



① Garage building



② Rear single storey extension



③ Front garden



④ Garden shed



⑤ Shrubberty to garden perimeter



Perimeter shrubbery



Low shrubs and tree to corner of site



Existing trees to site boundary provide green screening

1. THE SITE

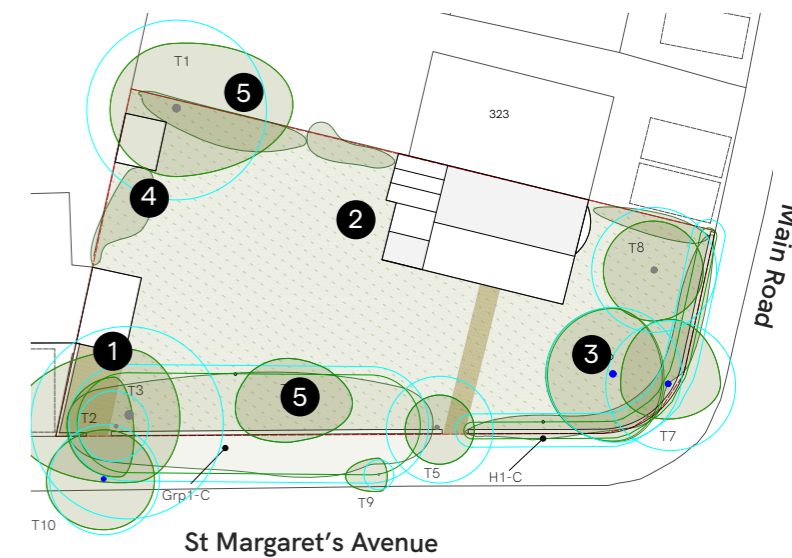
SITE

Well kept shrubbery and trees are located to the southern end of the site which the proposed scheme seeks to maintain. Greenery to the west of the site is of lesser quality, which the proposal seeks to enhance with newly planted trees and shrubbery.

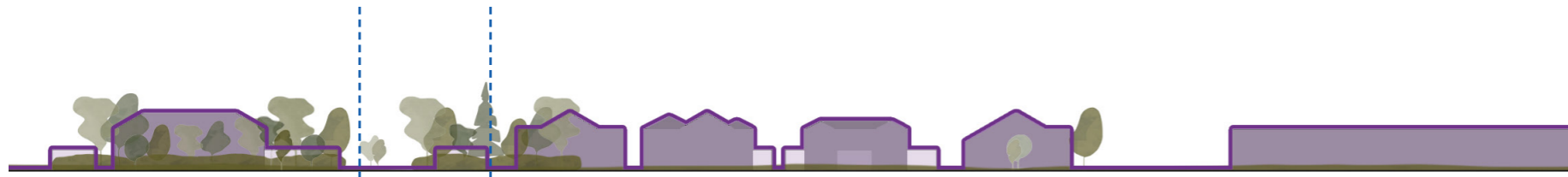
Other ancillary buildings in the garden are in disrepair. Their removal would allow for a new small dwelling that enhances the use of the landscape both to the rear and street front.

The below plan shows the existing trees and shrubbery on site.

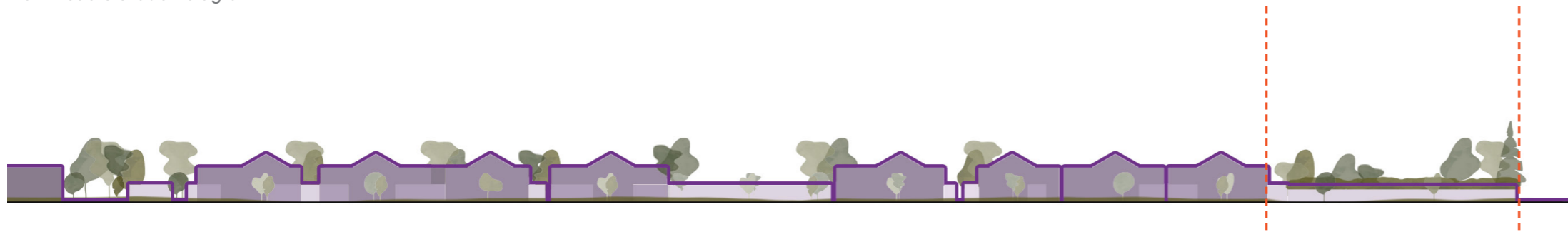
This document should be read in conjunction with the arboricultural report. This report was originally produced for a previous withdrawn larger application. The conclusions remain valid for this smaller scale proposal.



Existing site plan



Main Road elevation diagram



St Margaret's Avenue elevation diagram

**BUILDING HEIGHTS AND BAYS**

The surrounding residential streets are characterised by the introduction of single and double storey side extensions between the original semi-detached properties.

Each property is defined by extruded pediments and single and two storey bays that establish a rhythm to St Margaret's Avenue. This language is taken round the corner to the existing property fronting Main Road.

- Two storey
- Single storey
- Pediment
- Bays

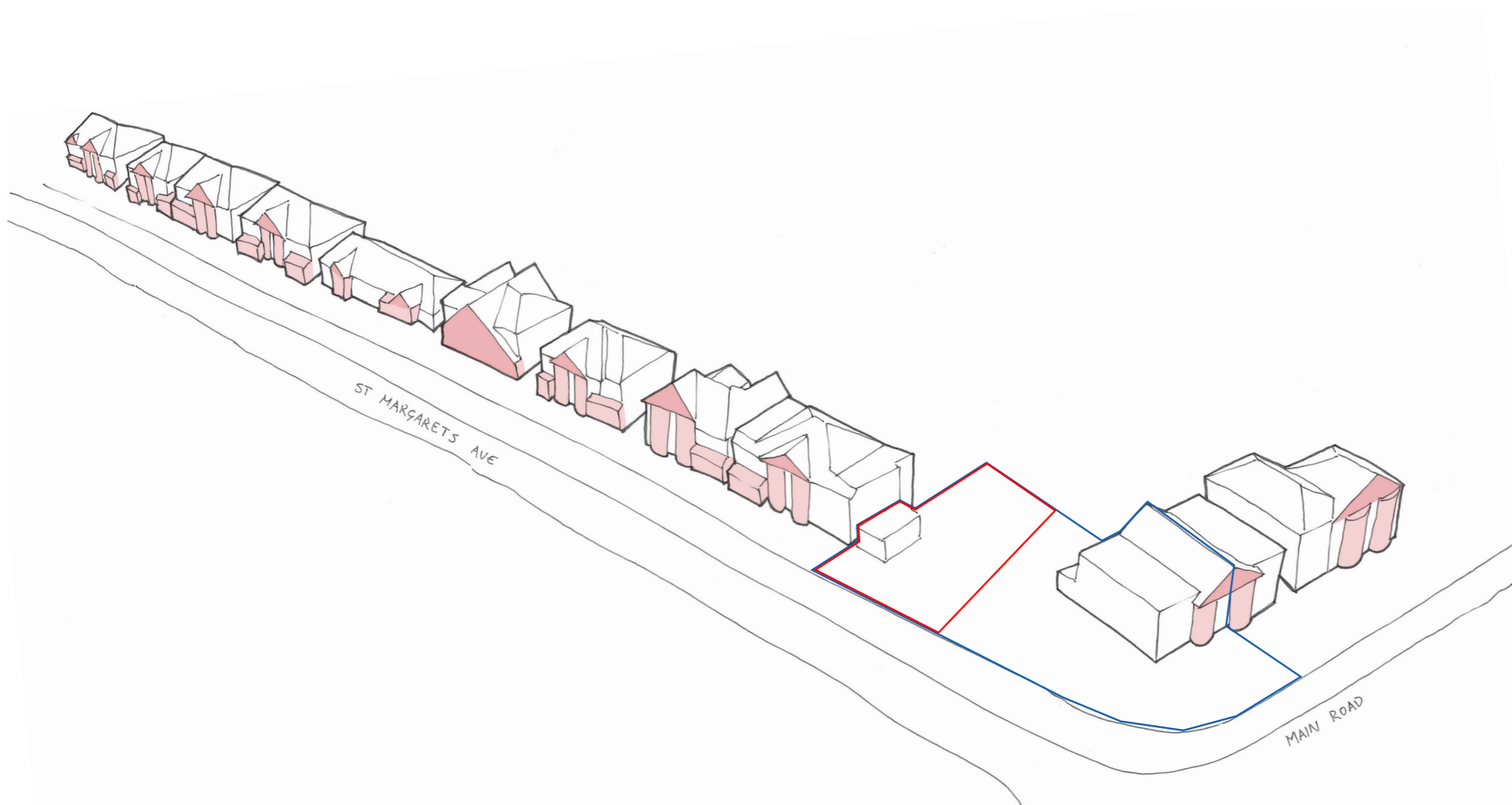


Diagram highlighting pediments and bays - defining language along St Margaret's Ave





**LOCAL CHARACTER & MATERIALITY**

The immediate and wider context of the site has a distinctive style which provides reference to develop a high quality, contextual architectural response, that is rooted within its place.

The area features examples of typical suburban detached, semi-detached and terraced homes of varying brick tones, textures and architectural features. Bays and pediment style gables are characteristic motifs of the area with a mix of pitched and flat roofs.

Gables are expressed in varying ways from small pediments that cap two storey bays, symmetrical gables that extend to ground floor level, and asymmetrical forms with extended gables to one side of semi-detached properties.

Along Main Road are two prominent new 3-storey residential developments that continue the bay language with a more contemporary design.

A variety of combinations of materials are used in the area, such as:

- Red tile to first floor on pebble-dash to ground floor corner extension
- Different red brick tones with red clay tiles on feature bay windows
- Contrasting pebble dash tones

A sensitive consideration and application of such materials will be explored in the proposal, bringing a contextual design to the site.

1. 2 & 4 St Margaret's Avenue
2. 14 & 16 St Margaret's Avenue
3. 18 & 20 Harland Avenue
4. 130 & 132 Harland Avenue
5. 63 & 65 Harland Avenue
6. 99 & 101 Harland Avenue
7. 285 Main Road: 3 Storey development, 2007
8. 1A, 1B & 1C St Margaret's Avenue
9. 327 Main Road

**MATERIALITY TONES**



Red clay tiles with red brick



Light render



Pebble dash

# CONCEPT & DEVELOPMENT

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- 1 Enhance the green corner of St Margaret's Avenue and Main Road
- 2 Reactivate and enhance the landscape
- 3 Opportunity to provide a new family home within a green setting
- 4 Maintain set back and connectivity with St Margaret's Avenue
- 5 Introduce renewable energy
- 6 Maintain visual and green link through the site
- 7 Introduce renewable energy

CONSTRAINTS

- 10 Sensitivity to existing trees to perimeter
- 11 Consideration of overlooking onto neighbouring garden
- 12 Stepping back and respecting the continuity of St Margaret's Avenue street frontage



Existing site plan