



## Design Precedents - New Detached Dwelling

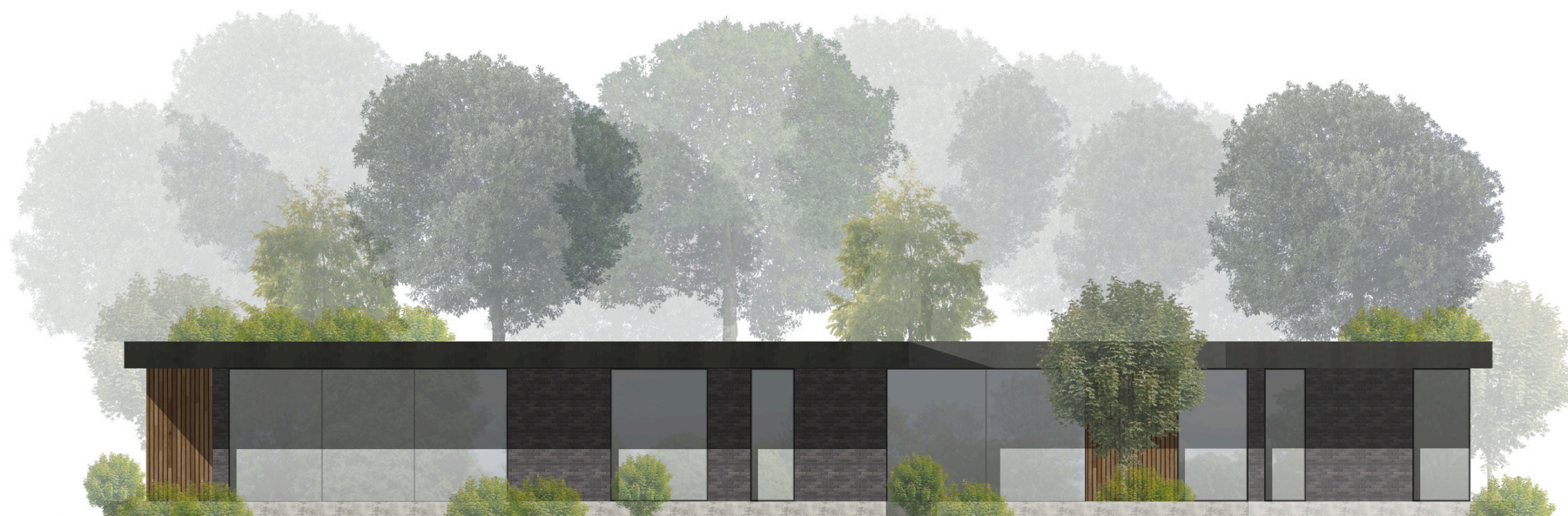
The proposal draws inspiration from pavilion-style architecture, a design approach that has its roots in modernist precedents such as Mies van der Rohe's Farnsworth House. This architectural language is defined by its clarity of form, refined materiality, and sensitive relationship to landscape.

At its essence, pavilion architecture is characterised by simple rectilinear volumes expressed as floating planes of roof and floor, often elevated above the ground to give the impression of lightness. Structural systems are typically articulated with precision and honesty, allowing slender supports to carry large spans, while extensive glazing provides a transparent envelope that dissolves the boundary between inside and outside.

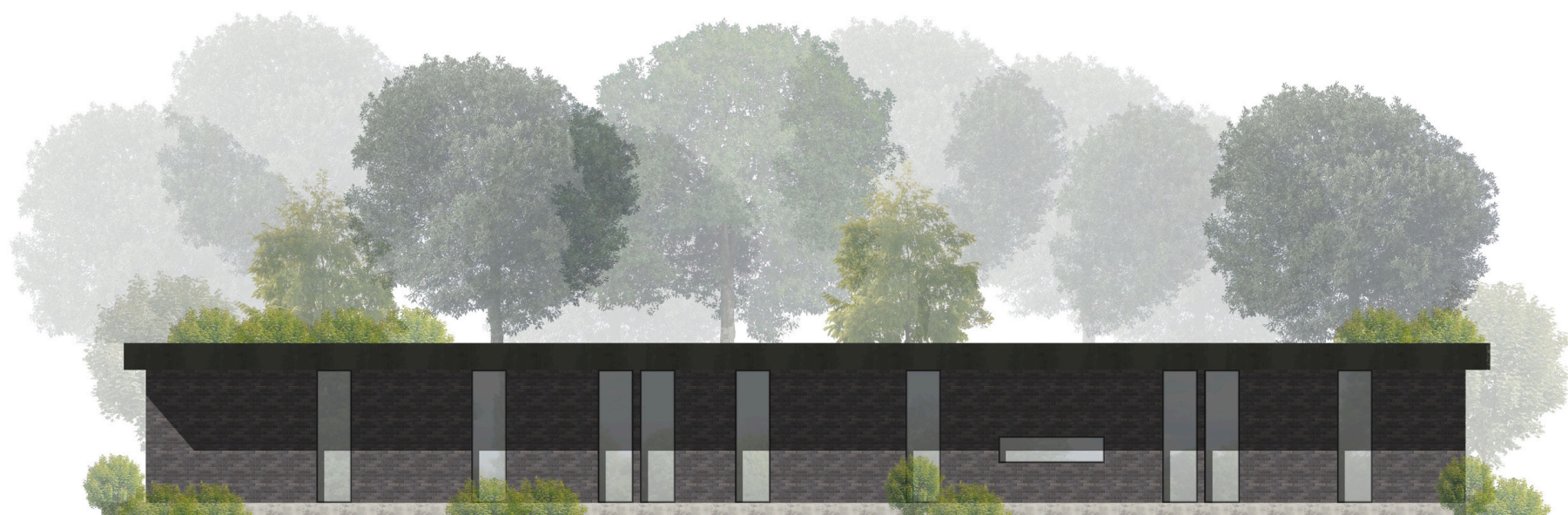
This style places emphasis on proportion, rhythm, and openness. Interiors are conceived as flexible, free-flowing spaces, with minimal subdivision, allowing the building to adapt to the needs of its occupants while maintaining visual and spatial continuity.

Crucially, pavilion architecture is designed in dialogue with its setting. By elevating the structure and prioritising transparency, it establishes a harmonious integration with its landscape context — simultaneously framing views and minimising visual dominance. The building is read less as a traditional “object” and more as a light, respectful insertion into its environment.

In adopting this architectural approach, the proposal demonstrates how contemporary design can remain sensitive to setting: low in profile, simple in massing, and restrained in material expression, while offering high-quality, sustainable, and enduring residential accommodation.



01



02

### Construction Strategy

On this site, it is essential to fully acknowledge and respond to the constraints associated with its location within a densely built-up area. The plot itself is limited in size, with restricted access for construction, requiring a careful and considered approach. Equally, there is a responsibility to minimise potential impacts on neighbouring properties, particularly in relation to construction noise, disruption, and the overall programme length.

In addressing these challenges, material quality and architectural detailing remain paramount. The design seeks to avoid compromise in these areas by exploring alternative construction methodologies that align with both practical constraints and design aspirations.

To this end, the proposal intends to adopt an off-site construction strategy, with the primary structure manufactured in timber and assembled on-site within a shorter timeframe. This approach offers significant benefits: it reduces the duration and intensity of on-site activity, minimises disruption to neighbours, and accelerates the programme to achieve a watertight structure more efficiently, while ensuring a high-quality, sustainable, and durable finish.

### Elevations

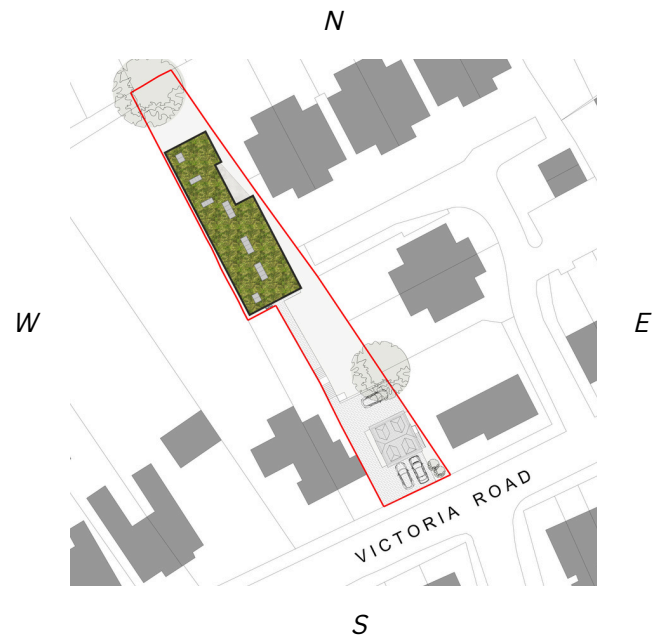
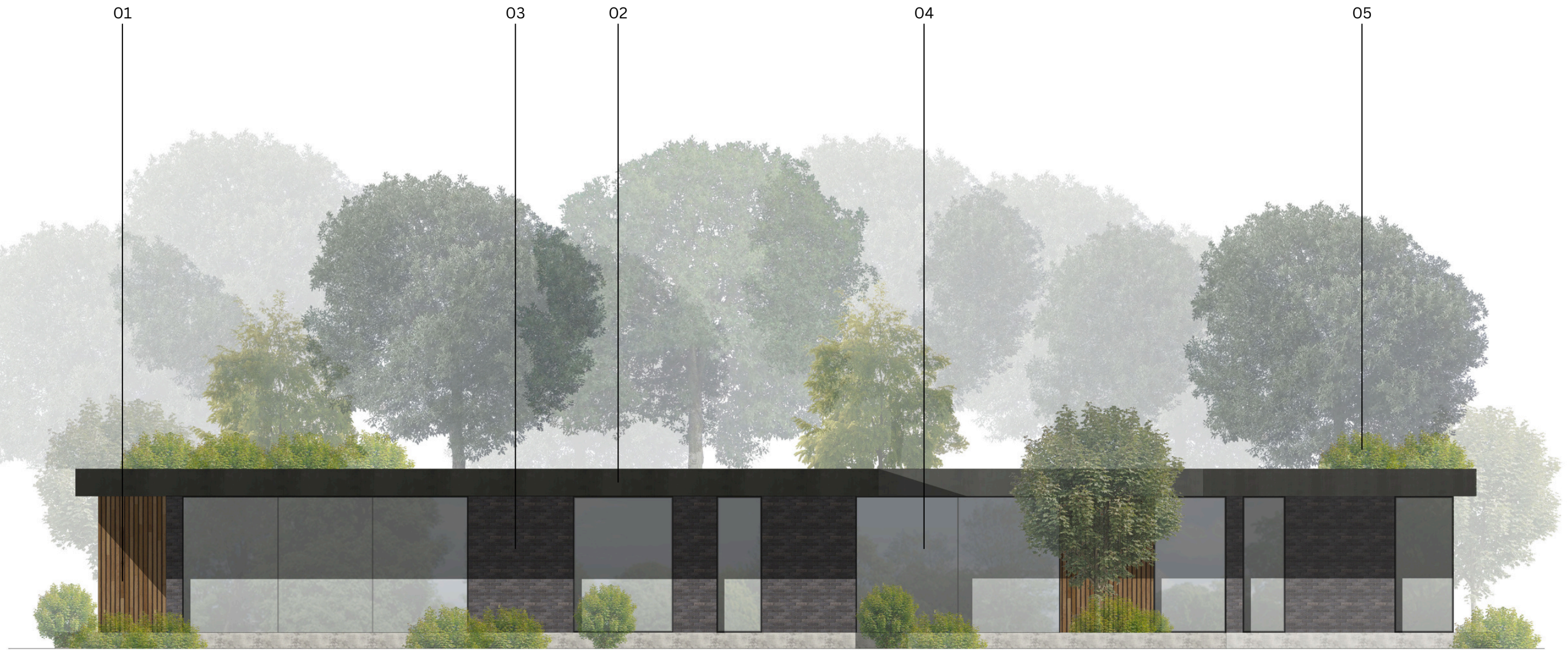
Within this tightly built-up area, it is recognised that several elevations will be experienced primarily from oblique angles. For this reason, equal consideration has been given to both the external composition and proportional arrangement of windows, as well as to their internal function and placement. The design carefully balances these dual requirements to achieve an elevation that is coherent, well-ordered, and sensitive to its surroundings.

In addition, the positioning of windows has been deliberately assessed in relation to neighbouring properties and the wider setting, ensuring that views are directed to the most appropriate aspects. In particular, openings have been orientated to maximise outlook over the landscaped garden, enhancing the quality of the internal environment for occupants while safeguarding the amenity and privacy of adjacent dwellings.

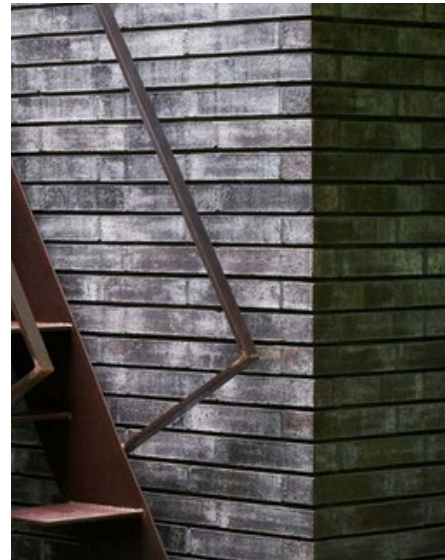
*Left*

*01. Proposed side elevation (East)*

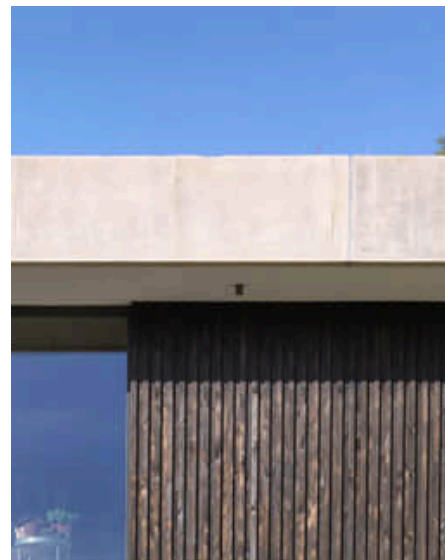
*02. Proposed side elevation (West)*



*Proposed East Elevation*  
 01. Vertical timber cladding  
 02. Black brick  
 03. Black metal coping  
 04. Frameless windows & glazing panels  
 05. Planted green roof



01



02



03



## Materiality

The proposed material palette has been carefully considered to balance contemporary architectural expression with sensitivity to the site's context. Drawing on the principles of pavilion-style architecture, the materials have been selected for their refined simplicity, natural qualities, and ability to integrate the building into its landscape setting.

Black brick provides a robust, grounding base, lending the dwelling a sense of permanence while offering a subtle tonal contrast to the softer natural finishes. Its depth of colour allows the building to recede visually, ensuring the form remains understated within the wider street scene.

Timber cladding introduces warmth and tactility to the elevations. Over time, this material will weather naturally, further embedding the building into its setting and reinforcing the connection between the architecture and its landscaped surroundings.

Extensive glazed windows and panels are integral to the design, providing light-filled interiors and a strong visual dialogue between inside and outside. This transparency ensures that the landscape becomes part of the living experience, while careful positioning of glazing respects neighbouring amenity and frames key views across the garden.

Finally, a green roof crowns the composition, contributing to biodiversity and sustainability while reducing the visual impact of the building. Seen from above and from oblique viewpoints, the roof becomes part of the surrounding natural environment, softening the architecture and allowing the dwelling to sit more lightly within its plot.

Together, this palette embodies the ethos of restraint, elegance, and landscape integration. It delivers a contemporary home of high-quality design and enduring character, one that is visually distinct yet respectful of its context.

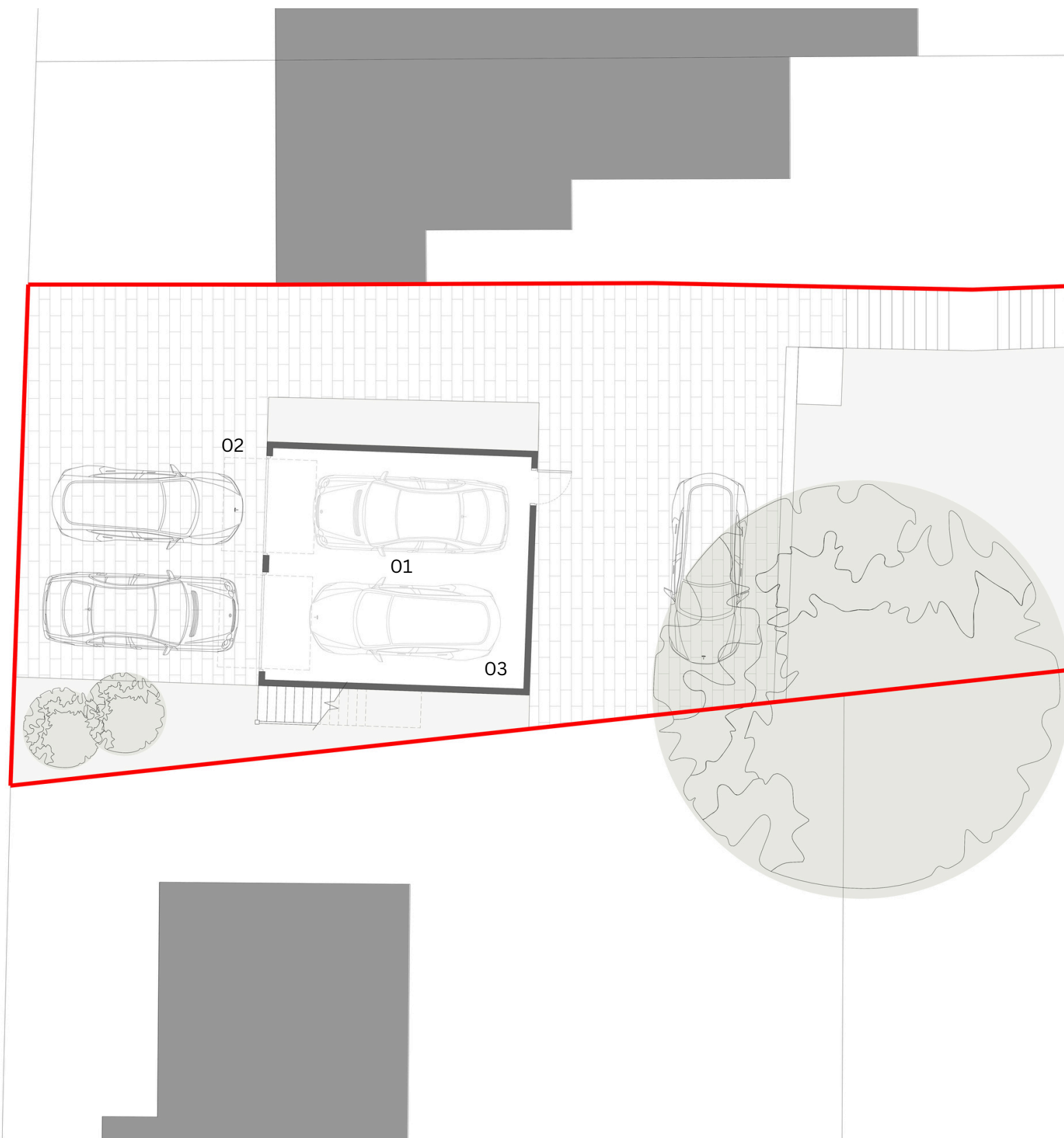
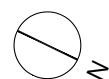
*Left*

*01. Black brick*

*02. Timber cladding*

*03. Green roof*

## *07 Proposed Plans & Elevations*



### Garage Layout - Ground Floor Plan

The proposed garage has been carefully designed not only as a secure parking facility but also as a multifunctional element of the overall scheme, supporting modern patterns of living and sustainable transport choices. The garage accommodates two cars comfortably, ensuring adequate provision for the day-to-day needs of the household.

In addition, dedicated space is provided for cycle storage, including an electric cycle charging point to encourage low-carbon modes of transport. This reflects current best practice in sustainable design and aligns with wider planning objectives to support active travel.

The scheme also incorporates an electric vehicle charging point externally, ensuring convenient access for residents and future-proofing the dwelling in line with the transition to electric mobility.

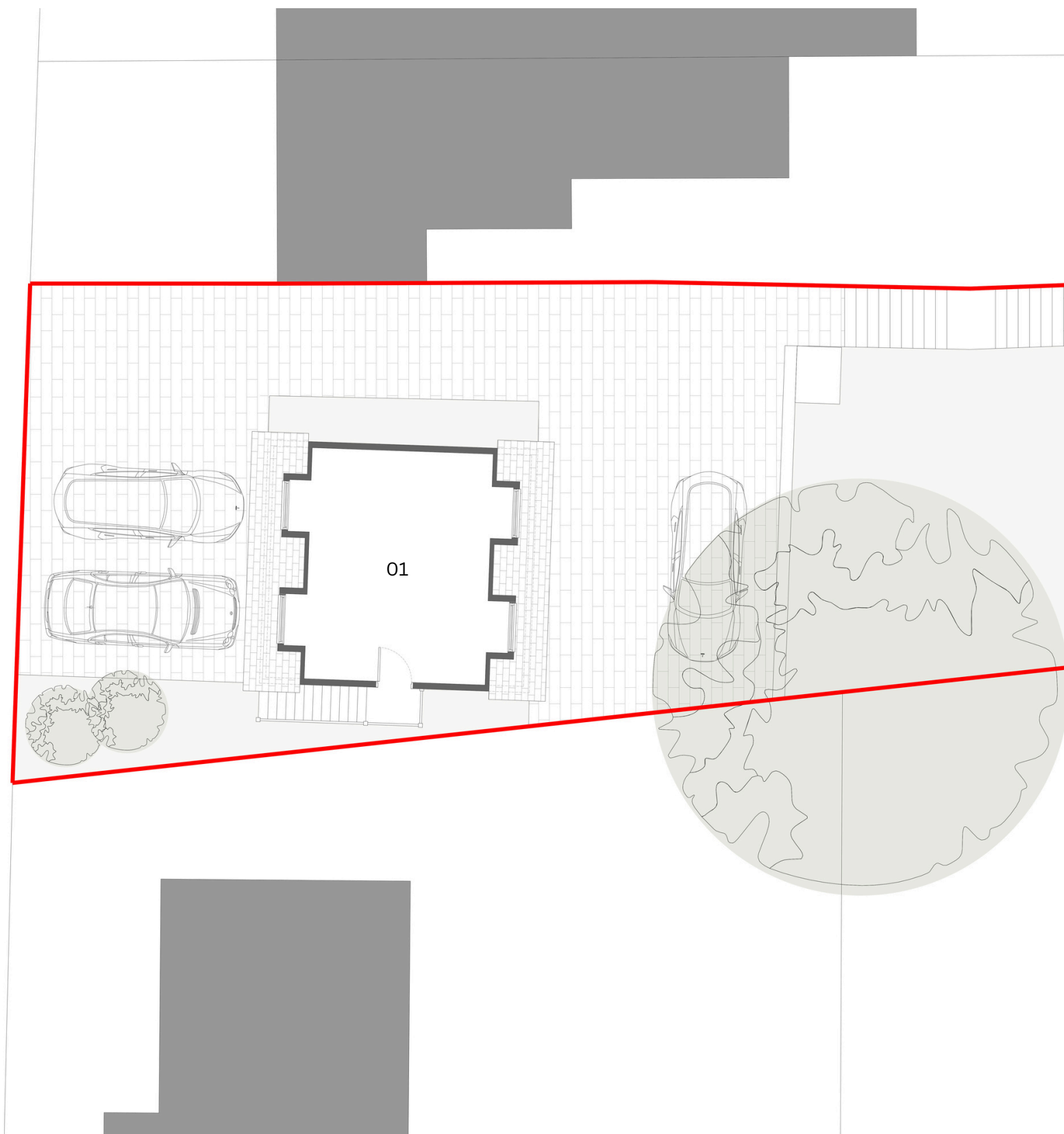
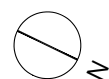
By integrating these features, the garage functions as more than a simple outbuilding: it becomes a key component of a sustainable, future-ready home, combining practicality with a commitment to reducing environmental impact.

Ground Floor Plan

01. 2 car garage

02. Electric vehicle charging port

03. Space for bike storage with charging port

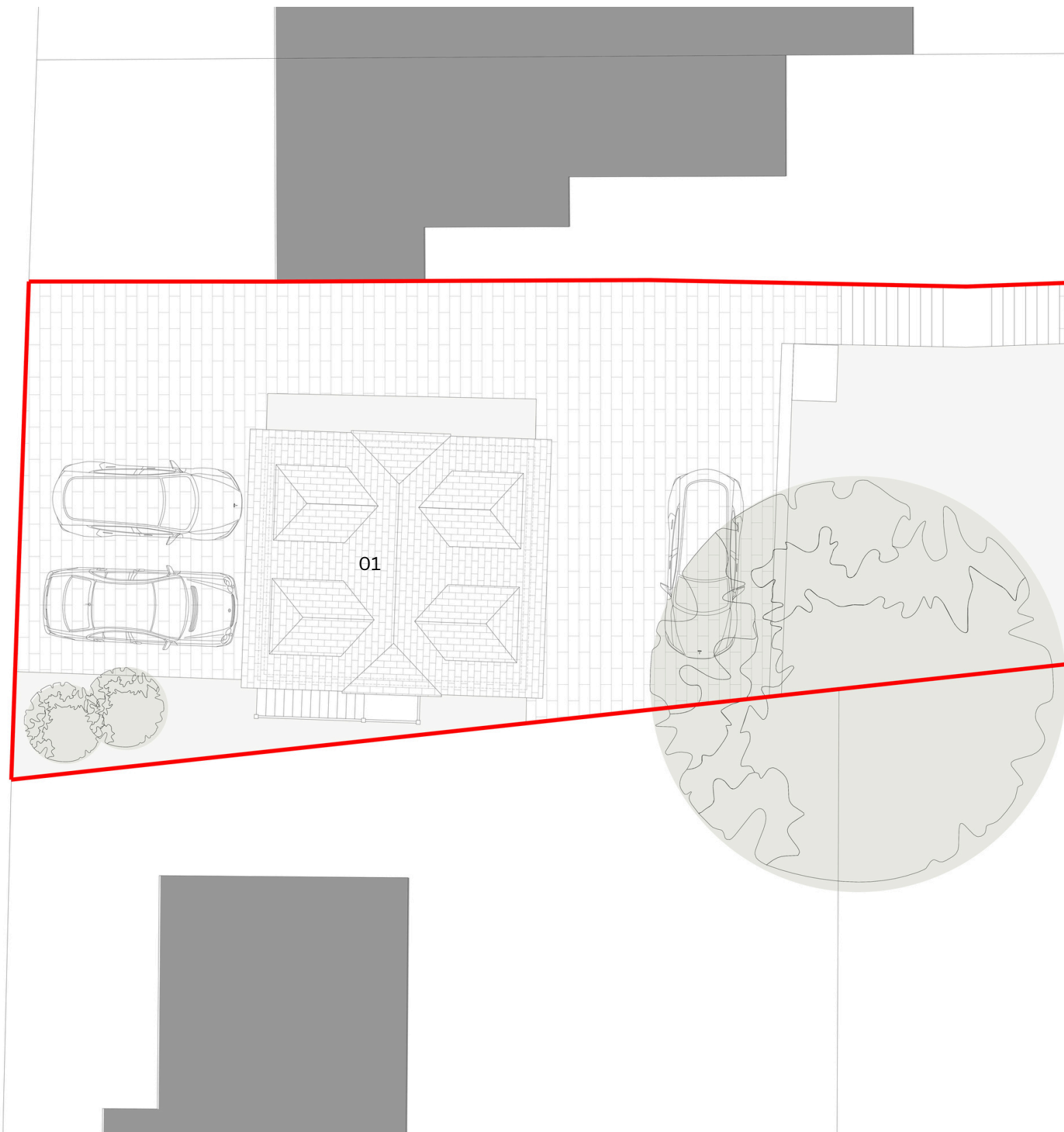


#### Garage Layout - First Floor Plan

Further to its primary function, the garage also incorporates dedicated storage space above, maximising the efficiency of the footprint and reducing the need for additional outbuildings within the garden.

This upper-level storage provides valuable flexibility for residents, accommodating seasonal items, household equipment, and garden tools securely. By consolidating storage within the garage structure, the scheme maintains a clean and uncluttered external environment, ensuring the landscaped setting remains the primary visual focus of the site.

First Floor Plan  
*01. Storage*



Garage Layout - Roof Plan

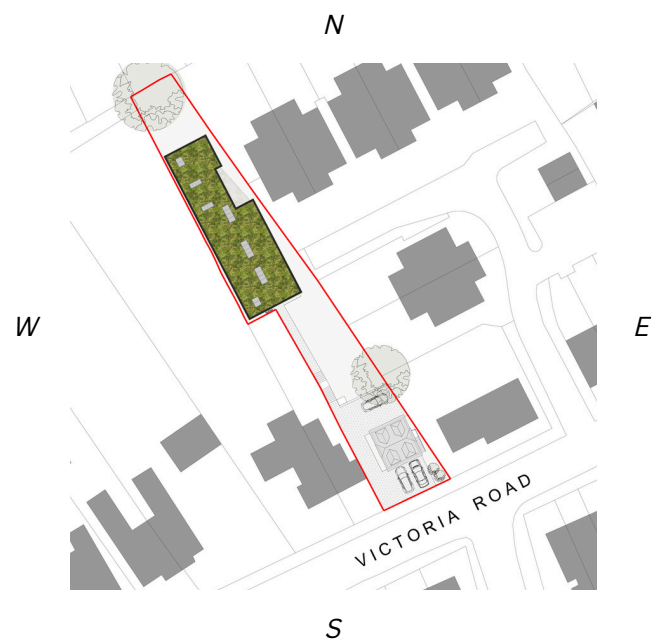
Roof Plan  
01. Slate tiles



*Front Elevation (South)*



*Rear Elevation (North)*



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