southern end site which is Site B.

The proposed scheme for Site B comprises of 2 residential dwellings on an existing sloping garage site on the southern end containing 10 garages. The proposed building on Site B is a continuation of the existing row of terraced housing.

A mix of 2 and 3 bed houses over 2 storeys are proposed for this site. The design of the residential dwellings meets the client brief for housing which meets the Affordable Housing policies, HQI Standards and Lifetime Homes Standards. This relates specifically to the size of the dwelling, the layout and the amenity provided.

The mass of the proposed buildings relates to the immediate and wider context. The building is designed to Code for Sustainable Homes Level 4 since it is on a brownfield site, and aspires to the one planet living standards



Aerial view of the site from the South



View looking West along Patchdean (South)



View looking North into the Site

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Massing in context

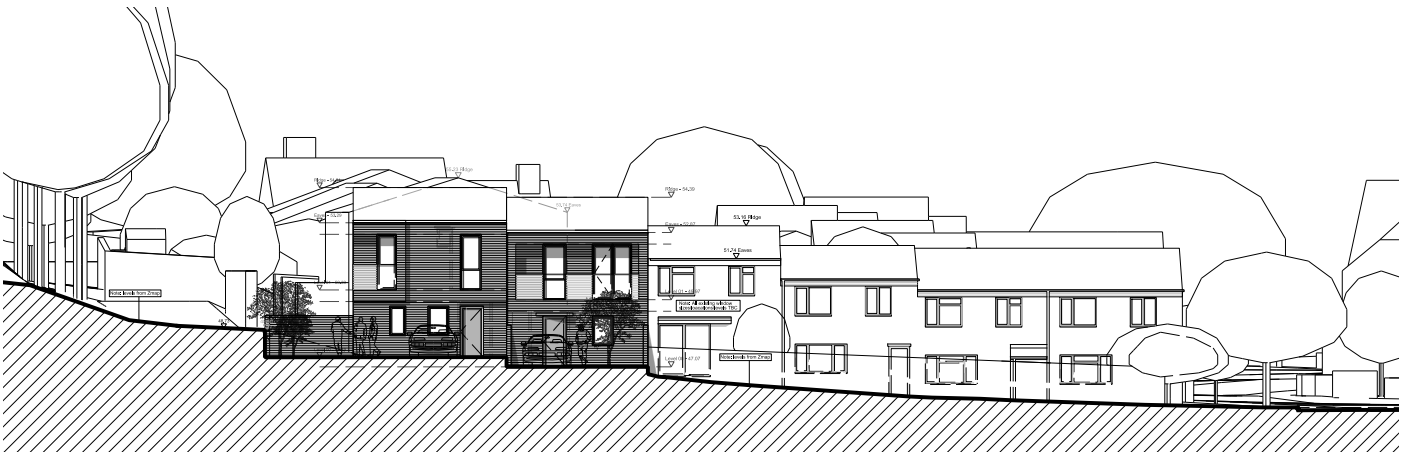
The proposed massing responds to the scale of the existing buildings in its wider context. The 2 storey height of the building is considered at an optimum height relating to its immediate context and minimizing visual impact and impact on sunlight and daylight.

The south east approach to the building shows the building following the rhythm of the existing row of terrace houses by stepping up to respond to the existing slope of the site with projecting forms articulating the elevation. From the north west the gable end standing independent of the row of terraces. The adjacent views show that the building scale relates well to its surrounding context.

The proposal for the language is for a brick architecture which relates in scale to the existing neighbouring houses



Aerial View of the scheme in context



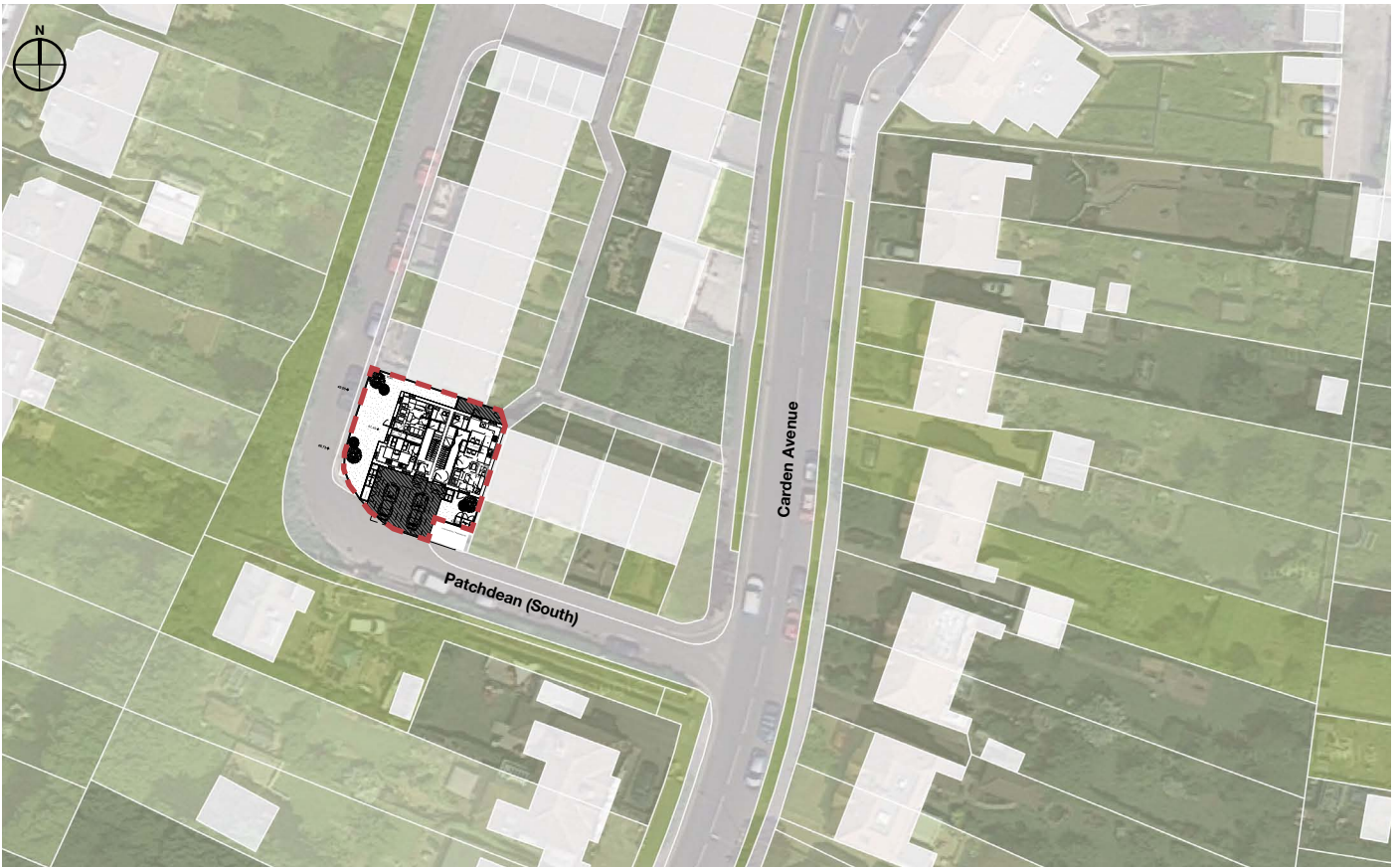
South Elevation of proposal and existing terrace



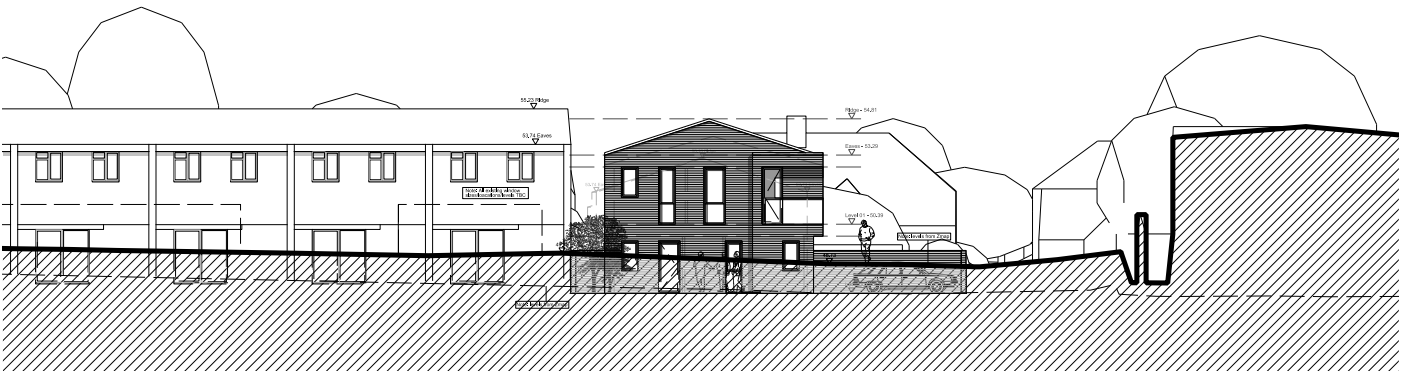
View from the South/West



View from Patchdean (South)

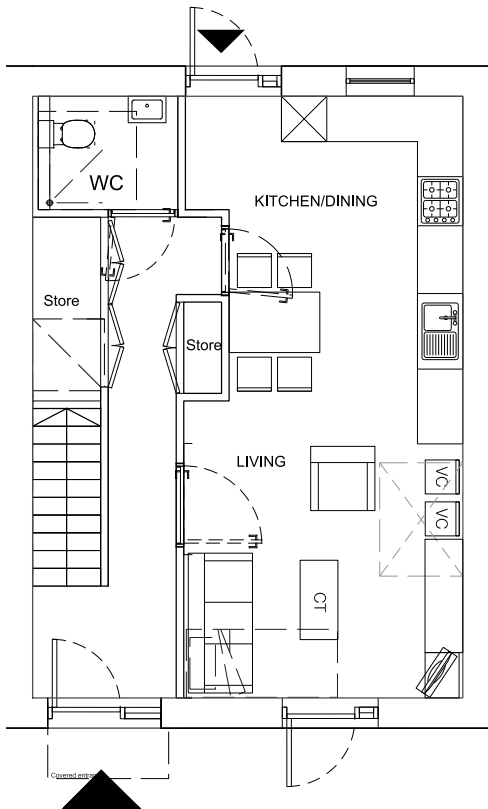



Site plan in context

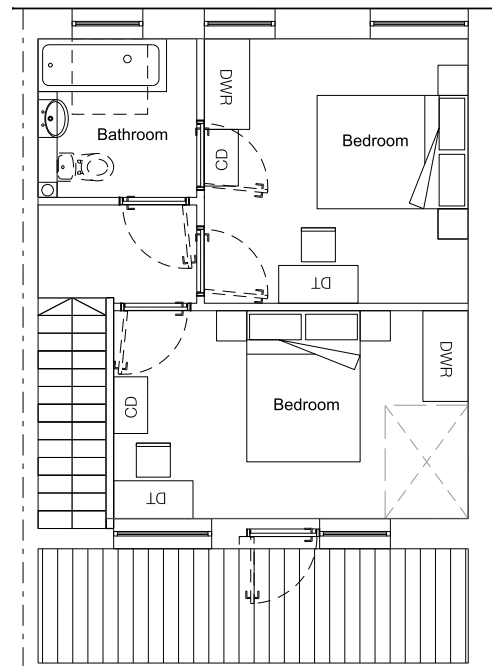


West Elevation in Context

Typical Internal design of Dwelling



 2 Bed 4 Person Dwelling
Ground Floor Plan 1:100

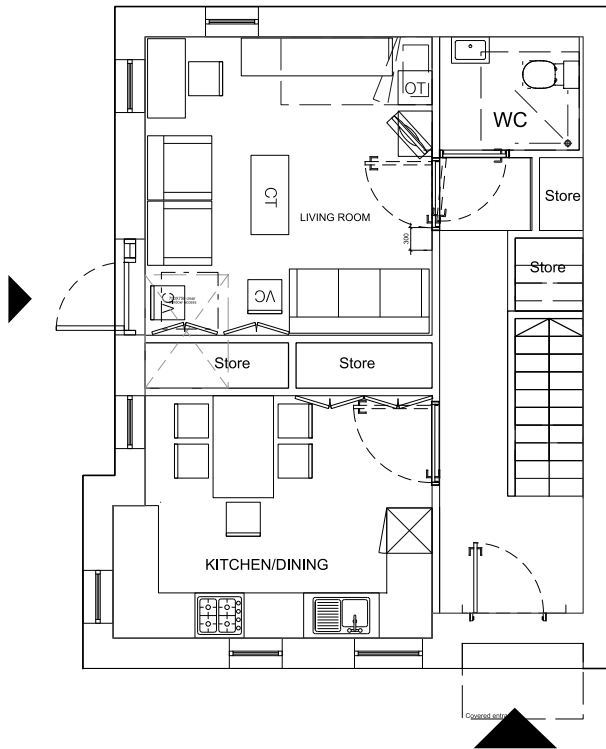



2 Bed 4 Person Dwelling
First Floor Plan 1:100

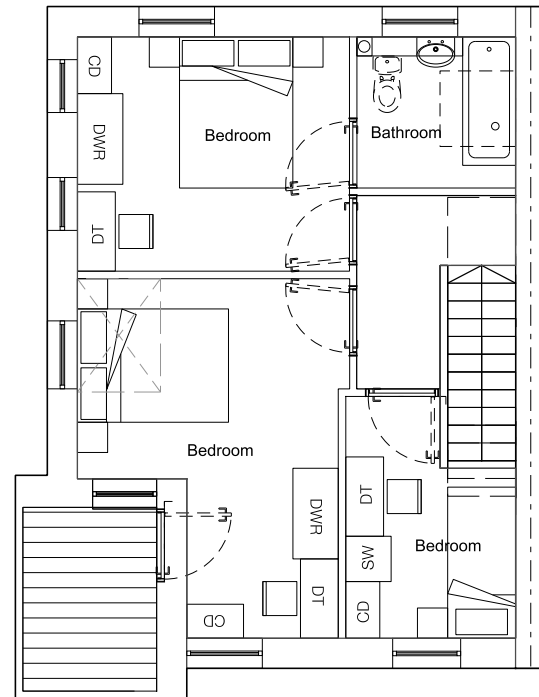
2 Bed 4 Person House

- The 2 bedroom 2 storey house is positioned abutting the existing house to the east.
- The entrance is from the south off Patchdean street which is inconsistent with the existing terrace it adjoins. However this was deemed the appropriate approach.
- There is a south facing garden off the living room in front of the unit.
- Secondary entrance to the rear of the dwelling via kitchen/dining to internal site circulation. This connects to an existing footpath.
- The living room and kitchen are dual aspect.
- External Refuse and Bike Storage are located at the front of the house.
- First floor, south facing bedroom has provision for a small balcony
- Notional off-road parking bay has been indicated
- Existing public through route (between existing garages and 47 Patchdean) has been omitted to enhance privacy for the dwelling

Typical Internal design of Dwelling



 3 Bed 5 Person Dwelling
Ground Floor Plan 1:100



3 Bed 5 Person Dwelling
First Floor Plan 1:100

3 Bed 5 Person House

- The 3 bedroom 2 storey house is positioned at the end of the terrace.
- External Space is provided on three sides - to the front, side and rear of the property
- Access via independent entrance is from Patchdean street on the South
- First floor, west/north facing bedroom has provision for a small balcony
- Notional off-road parking bay has been indicated
- The living room and kitchen are dual aspect.
- External Refuse and Bike Storage are located at the front of the house.
- Existing public through route (between existing garages and 47 Patchdean) has been omitted to enhance privacy for the dwelling

Twenty
Tottenham Street
London W1T 4RFT
+44 (0)20 7323 5737
london@fcbstudios.com

Job ref: 1725 Brighton and Hove

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FeildenCleggBradleyStudios

