

Section four

Design Strategy and Design Details

Design Development

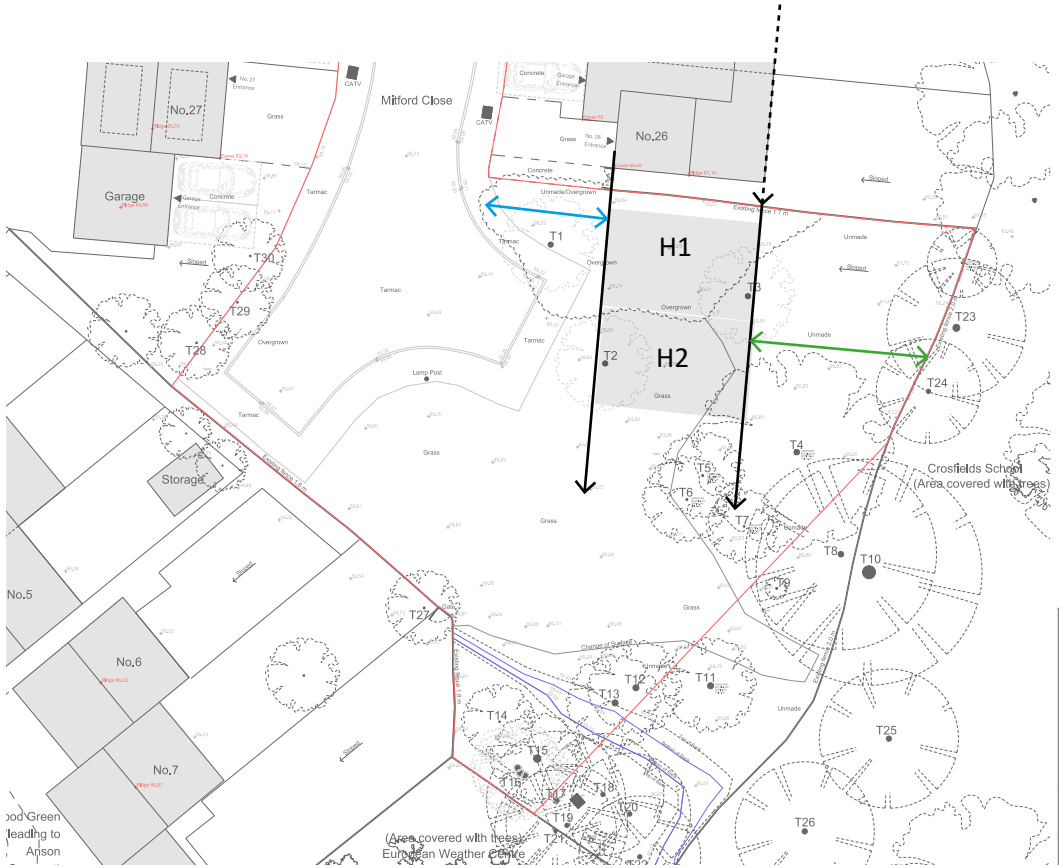
Proposed Massing development, in line with context

The following diagrams present a step-by-step phasing in the developemnt of the proposed massing.

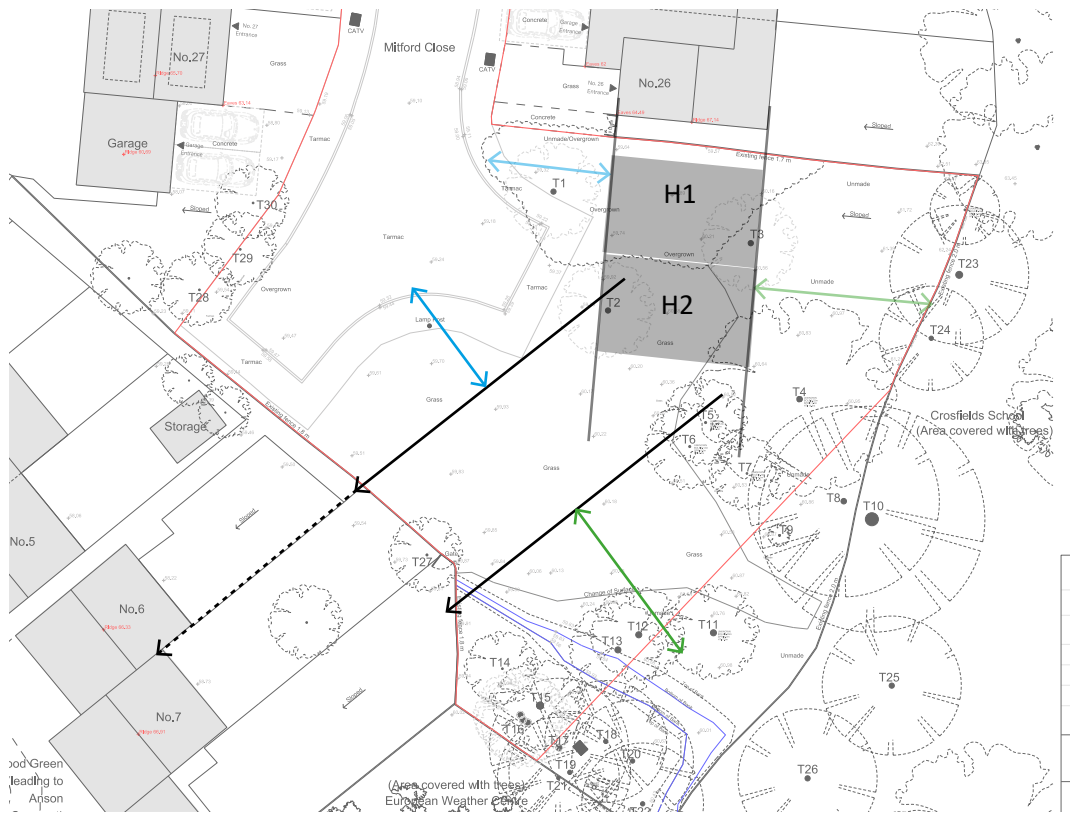
Houses 1 & 2 (H1 & H2) will align with No. 26 Mitford Close, having a similar footprint. The starting point was the exact footprint of No. 26 Mitford Close, with rear garden (in green arrow) and front garden (blue arrow).

This layout and diagram was replicated for the other houses, however these were rotated to align with the houses on Wood Green; creating a smoother transition.

Houses 3 & 4 (H3 & H4) will roughly align with No. 7 Wood Green, offset from each other to allow for rear and front garden with sufficient space for side access.



1. Massing aligned with No. 26 Mitford Close; allowing for rear garden (green) and front greenery (blue).



2. Same massing rotated to align with No. 7 Wood Green; allowing for rear garden (but green exceeds boundary) and front greenery (blue).



3. Massing adjusted, pushed towards Mitford Close to allow for rear garden (green). Width has been reduced (red exclamation) to allow for side access.

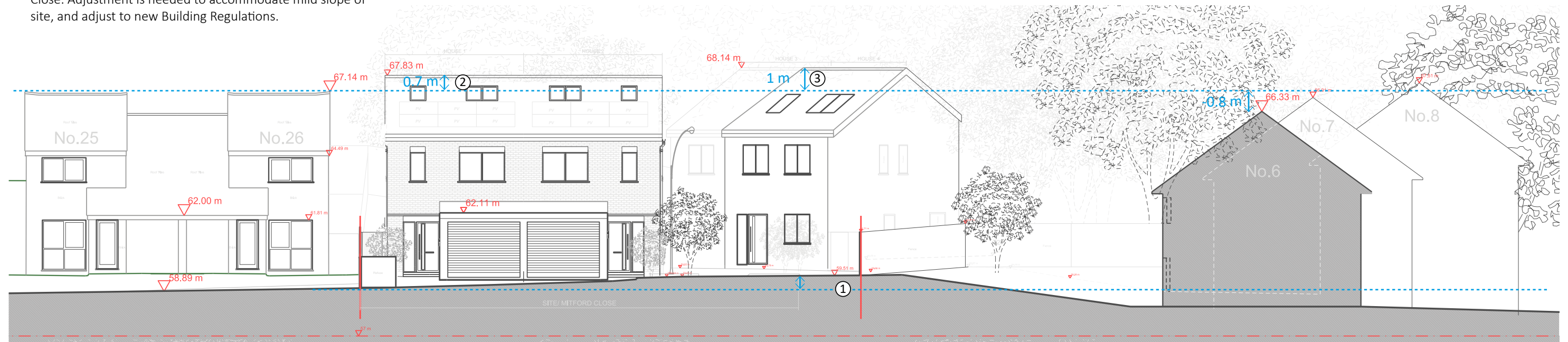


4. Massing adjusted, pushing House 3 backwards to allow for garage access of House 2 and visually, create a harmonious end of street massing (in dotted green).

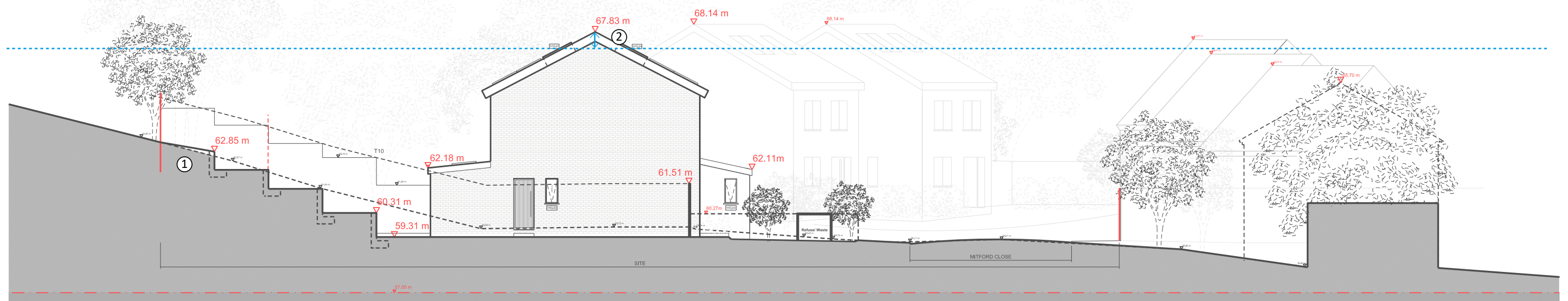
Design Development. Massing and Heights

The proposed massing and heights are in line with the context.

- ① Site and street is sloping towards the souther and east part.
- ② Houses 1 and 2 are proposed to have a height of 67.83 m, representing a 0.7 m increase compared to No. 26 Mitford Close. This adjustment accommodates modern construction methods and current Building Regulations, which necessitate significantly thicker thermal insulation than was typical in 1970s-built homes.
- ③ Houses 3 and 4 are proposed to have a height of 68.14 m, representing a 1 m increase compared to No. 26 Mitford Close. Adjustment is needed to accommodate mild slope of site, and adjust to new Building Regulations.



Proposed Street Elevation AA (Not to scale - please see drawing 100_06).



Proposed Street Elevation BB (Not to scale - please see drawing 100_06).

Response to Overlooking

Articulation of the houses form and orientation ensures all distances from the neighbouring properties along Mitford Close and Wood Green are over 18m.

All side windows (House 1, 3 and 4) will have frosted glazing.

- 31 The proposed skylights have been amended. See drawing 200_04. These will start at a height of app. 1500 mm from the internal level, avoiding direct overlooking.



Neighbouring Views

Please see below and on the right hand side an artistic interpretation of the proposed development.

A - Proposed view from No. 27 Mitford Close, looking towards new development.

B - Proposed view from No. 5/6 Wood Green, looking towards new development.



A - Proposed view from No. 27 Mitford Close, looking towards new development.



B - Proposed view from No. 5/6 Wood Green, looking towards new development.



Proposals

Site Layout Overview

Opportunities & Constraints

The site is a backland site, situated at the end of Mitford Close, within a cul-de-sac. There is an opportunity to redevelop the site into 6 x 3-bedroom homes, which is currently vacant.

There are numerous trees within the site vicinity, but also on the plot.

Opportunities

- + Provide high quality small residential development on under utilised site.
- + Add new and easier-to-manage trees and soft landscaping on the site, improving biodiversity;
- + Remove part of the existing tarmac to provide permeable surface tiling to improve site draignage and reduce thermal mass.
- + Create community and family focused housing, with good sized gardens, including cycle and car provision each. As well as the potential option for future adaptability and level access.
- + Sustainable low carbon homes.

Constraints

- + Mildly sloping site (from east to west); challenging level threshold/step free access.
- + Daylight concerns due to trees (in particular the south ones).

4 new x
3 bed homes
with level
access

304 m²
of private
gardens

69.5 m²
of reduced hard
surface

8 new
trees &
ornamental
planting

