



71 Marshall Drive
Site Context

Site Photos



Neighbouring properties are Townhouses that consist of ground floor maisonettes and duplex walk ups. The existing building is a duplex with a wider frontage.



Townhouse typology opposite.

Site Photos



The principle elevation towards the street is the side of the site. The proposed works to the front of the building do not effect the street and in relation to the neighbouring porperties lie on the rear face.



Principled elevation facing street.

Site Photos



Elevation of flanking townhouse terraces.



Row of terraces to the front of the site. There are no windows to the western facade, increasing the height of the property does not have an impact on these houses.

Site Photos



View to the wrap around front garden. The proposed work will also not effect the property to the rear as there are no overlooking issues.



Front elevation of neighbouring properties No.67&69. The retaining wall below the fence is visible here and shows the difference in ground level between 71 and no.69.

Site Photos



Path that runs along the back of the property along the terrace. The ground slopes and then levels out past 71.



Duplex terrace opposite 71. The first two properties have been stepped up to accommodate the difference in ground level. Showing there is a precedence to raise part of the terrace due to the ground condition.