



Site Constraints and Considerations

In assessing the viability of residential development on the site, we must take into consideration a number of key issues, namely:

1. Existing development patterns: The character, scale, and arrangement of surrounding properties must inform any proposed design to ensure it responds appropriately to its context.
2. Site topography: The contours, slopes, and natural features of the land will influence layout, building orientation, and drainage considerations.
3. Residential outlook: The visual and spatial relationships with existing residences on and around Victoria Road are critical. Proposed development should preserve existing sight-lines, avoid significant obstruction of natural light, and prevent issues of overlooking that could compromise privacy.
4. Daylight, shading, and solar access: The design must optimise natural light for both new and neighbouring properties, ensuring adequate daylight penetration and minimising shading impacts.
5. Construction methodology: Given the site's access constraints, careful early-stage planning is required to identify efficient, practical, and safe methods of construction.
6. Feasibility within site constraints: Any proposed dwelling must align with the client brief while respecting the physical, regulatory, and contextual limitations of the site

Left - Current scheme

03 Existing Plans & Elevations



Existing Site Plan

The Gross Internal Area (GIA) of the existing dwelling and its garage is set out as follows:

Ground Floor 57.7m²

First Floor 42.3m²

TOTAL: 100m²

Existing Site Plan

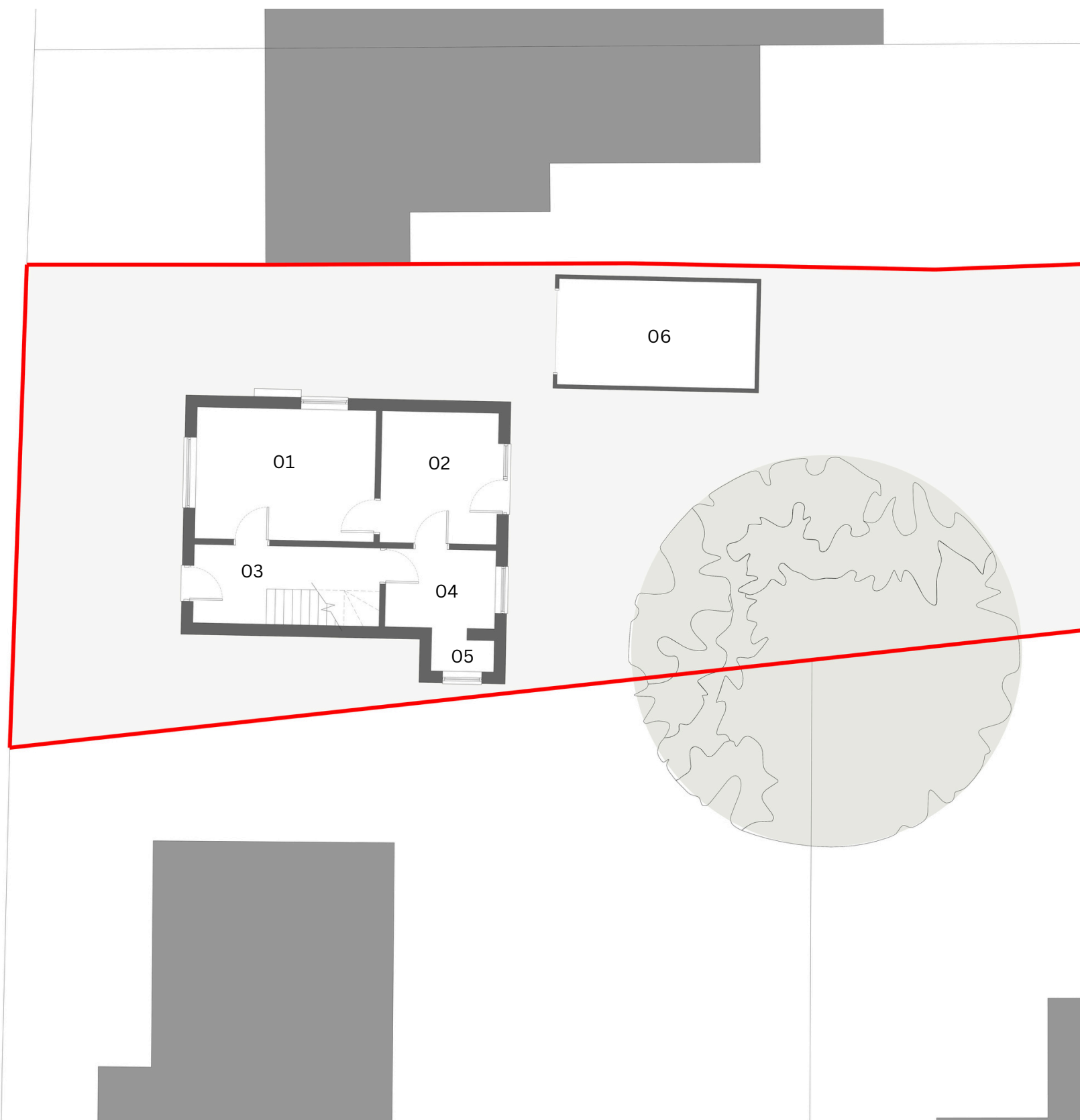
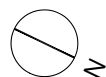
01. Site Access

02. 3-Bedroom Dwelling

03. Single garage

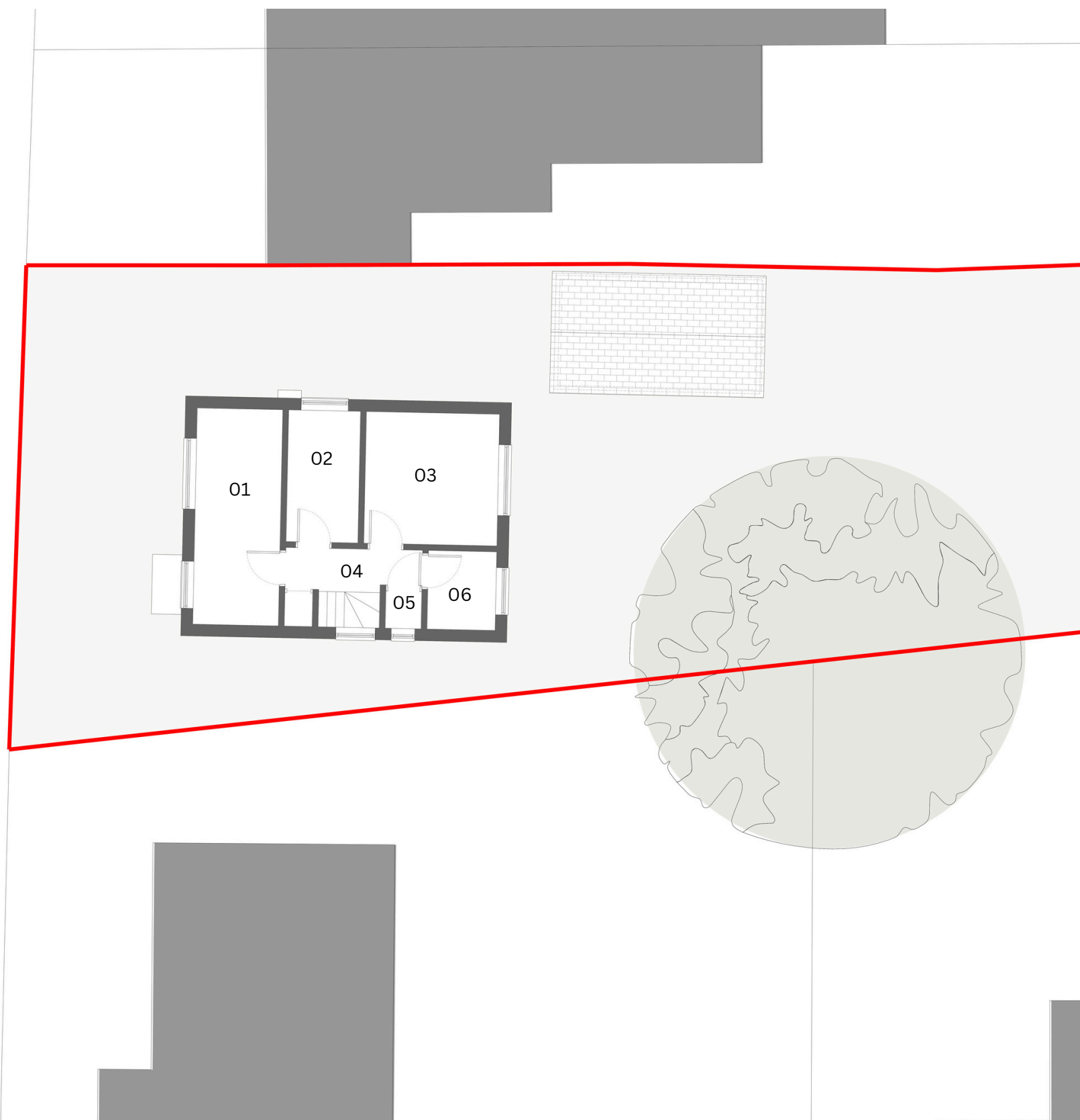
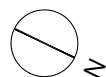
04. Garden

05. Existing trees



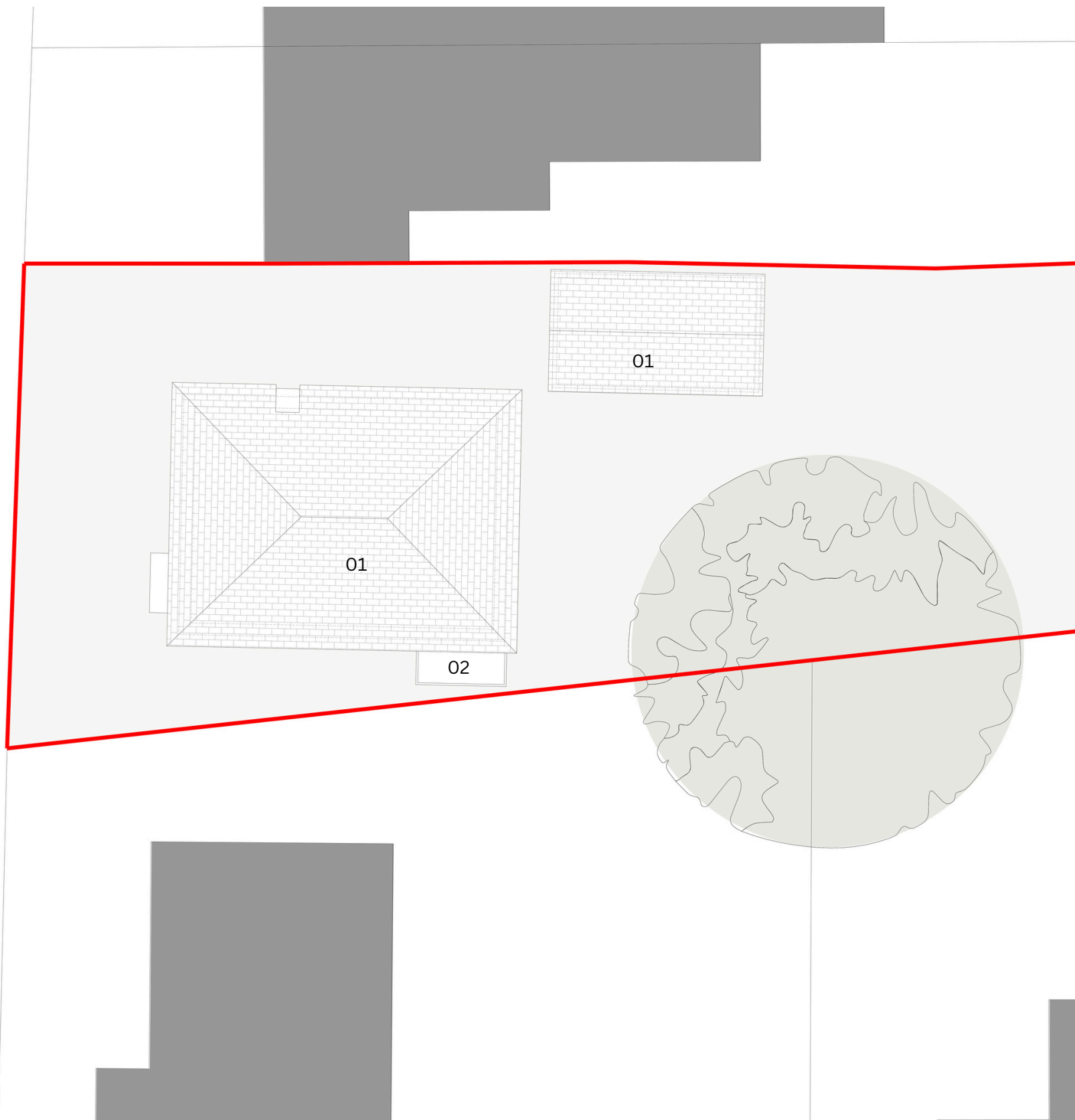
Existing Ground Floor

Ground Floor Plan
01. Living room
02. Dining room
03. Entrance hall
04. Kitchen
05. Pantry



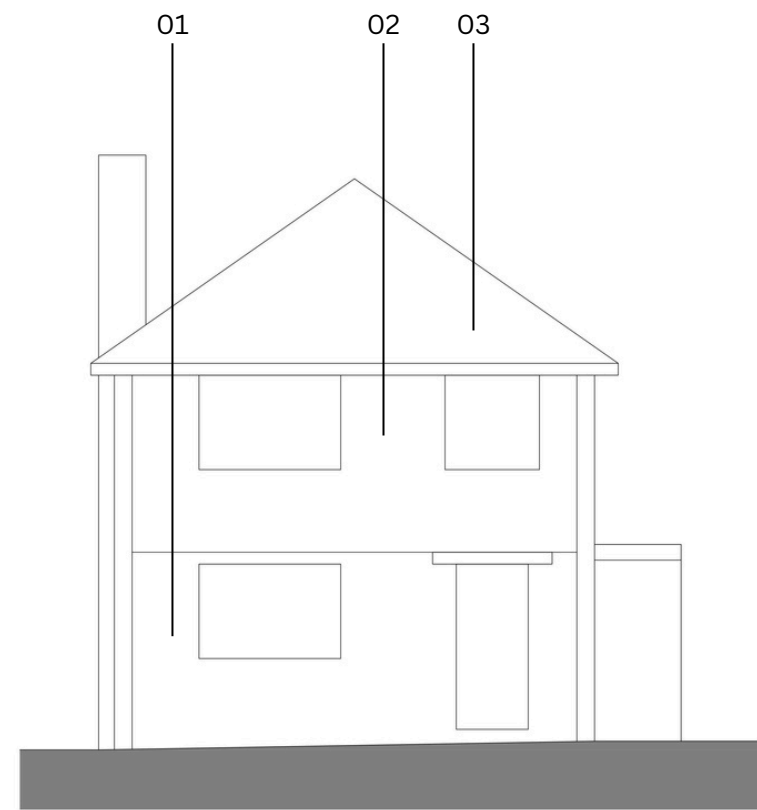
Existing First Floor

- First Floor Plan
- 01. Bedroom 2
 - 02. Bedroom 3
 - 03. Bedroom 1
 - 04. Landing
 - 05. W/C
 - 06. Bathroom

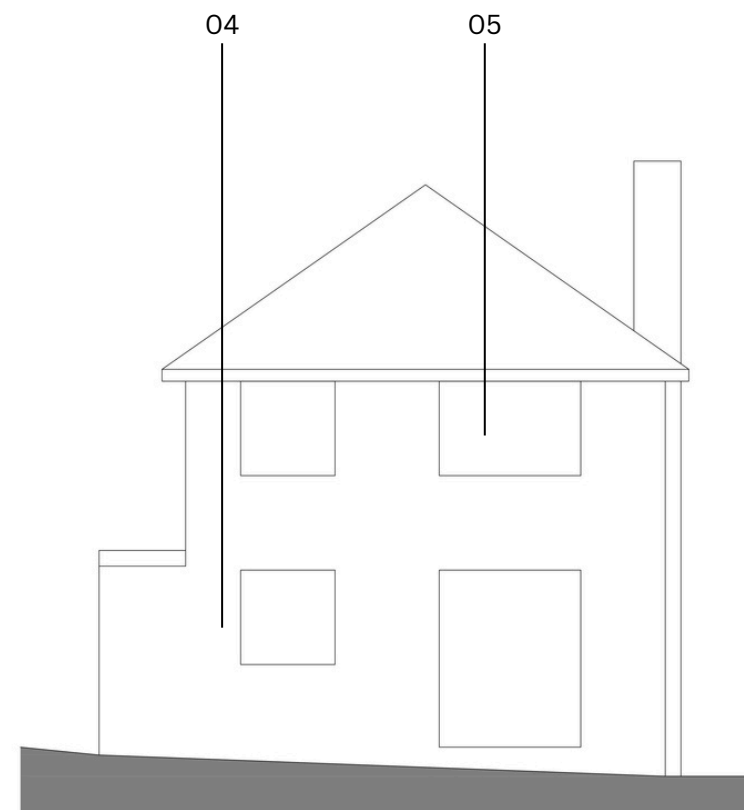


Existing Roof

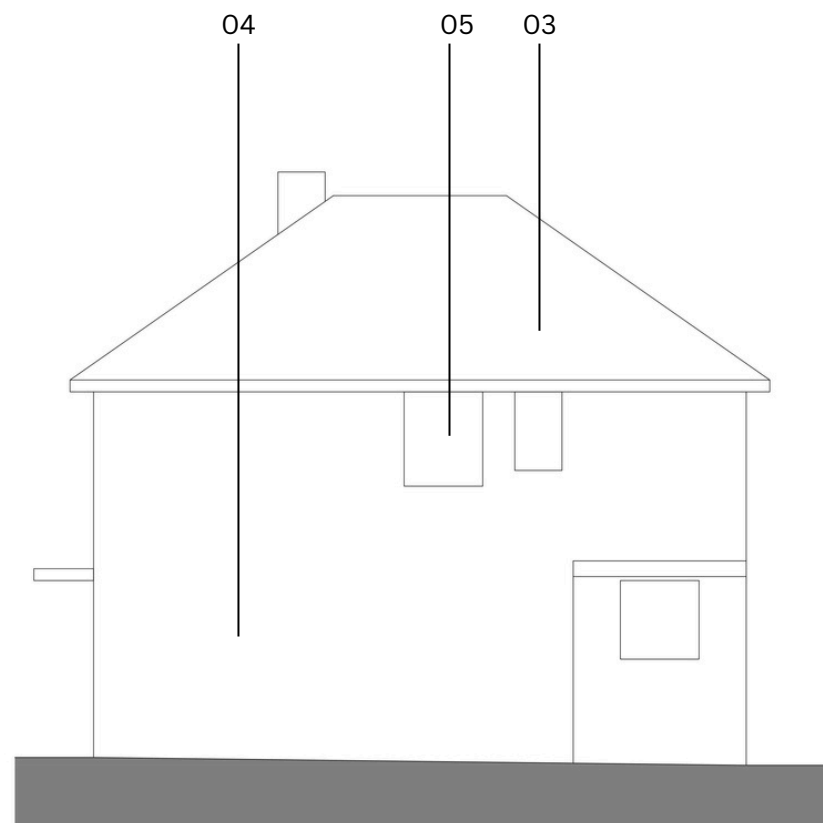
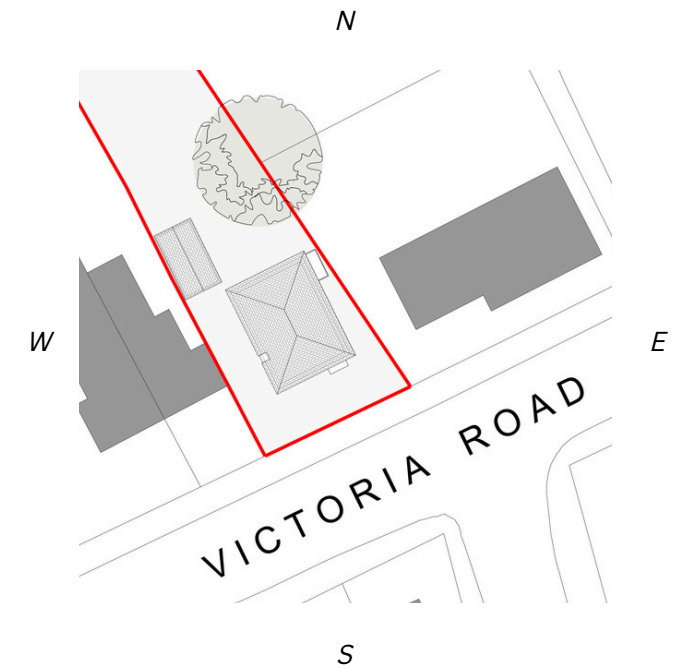
Roof Plan
01. Pitched Tiled Roof
02. Flat roof



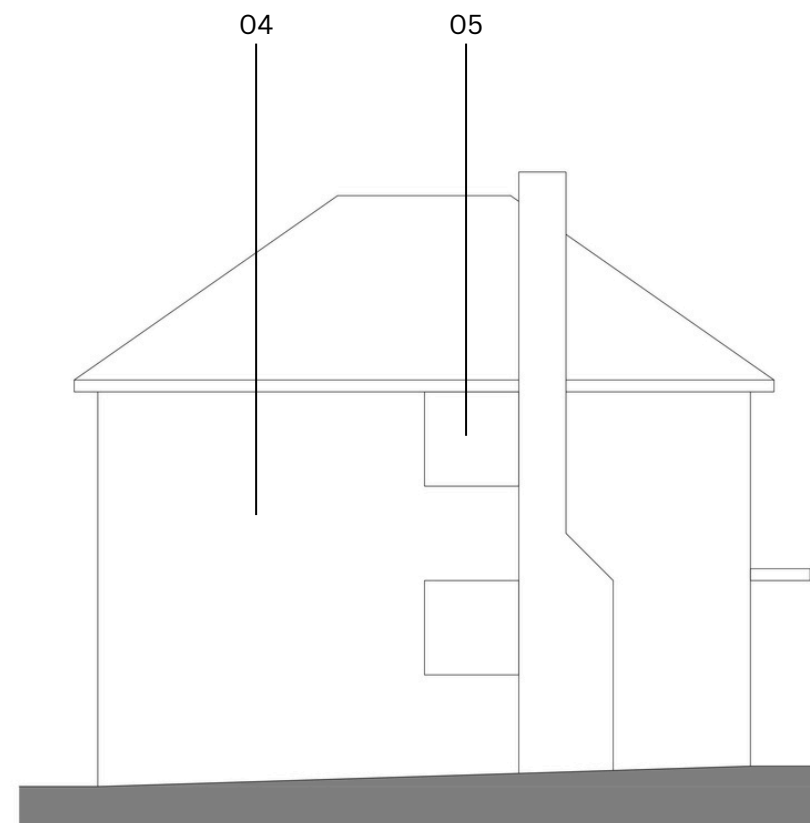
South Elevation



North Elevation



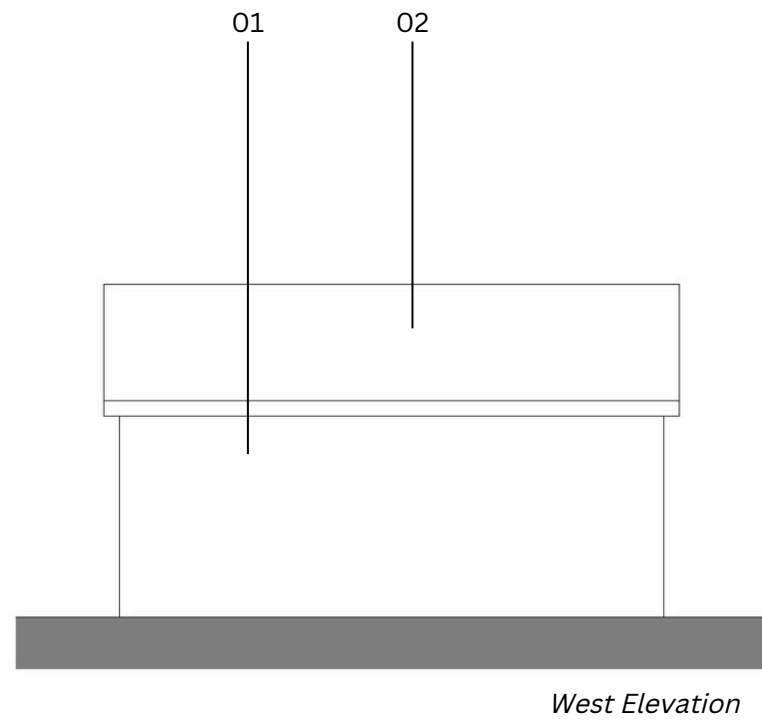
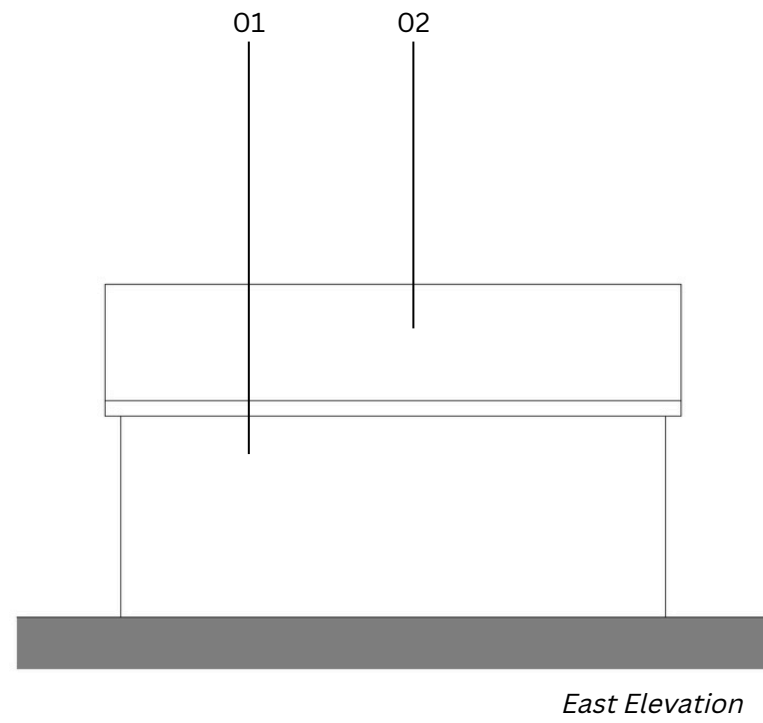
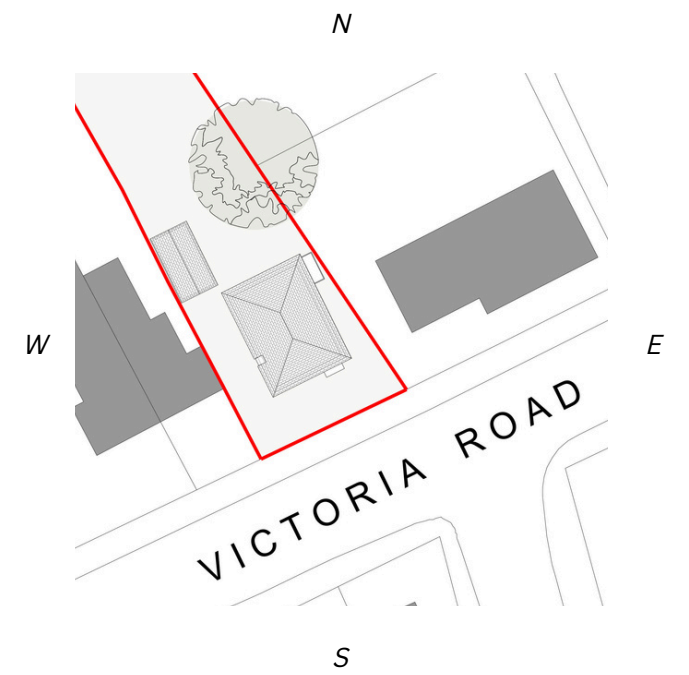
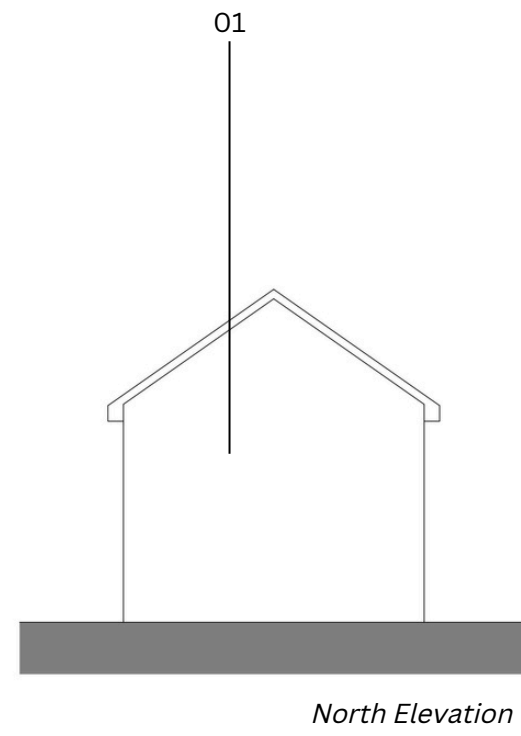
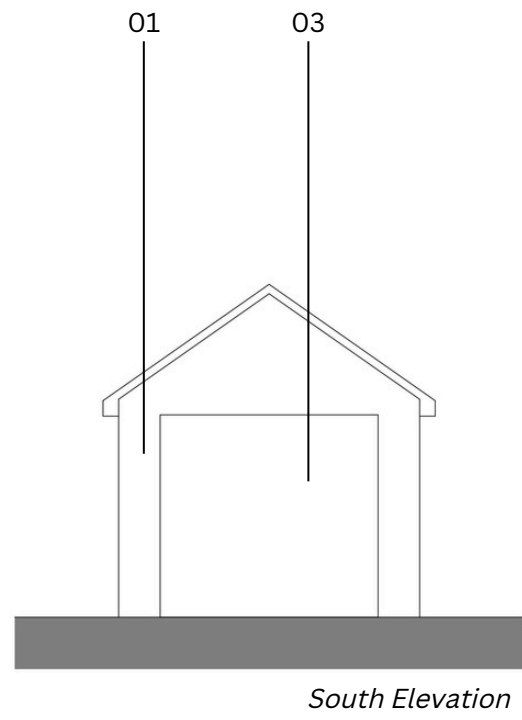
East Elevation



West Elevation

Proposed Elevations

- 01. White render*
- 02. Plain clay tile hanging*
- 03. Plain clay tile*
- 04. Red/brown multi-stock brick*
- 05. White metal framed windows*



Proposed West Elevation
01. White painted brick
02. Plain clay tile
03. White painted garage door

04 Proposed Site Plan



Proposed Site Plan

The site layout retains the existing point of access currently serving the property, ensuring continuity with the established circulation pattern.

Externally, the site provides a minimum of four parking spaces, complemented by two spaces within the double garage. The generous area available also allows for additional parking if required.

Access from the parking area to the main entrance is facilitated via a stairway, with a dedicated lift providing step-free, disabled access. Pathways run along the sides of the building, connecting the front and rear garden areas.

The garden remains generously proportioned, with the new dwelling carefully positioned within it, reflecting the spatial arrangements of neighbouring plots to the east.

Bin storage is discreetly located alongside the building's southern elevation, while the garage offers ample space for cycle storage, including provision for electric bicycles. Additionally, the garage is equipped with an electric vehicle charging point to accommodate sustainable transport options.

The orientation of both the main dwelling and garage aligns with the surrounding built context, maintaining the rhythm and scale of adjacent properties. Furthermore, the main dwelling is positioned lower than the surrounding landscape, allowing the roofline to sit comfortably below the level of Victoria Road, thereby preserving the street's visual hierarchy.

Proposed Site Plan

01. Proposed access

02. Bin storage area

03. Parking provision for 6+ cars (4 externally & 2 internally)

04. Main dwelling green roof with PV panels

05. New Bicycle Storage for 2+ Bikes

06. Stepped access with step free disabled lift to garden/main dwelling



Existing Site Plan



Proposed Site Plan

Comparison With Existing Scheme

The accompanying plans to the left provide a clear visual comparison between the existing condition of the site and the proposed development, illustrating how the new scheme has been carefully designed to respond to its context, improve the functionality of the plot, and deliver a high-quality architectural solution that enhances both the dwelling and its setting.

Existing Scheme

The current layout comprises approximately 100 m² of internal residential space, including the garage, distributed as follows:

- Ground Floor: 57.7 m²
- First Floor: 42.3m²
- Total: 100m²

Proposed Scheme

The proposed development increases the internal residential floor space to approximately 261 m², including the garage, all situated on the ground floor:

- Main Dwelling: 196.6 m²
- Garage: 64.4m²
- Total: 261 m²

Left - Current and proposed scheme comparison

05 Proposed Height & Massing

Height & Massing - Street Scene

Height

The proposed replacement double garage has been thoughtfully designed with a reduced footprint and lower height, ensuring it sits unobtrusively within the streetscape and respects the scale of surrounding dwellings.

The accompanying elevation demonstrates how the garage aligns comfortably with the established building heights of the neighboring properties, maintaining a cohesive visual rhythm along Victoria Road.



South Elevation - Street Scene

01. Datum line indicating the tallest building height around adjacent to 149 Victoria Road

02. Datum line indicating the height of the proposed double garage

Height & Massing - Site Section

Height

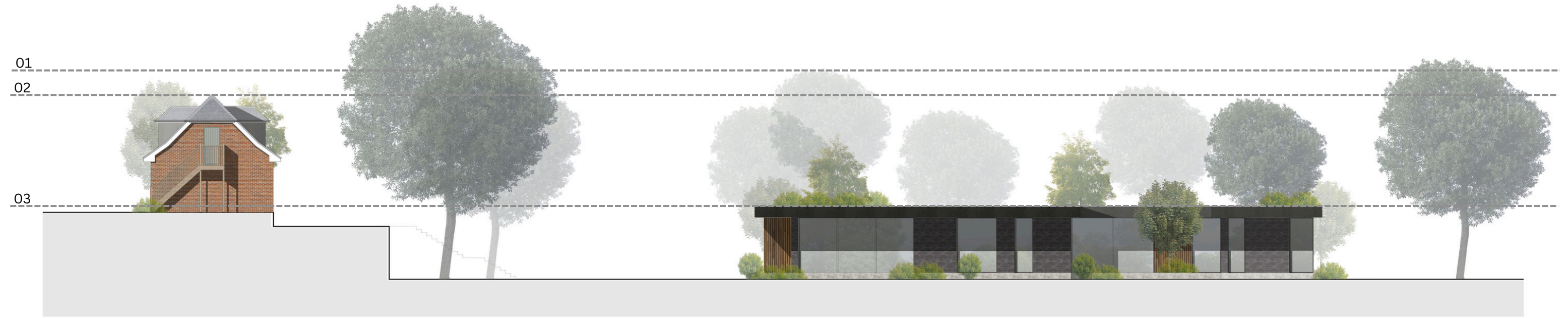
The main dwelling is carefully recessed below street level, rendering it largely concealed from public view. This strategic siting, combined with a green roof and thoughtfully landscaped garden, allows the building to sit harmoniously within its plot, creating a sense of seclusion and privacy.

The dwelling is effectively embedded within the landscape, softening its presence, minimizing visual impact on adjacent properties, and reinforcing a subtle integration between built form and natural surroundings.

Massing Options

A range of design options was explored to ensure the proposed massing responds sensitively to the surrounding context. Through the development process, a series of typological massing studies were generated, enabling an in-depth exploration of scale, proportion, and spatial relationships. Selected forms were then refined through sketch studies, allowing for a more nuanced interrogation of the contextual implications and visual impact within the streetscape.

The natural topography of the site has informed the orientation and layout of the dwelling. The primary living spaces are aligned along a south-to-north axis, maximizing engagement with the landscaped garden and capturing optimal views, while ensuring a considered integration with the site's existing levels and surrounding properties.



West Elevation

01. Datum line indicating the tallest building height adjacent to 149 Victoria Road

02. Datum line indicating the height of the proposed double garage

02. Datum line indicating the height of the proposed single storey dwelling

06 Elevation/Materiality



Design Precedents - The Garage

The proposed garage takes its design cues directly from the Victorian architecture that characterizes Victoria Road, ensuring a seamless integration with the surrounding built context. Its form, materials, and detailing are carefully considered to complement the established streetscape while maintaining a discreet presence.

Victorian residences along Victoria Road typically exhibit asymmetrical massing, steeply pitched roofs, and gabled projections. Terraced, semi-detached, and detached forms are common, often articulated through bay windows and projecting porches that enrich the façade composition. Roofs are predominantly slate, punctuated by chimneys that contribute to the vertical rhythm and silhouette of the streetscape.

The red brickwork of these Victorian houses—often locally sourced—is left exposed or combined with decorative stone or terracotta detailing. Subtle variations in hue, from deep reds to warm oranges, create patterning and texture, including diapering, string courses, and quoining. Stucco or painted elements are occasionally incorporated to accentuate windows, doors, and cornices, adding further visual depth.

Fenestration typically consists of vertically proportioned sash windows with multi-pane glazing, set within stone or terracotta lintels and ornate architraves. Arched openings, recessed porches, fanlights, and stained glass further enrich the façades, establishing a layered and human-scaled architectural language.

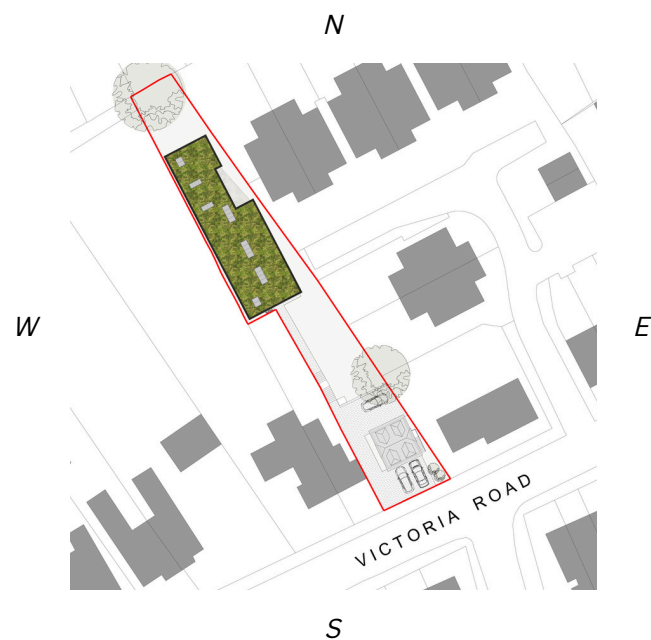
Red brick Victorian houses define the character of Victoria Road, balancing practicality with ornamentation. Their rhythmic streetscapes, with consistent heights and setbacks, are enlivened by subtle variations in gables, bay windows, and brick detailing. The proposed garage responds to this context, echoing the material palette, proportion, and rhythm of the Victorian precedents, thereby reinforcing the coherence of the surrounding urban fabric.



Front Elevation (South)



Rear Elevation (North)



Proposed Elevations
 01. Red brick
 02. Slate tiles
 03. Olive / green windows & doors



01



02



03



Materiality

The proposed material palette has been carefully selected to draw inspiration from, and pay respect to, the established character of Victoria Road, where red brick Victorian houses form the dominant architectural language of the street scene. By echoing these materials, the proposal seeks to integrate sensitively within its context, reinforcing the continuity of the streetscape while allowing for a subtle contemporary interpretation.

The primary material proposed is a robust red brick, grounding the building in a manner that directly references the surrounding Victorian fabric. This use of brick not only provides visual continuity but also establishes a sense of permanence and craftsmanship, qualities synonymous with the historic housing stock of the area.

Above this, the roof will be finished in natural grey slate, a material long associated with Victorian architecture. The fine texture and muted tonal quality of slate contribute to a roofscape that is both elegant and durable, tying the new proposal into the wider architectural rhythm of the street.

Fenestration is to be articulated through olive-toned window frames, introducing a subtle but deliberate contrast against the red brick. This detail draws upon the painted joinery often found in traditional Victorian properties, while offering a refined, contemporary expression that softens the façade and enhances its architectural character.

Together, this restrained yet carefully composed palette ensures the development sits comfortably within its historic context, resonating with the established vernacular while delivering a high-quality architectural solution appropriate for a 21st-century building.

Left

01. Red brick

02. Grey slate tiles

03. Olive windows / doors