

# 4 Design

## Approach

The two new houses draw on the Arts and Craft tradition evident in the neighbourhood to create finely crafted contemporary architecture, which is at once familiar and surprising.

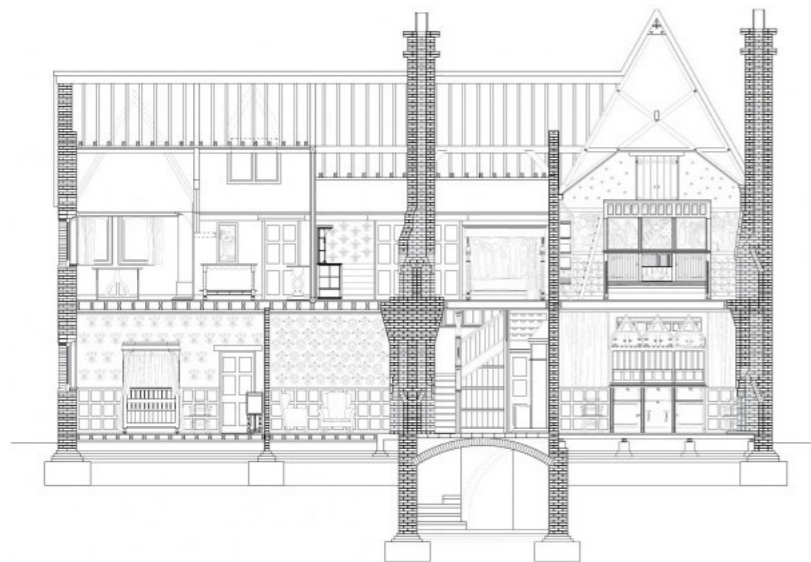
In each house, rooms of varying volume are arranged around one central stair and one courtyard offering both separation and spatial continuity.



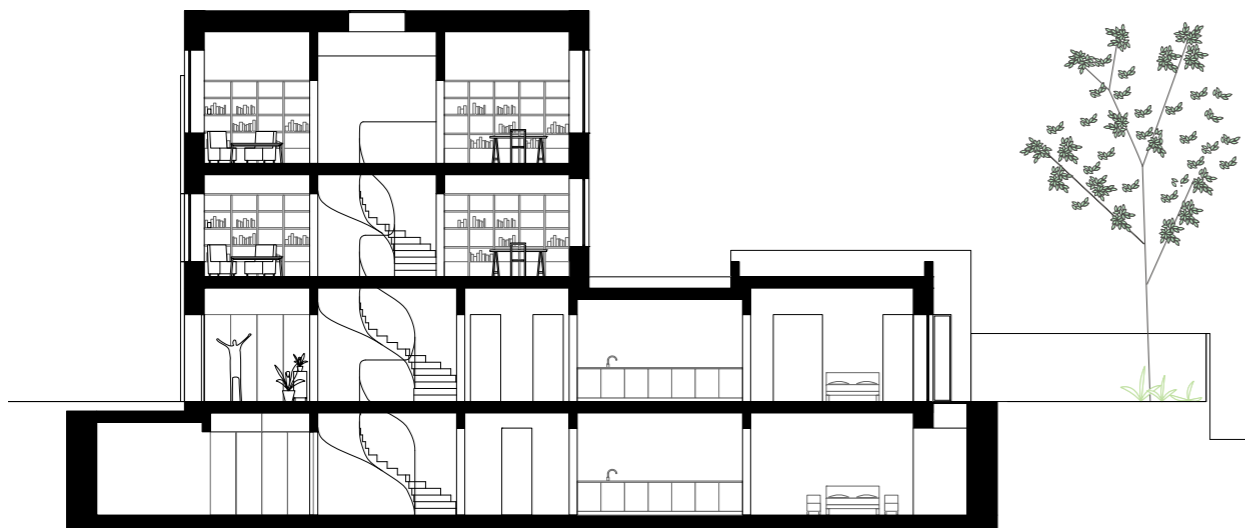
Eton Ave, Belsize Conservation Area, London



William Morris & Philip Webb, The Red House, London



William Morris & Philip Webb, The Red House - Section



Proposed long section 1:200



View of the proposal, looking towards West

**Layout**

The layout creates a set of connected rooms, including a set of outdoor patios and courtyards. These are sheltered and given privacy by the arrangement of open and closed elevations.

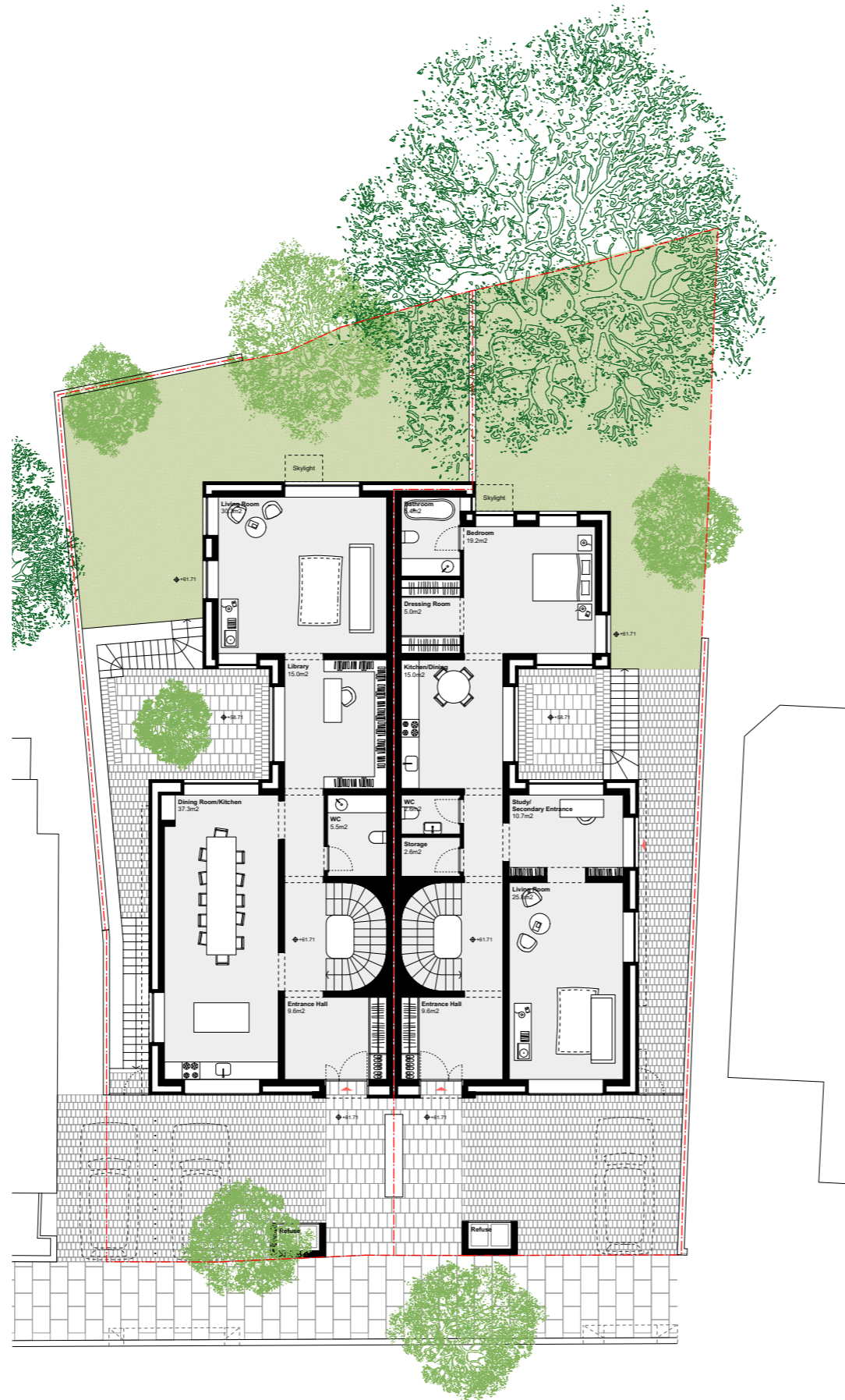
The transition and distinction between house and garden is thus broken down, in a series of gently defined spaces, leading to a wilder hinterland.

The houses extend into the gardens, reaching rooms which are like pavilions in the garden landscape.

These vary in height to nestle into the landscape, reduce impact on the neighbours, and together with the basement courtyards form a subtle, interesting topography of rooms.

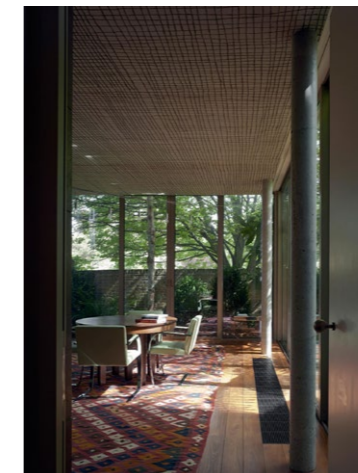
**Presence**

Most living and sleeping rooms face the rear garden which is quiet. A kitchen and a living room are located on the ground floor at the front to animate the street elevation.



GIA per house	32a	32b
Basement	118.4m <sup>2</sup>	118.9m <sup>2</sup>
Ground Floor	119.5m <sup>2</sup>	119.5m <sup>2</sup>
First Floor	61.7m <sup>2</sup>	60.4m <sup>2</sup>
Second Floor	39.8m <sup>2</sup>	40.8m <sup>2</sup>
Total	339.4m <sup>2</sup>	339.6m <sup>2</sup>

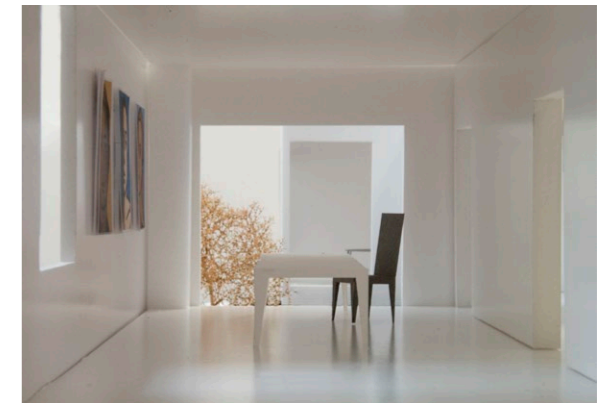
Ground floor plan 1:200



Tony Fretton, The Red House, London



Pieter de Hooch, A Boy bringing Bread



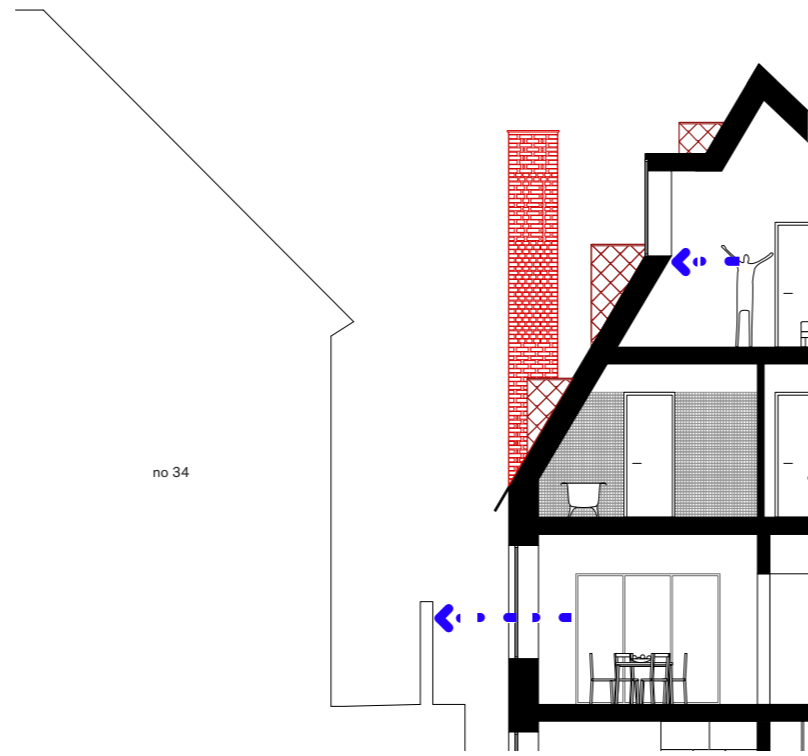
Model view looking towards one of the courtyards

# 4 Design

## Design Strategy to Avoid Overlooking

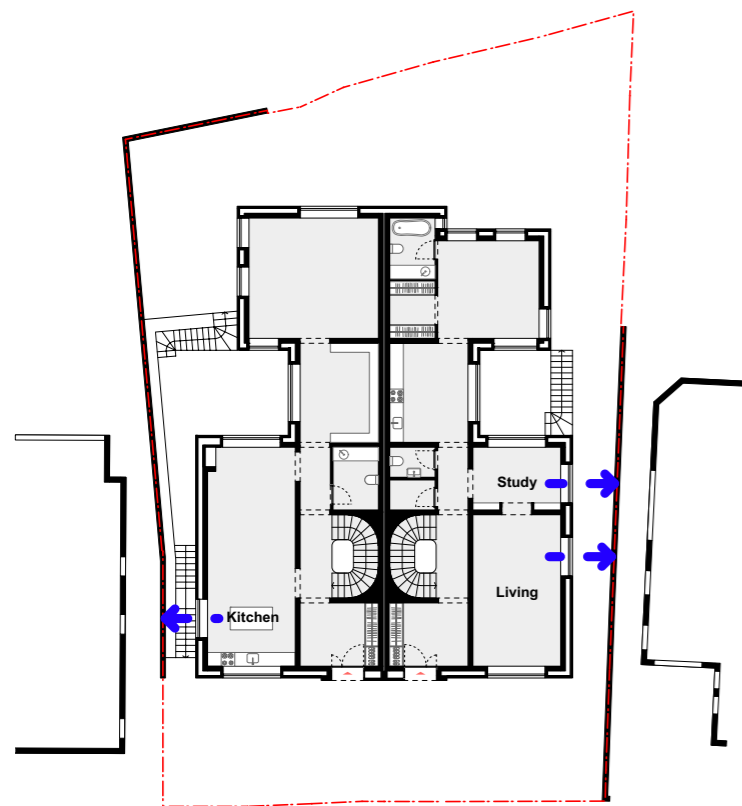
Throughout the design process, overlooking has been avoided as the diagrams below demonstrate, in the following ways:

- Make use of party walls to avoid overlooking
- Dormer windows positioned to avoid overlooking from room to room
- Avoid direct overlooking from bedroom to bedroom
- Staggering of windows in plan and section
- Amount of windows on East and West elevations reduced to the minimum

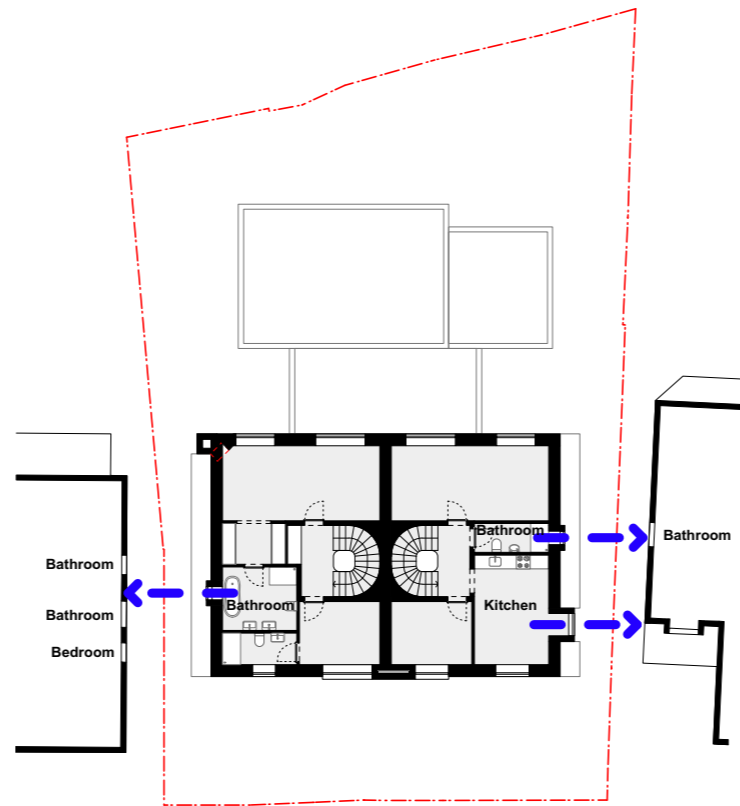


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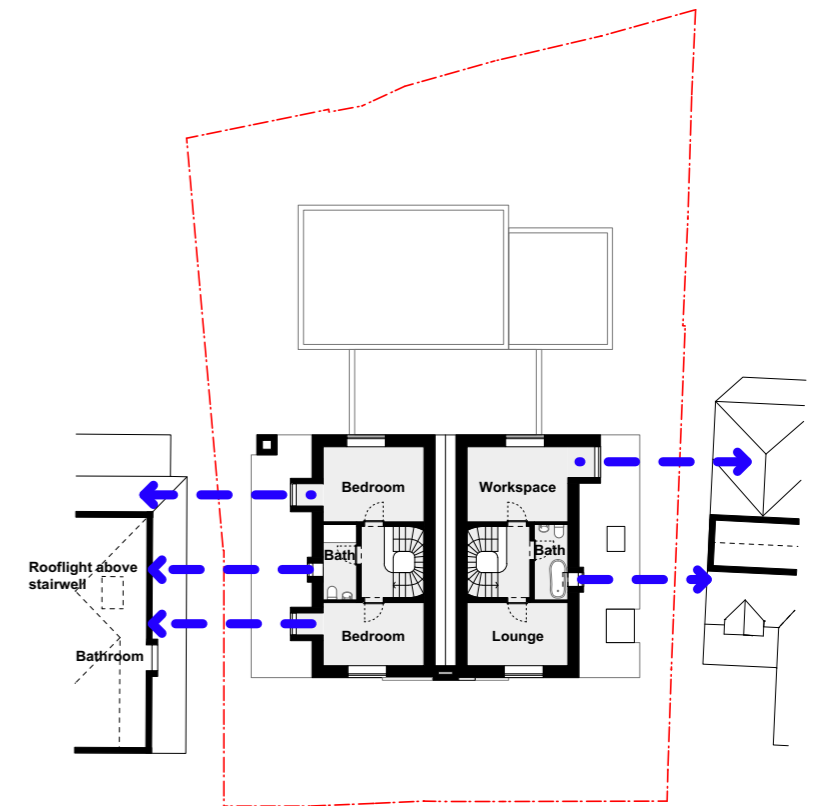
Section through east elevation



Ground floor



First floor



Second floor