

Design Concept

Proposed plans for 76a and 76b The Avenue



To determine an appropriate design for the site, the opportunities and constraints must be considered.

Building Line

When the existing buildings have been removed from site, you can see that the rhythm of the other buildings gradually step back from the road as you move further down the street.

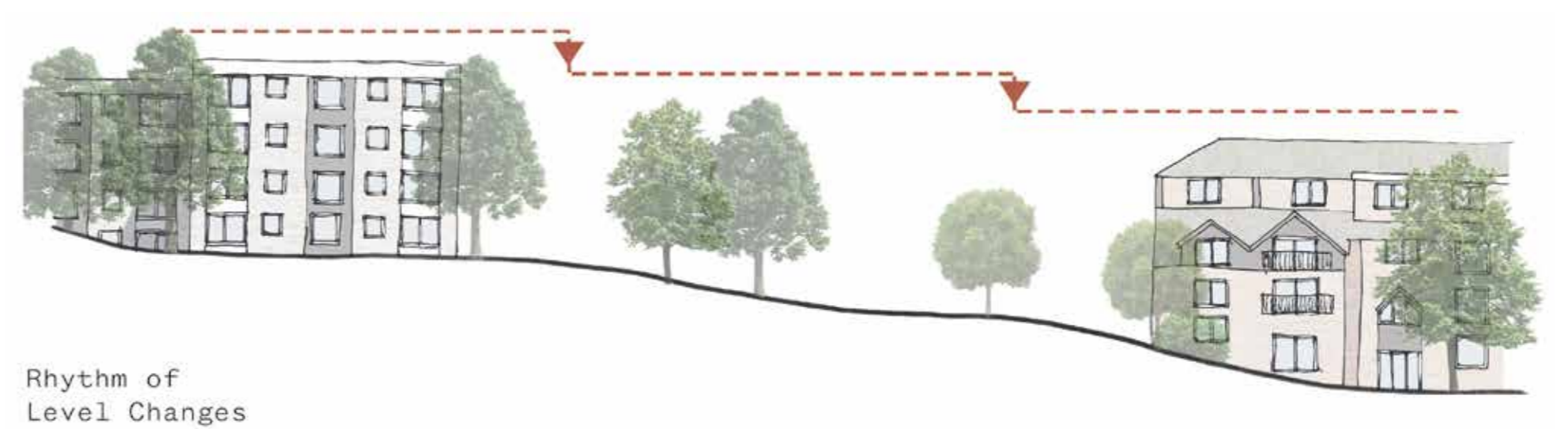
The massing of the front building therefore breaks and steps back in the middle so that the building responds to the context.



Site Layout

The buildings either side of the site both have external car parks and garages behind them, this provides a clear indication of the appropriate position for the car park within our site.

The sloping topography and heavy tree cover means that we are able to introduce a row of terraced houses at the rear of the site without overlooking neighbouring properties and gardens.



Building Height

The height of the proposed building at the front of the site (four storeys with a recessed fifth) is dictated by the rhythm of the falling heights of the adjacent buildings.



View of the proposed development from The Avenue