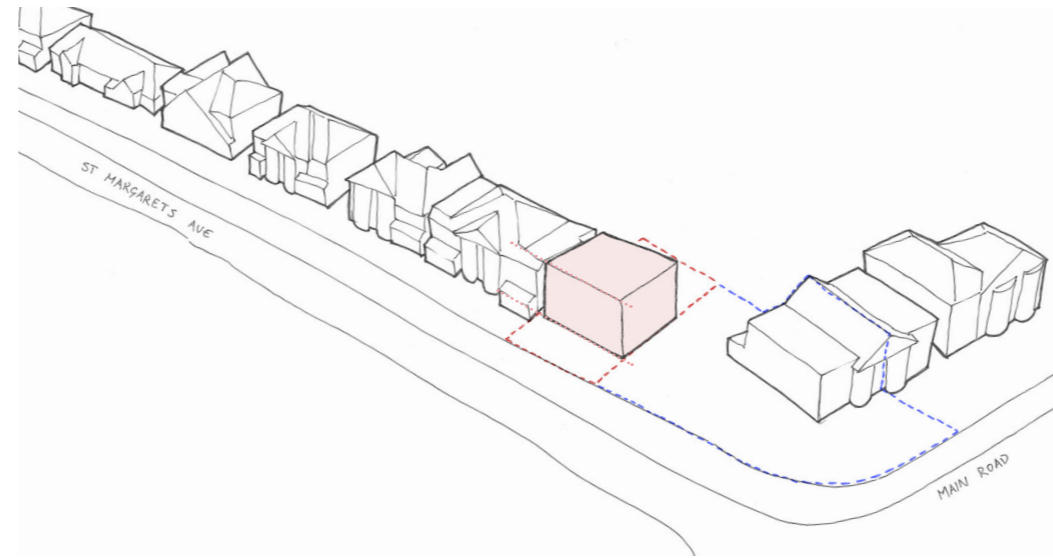
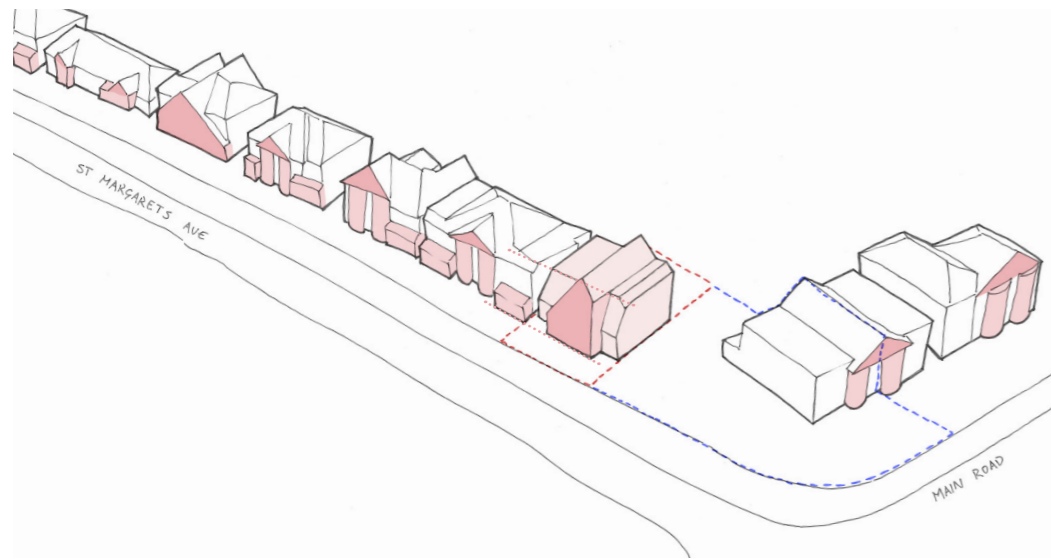


1. Portion of the site to be dedicated to new family home 226sqm (red line) of 605 sqm (blue line)



2. Main line of new dwelling to respect height and stepping of neighbouring buildings



3. New dwelling form to draw from street characteristics of pitched roofs and bay expressions



4. Visual gaps maintained and greenery celebrated and supplemented

DESIGN APPROACH

CELEBRATE THE GREEN CORNER

The design proposals are centred around maintaining and celebrating the green corner formed by the site. The proposal sits back from the street, hidden behind the tree canopies. This creates privacy, whilst providing a visual amenity for the residents and neighbours.

MAINTAIN A VISUAL GAP

The proposed house on St Margaret's Avenue mirrors the scale and mass of the streetscape, continuing the rhythm of the houses along the street.

CONTEXTUAL DESIGN

The architectural approach takes reference from the surrounding context with a combination of different toned pebble dash and red clay tiles. We have maintained and developed the perimeter greenery as well as introduced green roofs either side the central pitch.

PROVIDE A GOOD QUALITY HOME

Our design approach prioritises the sustainable development of the site to provide a good quality home. The existing house is retained and the new build provides a three bed five person home.



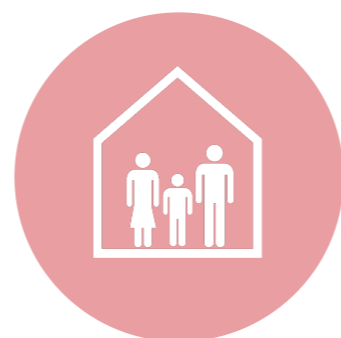
Celebrate the 'Green Corner'



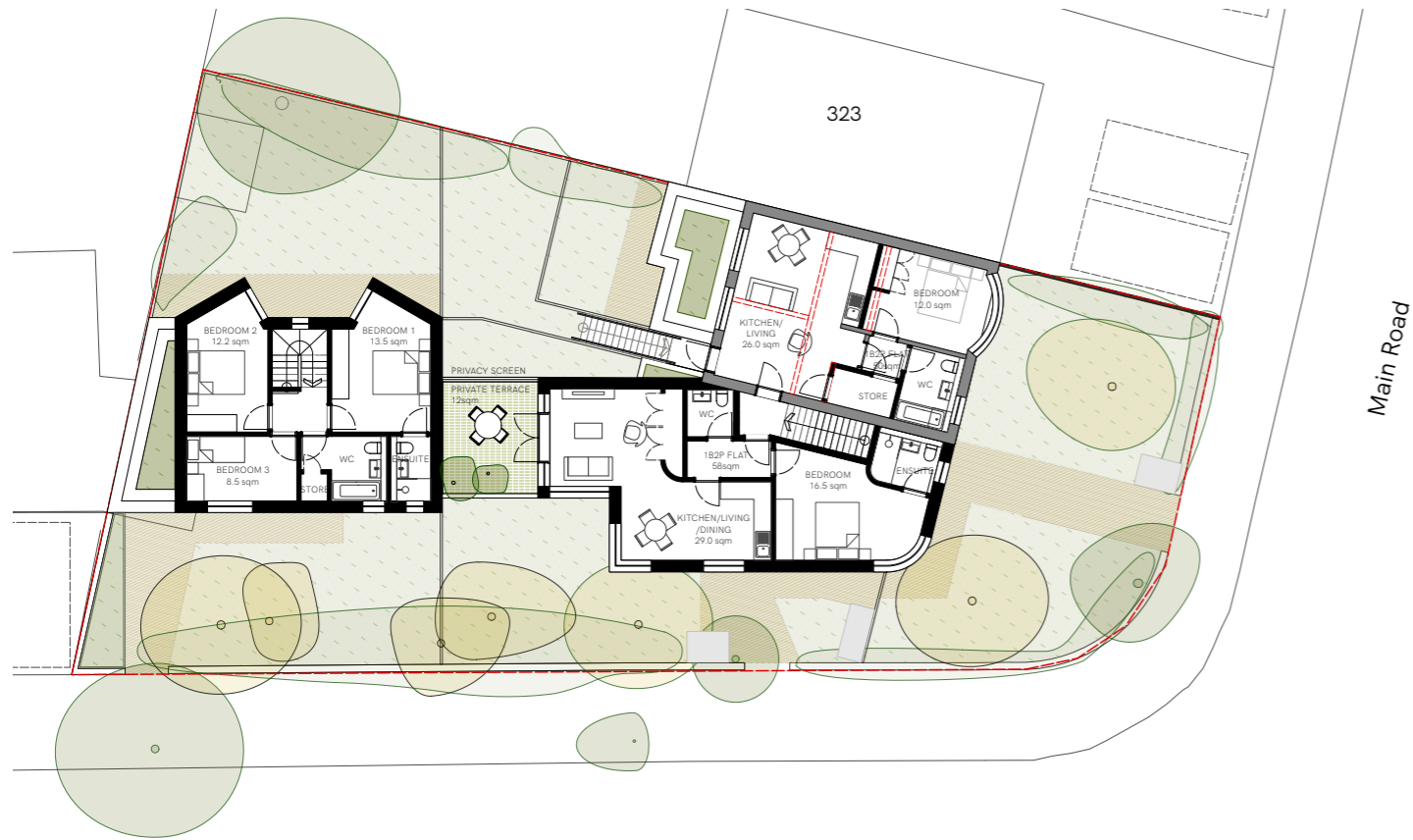
Maintain visual gaps between properties



Establish a contextual design



Provide good quality Homes



St Margaret's Avenue

Previously proposed first floor - July 2023

238 sqm
Footprint

39% Site
Coverage

PLANNING HISTORY - JULY 2023 FULL APPLICATION

An application was submitted in July 2023 (REF: 23/01531/FUL) for the redevelopment of the site to erect a part one/ part two storey side extension to create 4 new dwellings. The following feedback was received from the council and the application was withdrawn.

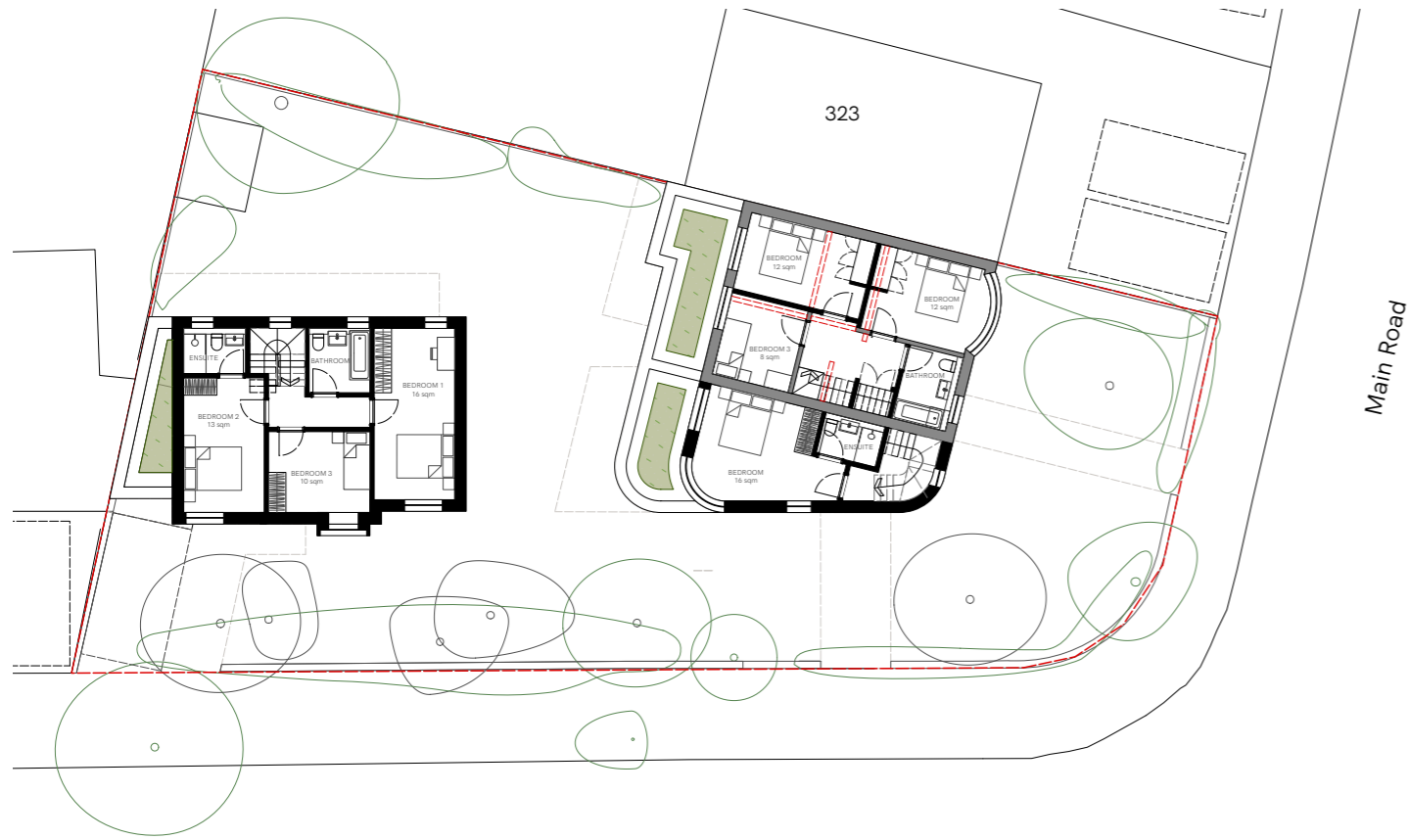
- Mass - The proposed extension significantly increases the mass and footprint of the host building towards the side and rear resulting in over-development of the site.
- Contextual Design - The proposed layout, height, façade treatment, and materials are not complimentary to the surrounding area and fail to contribute positively to the street scene.
- Neighbouring Amenity - The proposed development fails to ensure appropriate levels of privacy for the other occupants and provide a substandard quality of the private amenity space.
- Parking - Lack of information provided regarding the parking stress.



St Margaret's Avenue

Previously proposed ground floor - July 2023





St Margaret's Avenue

Previously proposed first floor - October 2023

197 sqm
Footprint

33% Site
Coverage

PLANNING HISTORY - OCTOBER 2023 PRE-APPLICATION

Following the withdrawal of the full application, a pre-application was then submitted in October 2023 to establish the principles of development and enter a dialogue with the council.

A new three bedroom five person house was proposed on the site along with a one bedroom two storey apartment attached to the existing building which was reconfigured to three bedroom five person dwelling.

This developed proposal sought to reduce the massing and separate the dwellings into two distinct buildings that followed the existing rhythm of the street scape on St Margaret's Avenue. Each dwelling was given adequate internal and external private amenity space.

Pre-application feedback highlighted concerns which we have developed in the current planning proposal:

- Dwelling Size - A one bedroom home would be too small and unsuitable to the demographic of the area
- Contextual Design - The extension to the existing dwelling is too contemporary relative to the surrounding area.

Moving forwards, this new revised scheme (December 2023) looks to only develop the rear portion of the site to include a new three bedroom five person home within 226 sqm of the site, 37% of the total site area.



St Margaret's Avenue

Previously proposed ground floor - October 2023



PROPOSALS



152 sqm
Footprint
(existing & new)

24% Site
Coverage
(blue line)

PROPOSED PLANS & AREAS

A new home will sit to one end of the site providing a three bedroom suitable for five persons. The building line respects that of the neighbours creating a stepped bay that reflects the language of the area. Amenity space to the front and rear of the property is provided with its own off street access.

The existing property will retain a sufficiently sized front and rear garden with a new vehicular access proposed next to the existing entrance.

First floor rear windows will be obscured to protect the privacy and amenity of neighbouring gardens.

PROPOSED PLANS & AREAS

The dwelling will have its own access off St Margaret's Avenue through an existing opening in the garden wall. This will include an existing offstreet parking space. There will be offstreet space for cycle and bin storage at the front of the house on the right hand side.

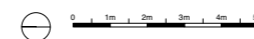
- Existing 3B5P house
- New 3B5P house

UNIT	AREA	OCCUPANCY	FOOT PRINT (Blue line boundary)	
	NIA m ²		m ²	%
New House	118	3b5p	77	12
Existing House	130	3b5p	75	12

Existing House estimated areas to be confirmed with measured survey

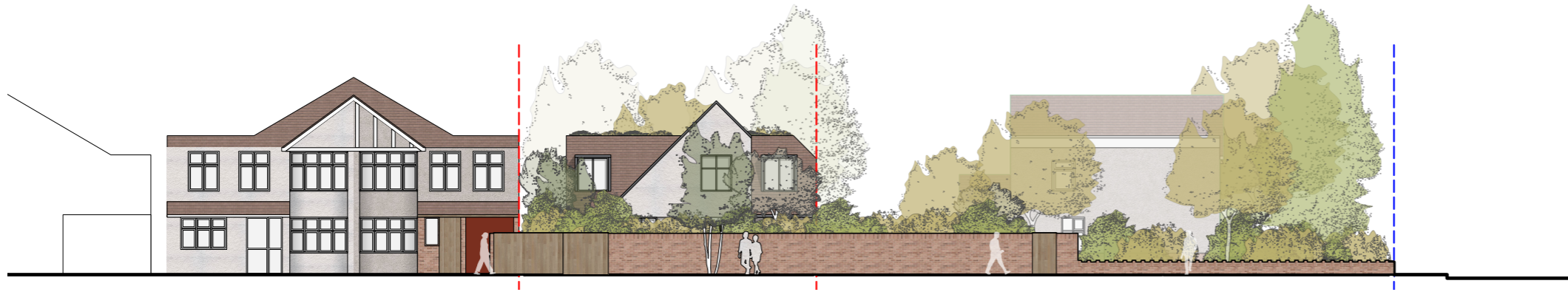
- - - Site boundary to new dwelling (226 sqm)
- - - Total site boundary (605 sqm)

Proposed ground floor



PROPOSED ELEVATIONS

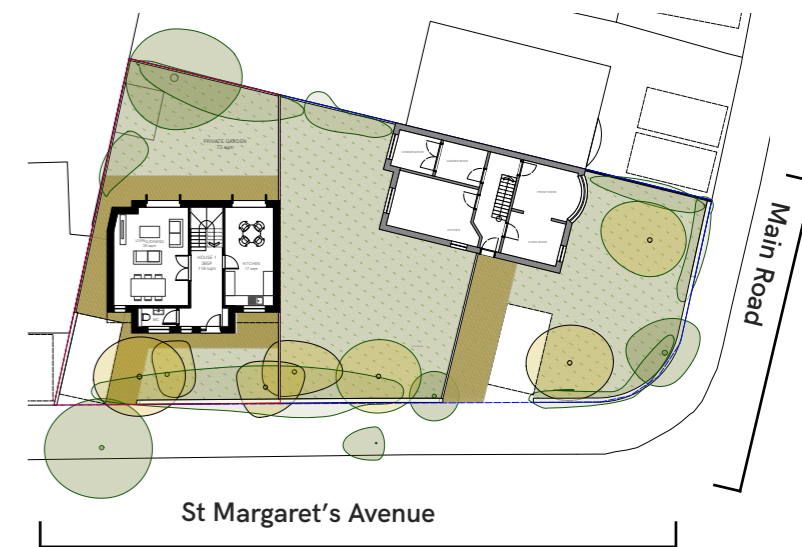
The new dwelling will be largely hidden from view from the street with the enhancement of greenery and trees to maintain the existing green corner. New shrubbery and trees are highlighted in the tree retention plan drawing 868-ARB-101.



West elevation - St Margaret's Avenue/Main Road



South elevation - Main Road





PROPOSED MATERIALITY & FORM

The proposal is drawn from the use of pitched roofs and bays along St Margaret's Avenue and the perpendicular residential road, Harland Avenue. The asymmetrical pitch, characteristic to the area, provides interest and identity to the new dwelling.

- A. 14 & 16 St Margaret's Avenue
- B. 63 & 65 Harland Avenue
- C. 99 & 101 Harland Avenue

A simple contextual palette below is proposed to route the scheme in its context. Steep natural clay tiles extends to the ground floor lowering the massing and flanking the central pebble dash bay.



1. Pebble Dash



2. Painted Pebble Dash



3. Natural clay tiles

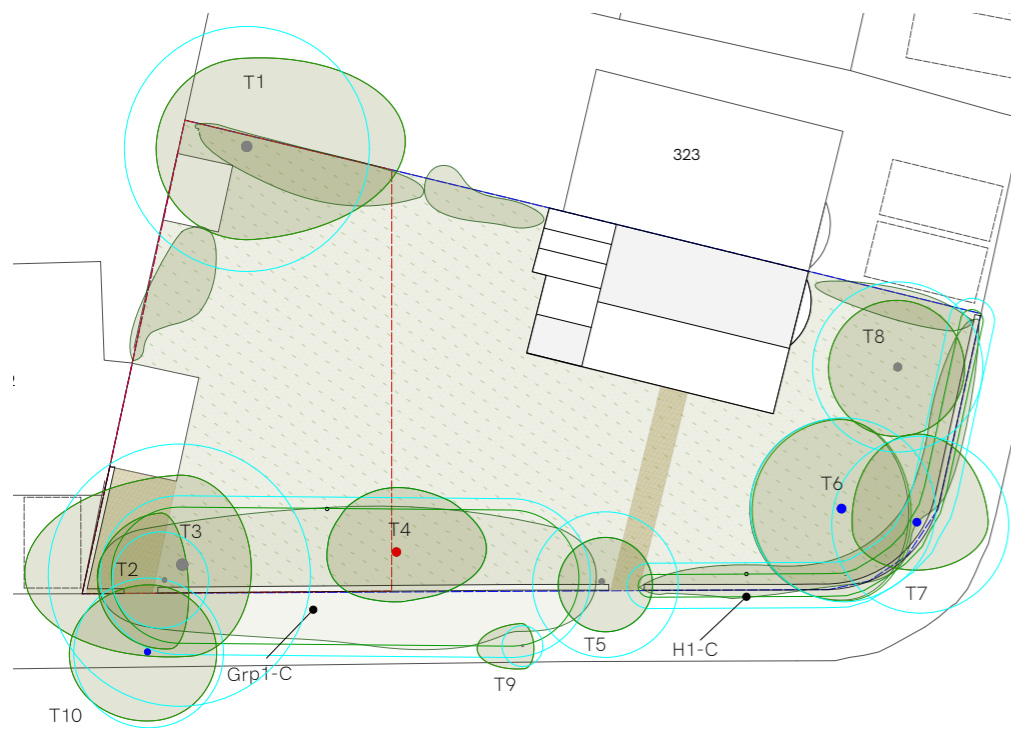


West elevation (behind garden wall) - St Margaret's Avenue

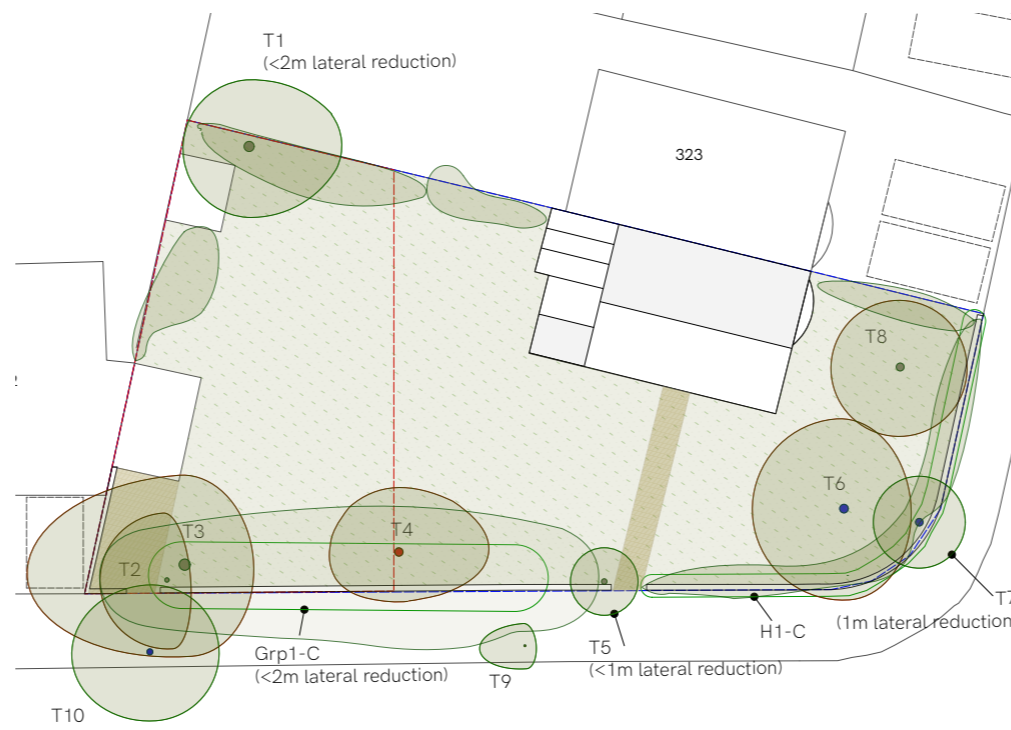
BIODIVERSITY

An analysis of the quality of trees on the site has been undertaken to establish which trees are to be protected and others that would benefit from being replaced with healthier better quality trees.

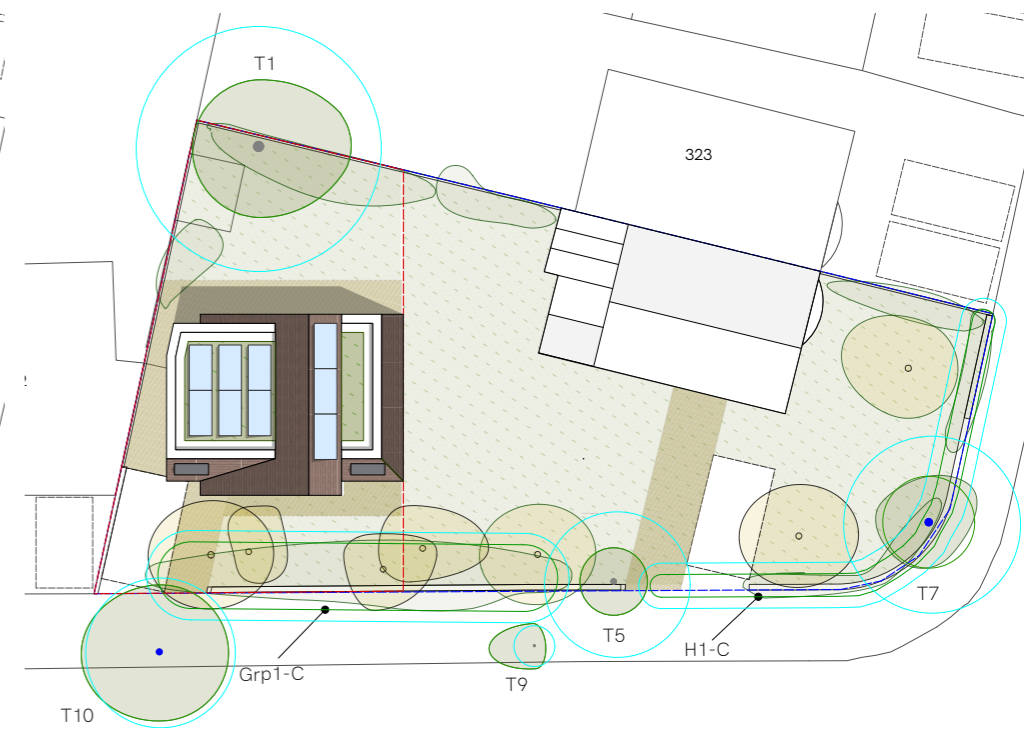
An Arboricultural Impact Report was prepared for previous application, the revised application is a smaller development, therefore the report's conclusions are still relevant to the proposed scheme.



Existing Tree Constraints Plan



Tree Retention and Removal Plan



Proposed Landscape Plan

