

## Patchdean garages Site A - 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 northern end site which is Site A.

The proposed scheme for Site A comprises of 2 residential dwellings on an existing sloping garage site on the northern end containing 10 garages. The proposed building is a continuation of the existing row of terraced housing. Both dwellings are proposed as 2 bed houses over 2 storeys.

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 (North)



View looking South into the Site

### Massing in context

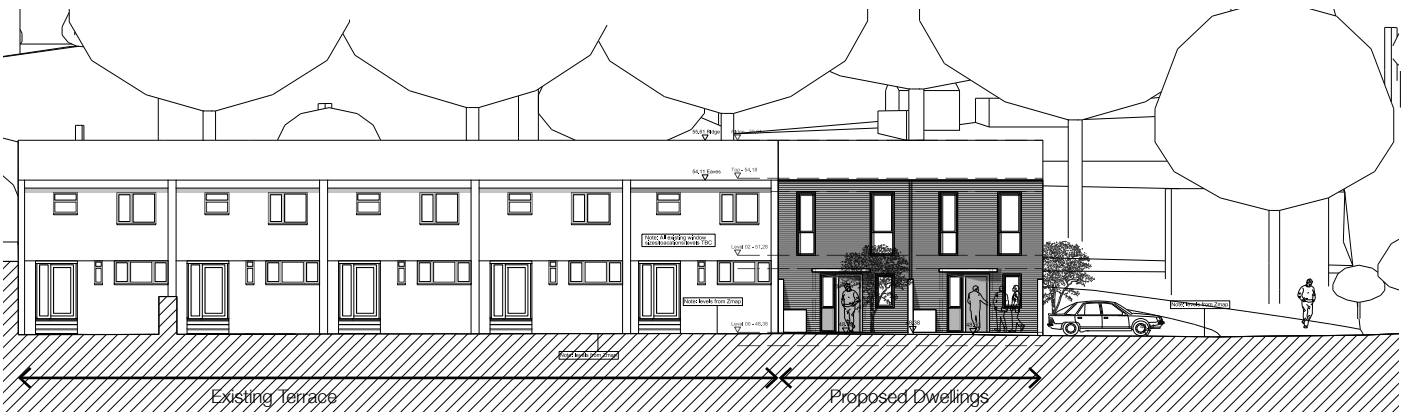
The proposed massing responds to the scale of the existing buildings in its wider context. The 2 storey height of the building is considered at an optimum height relating to its immediate context and minimizing visual impact and impact on sunlight and daylight.

The north east approach to the building shows the gable end standing independent of the row of terraces, while the view from the west end of the main road shows the building seamlessly continuing the lines of the existing row of terraced houses. 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



East Elevation of proposal and existing terrace



View from the South/East



View from the North



Site plan in context

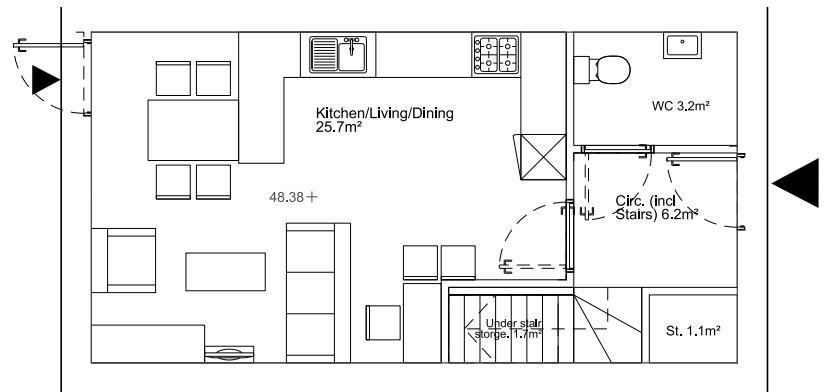



North Elevation in Context

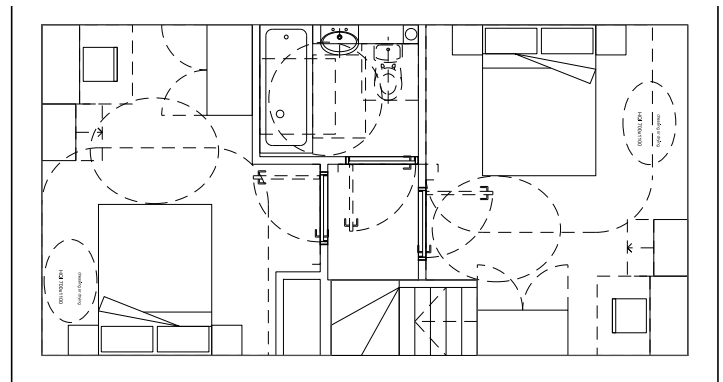
### Typical Internal design of Dwelling

#### 2 bed 4 person dwellings

- The dwellings are orientated so front entrance and access is consistent with the terrace it adjoins
- Living, dining and kitchen is located on the ground floor facing onto a east facing garden. External amenity space is provided to both the front and rear of the dwellings
- Bedrooms are on the first floor with an accessible bathroom in between the two bedrooms.
- Pitched roof, to the same pitch of the existing terrace has been deemed the most appropriate approach to the roofscape
- Each dwelling has its own off-road parking space
- Primary entrance in line with existing terrace entrances to the East most facade of the dwelling
- Retaining Wall will be required where the rear garden abuts Patchdean Road
- External steps required in the rear garden to access Patchdean via the back gate due to the significant level change



 2 Bed 4 Person Dwelling  
Ground Floor Plan 1:100



2 Bed 4 Person Dwelling  
First Floor Plan 1:100

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