

Proposal:

Due to the East to West decline and South to North decline on the front half of the site coupled with a restricted space the rear is more suitable for dwellings. However, the front section could accommodate a dwelling with a footprint of no more than 48m² or 8.6m x 5.6m (including wall/insulation thickness of 30cm). A single storey dwelling meeting the requirement of 62m² minimum floor space simply wouldn't fit therefore it would need to be as the houses next to it, two storey detached dwellings. A layout with a bungalow on the front section too was designed and is available upon request but it wasn't as practical due to the slope/building up required, remaining gap of garden between the neighbours fencing on Highstone Avenue to the left. As the same width as the proposed detached two storey house the bungalow, to meet the 62m² internal floor space, would need to be 13m long, 4.4m longer.

Whilst maintaining a balance between garden size, parking and floor space the internal dimensions can be maximised to facilitate more living space which lends itself to detached properties.

Dwellings:

#1: Single storey bungalow on rear section.
Internal Floor Space: 80m²

#2: Two storey detached dwelling on front section.
Internal Floor Space: 80m²

Footprints:

Dwelling #1:

House: 92m² (Taking in to account 30cm external wall thickness including insulation)
Parking, 2 vehicles with private turning space, hard standing area: 111m²
Garden areas: 487m²
Grant Total: 690m²

Dwelling #2:

House: 48m² (Taking in to account 30cm external wall thickness including insulation)
Parking, 2 vehicles with public turning space, hard standing area: 34m²
Grass area: 272m²
Grant Total: 354m²

Rooftops:

Optional: Due to the design layout Solar PV is suitable with each dwelling supporting a South, South East facing roof.







