



**CREATING NEW HOUSES
IN EXCESS GARDEN LAND**

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ABOUT THE STUDIO

Designscape Consultancy Ltd is an architect and urban design practice which has carried out over 550 projects since its formation in 2004.

These projects are located in London and throughout the south-east, and most of them are residential and highly regarded for their design quality.

We are a dynamic young practise producing high quality work and employing high calibre designers.

We work with our principles of flow, space, light and air, with an aim to help achieve zero carbon and we strive to incorporate nature to improve health and wellbeing.

CLICK FOR:
[DESIGNSCAPE VIDEO PROMO](#)



WHY NEW HOUSES IN GARDEN LAND?

Why would you wish to create a house in a garden?

Because:

- it creates massive uplift in value: effectively making money out of thin air
- you don't even need to develop or build it: just the residual land value uplift can be hundreds of thousands of pounds
- you can make the money for yourself & your family instead of allowing someone else to cash-in sometime in the future
- there is a massive shortage of housing in England, so you are meeting a need and creating a home for a family

Won't it affect the value of the original house as you are reducing its garden?

- Most of the plots we work on have large gardens, with excess garden land beyond what is necessary, and can easily spare the difference
- The majority of people don't even want a huge garden these days
- Even if it does reduce the value of the original house it will be modest in comparison: eg it may knock 20k off your house but create 150k added value

Isn't it bad for the Environment?

- Remember there is a massive shortage of housing in England, and that house needs to be built somewhere, and if not here then probably on a greenfield site
- Also, by definition, the new house will be next to your house, so it will be in a built-up area, which is more sustainable as it is likely to be closer to shops, bus routes, railway stations, and other facilities
- The new house can be designed to be of high quality, like our examples, with good spaces and gardens, with ample space retained for the existing house
- Your scheme can be designed with features such as additional tree and shrub planting and the creation of new habitat, with features such as green roofs and green walls, and it is actually possible to make the situation better than it is at the moment

Surely the planners won't approve it?

- Excuse me, we have already done over 20 of these.
- You do need to be mindful to avoid things such as overlooking, overbearing bulk, pattern of development, and need to abide by space standards
- Remember the planners care about the wider policy issues including the acute and unacceptable shortage of housing in England - they want more houses

THE TEAM



Kingsley Hughes
BA(Hons) B.Arch RIBA ARB
Director



Charn Murphy-York
BA(Hons) MArch PGDip RIBA ARB
Associate Architect



Panagiota Evelzaman
Dip Arch. MSc
Architect



Viktor Krajan
Ing. Arch.
Senior Architectural Assistant



Simran Dovedi
Post Part 1
Architectural Assistant



Jayne Hewish
Office Manager

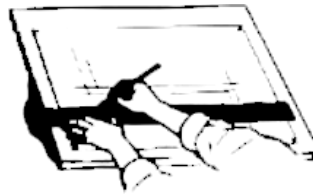
SERVICES



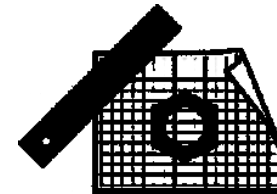
CLIENT MEETING &
BRIEF



PRE-APPLICATION



PLANNING



TECHNICAL



ON SITE

WHY US?

We Understand

We understand your requirements and we have the same mindset. We also have a very good track record of planning approvals.

Working Together

We work very closely with our clients regarding the project outputs and we design bespoke schemes to meet your needs. We are also practically minded, and know how to minimise build cost whilst still producing high quality designs that work to your brief therefore creating further value to your project.

Stay in the loop

Each month you will receive a monthly reporting schedule to highlight progress made by us and others throughout the month, keeping you informed of the project programme.

Planning

We have a strong track record of gaining planning permission and have gained a good working relationship with many planning boroughs. We also work alongside various private planners, who can also act as agents and produce high quality planning statements, if necessary.

See the potential

We can produce high quality images to showcase what your proposal will look like at varying scales and detail.

Design Quality

We work with our principles of creating high quality projects including maximising flow, space, light and air, alongside our exploration of scale, forms and materiality to design high quality and spacious homes that far exceed typical market housing. This also helps in negotiating the way through the planning process

Climate Initiative

We aim to help achieve zero-carbon within all of our projects by exploring operational energy, embodied energy, and passive strategies to futureproof new homes. We also aim to incorporate nature to improve health, at a global, local and detailed scale.

OUR PROJECTS

The following pages show some of our projects where we have successfully created new-build houses in gardens. They all have planning approval and many of them have now been/are being built.

If you, or any of your business associates, or friends or family have a similar opportunity then get in touch via our website at;

www.designscapeconsultancy.co.uk

or by emailing us at;

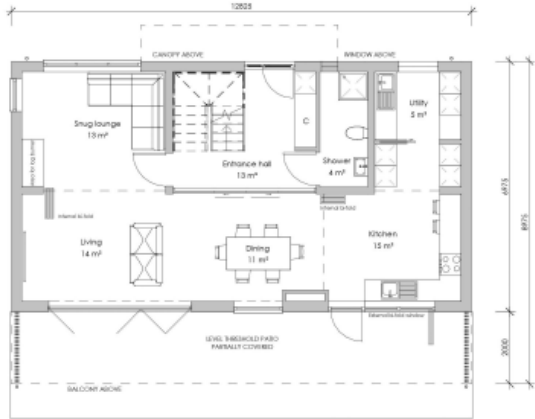
info@designscapeconsultancy.co.uk

OUR PROJECTS

EAST WENT - ECO HOUSE

Sutton Valence

New sustainable 5 bedroom house beside existing house in Kent

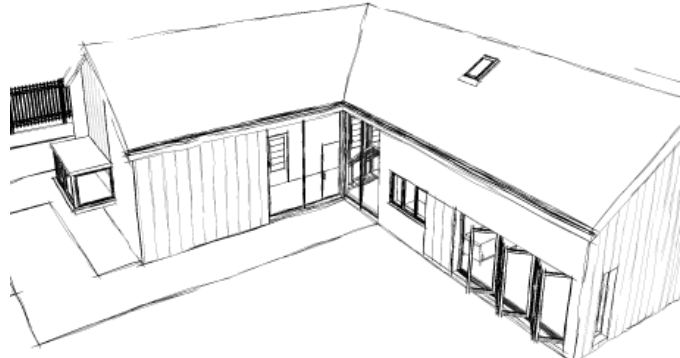


OUR PROJECTS

ST JOHN'S

Tunbridge Wells

New contemporary 5 bedroom house to rear of two gardens in Tunbridge Wells



OUR PROJECTS

CLIFF ROAD

Folkestone

New 1 1/2 storey home with green wall in Folkestone.

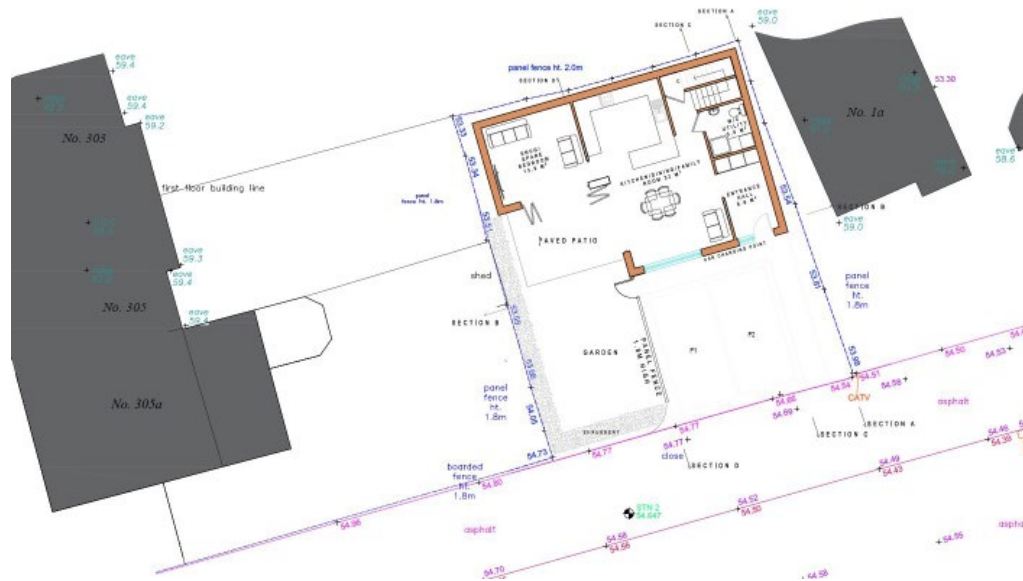


OUR PROJECTS

MARVELS LANE

Lewisham, London

One new house with garden and parking on side excess land.



OUR PROJECTS

RIDGEWAY

Bexley, London

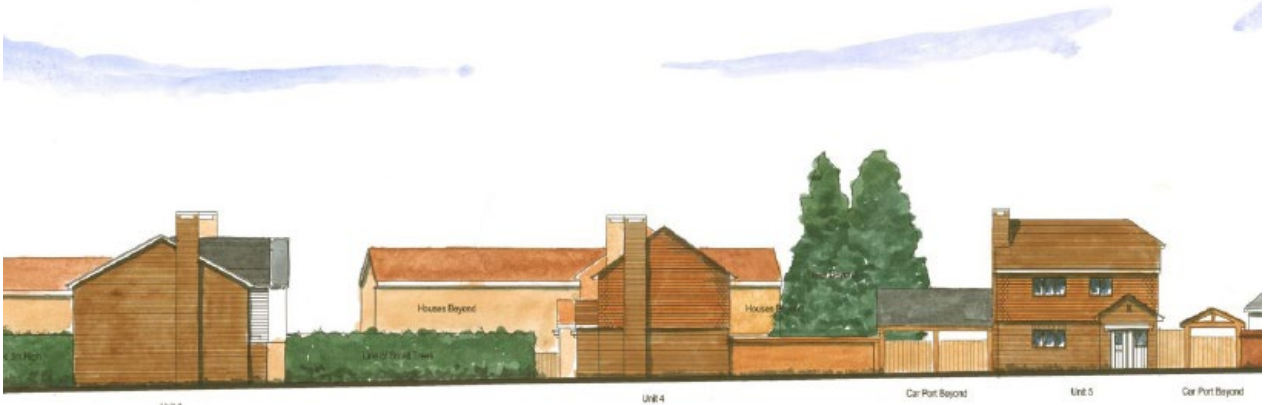


OUR PROJECTS

BERNHURST

Sellindge

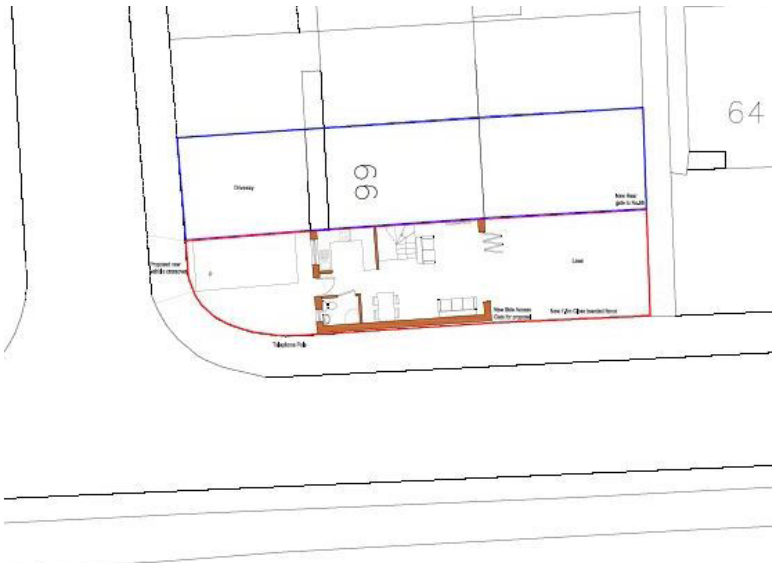
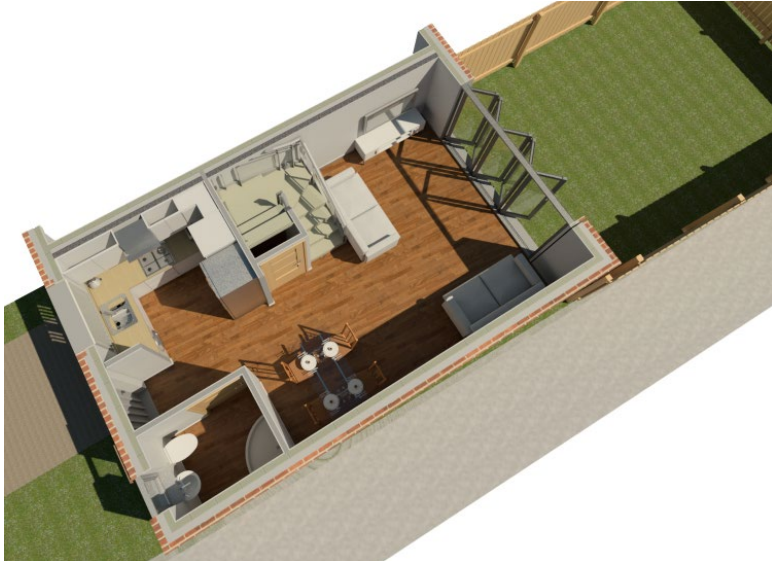
On this project we successfully created 5 houses in our client's large garden



OUR PROJECTS

ALL SAINTS

Sittingbourne



OUR PROJECTS

ROTHLEY CLOSE

Tenterden

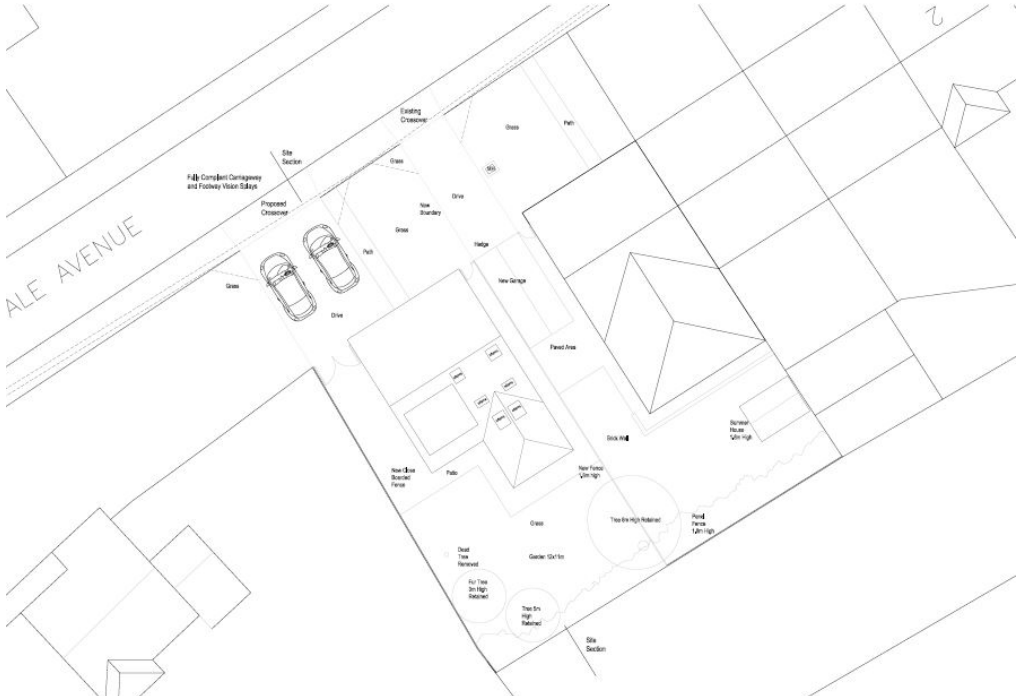
Highly Commended in the
Ashford Excellence Awards



OUR PROJECTS

FARMDALE

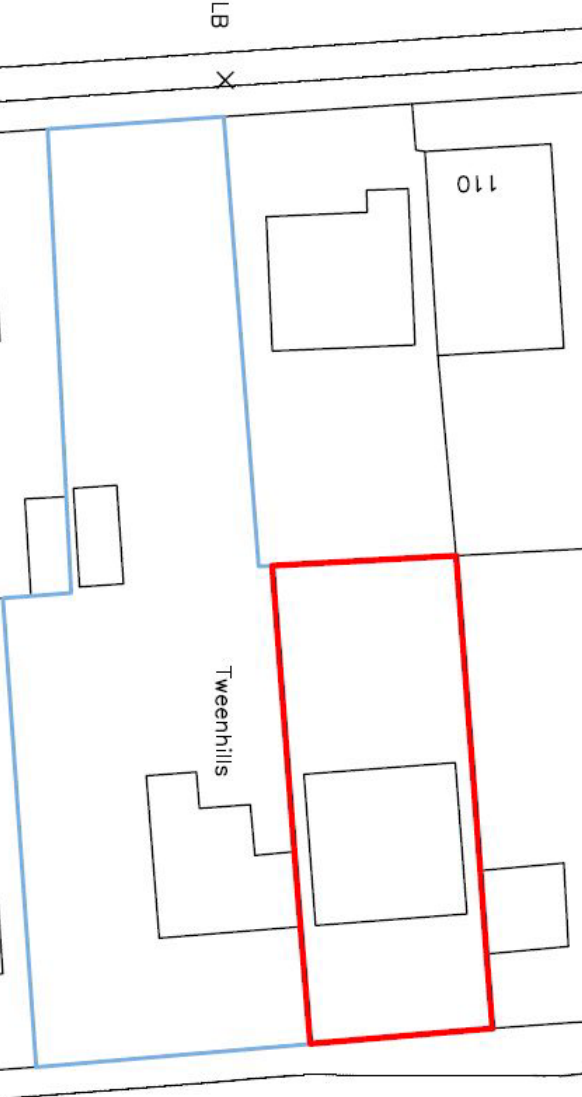
Rochester



OUR PROJECTS

WAVERLEY AVENUE

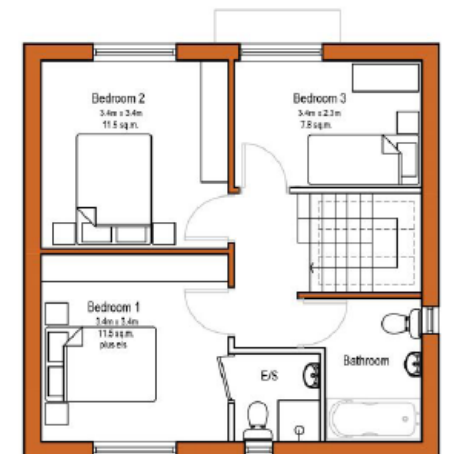
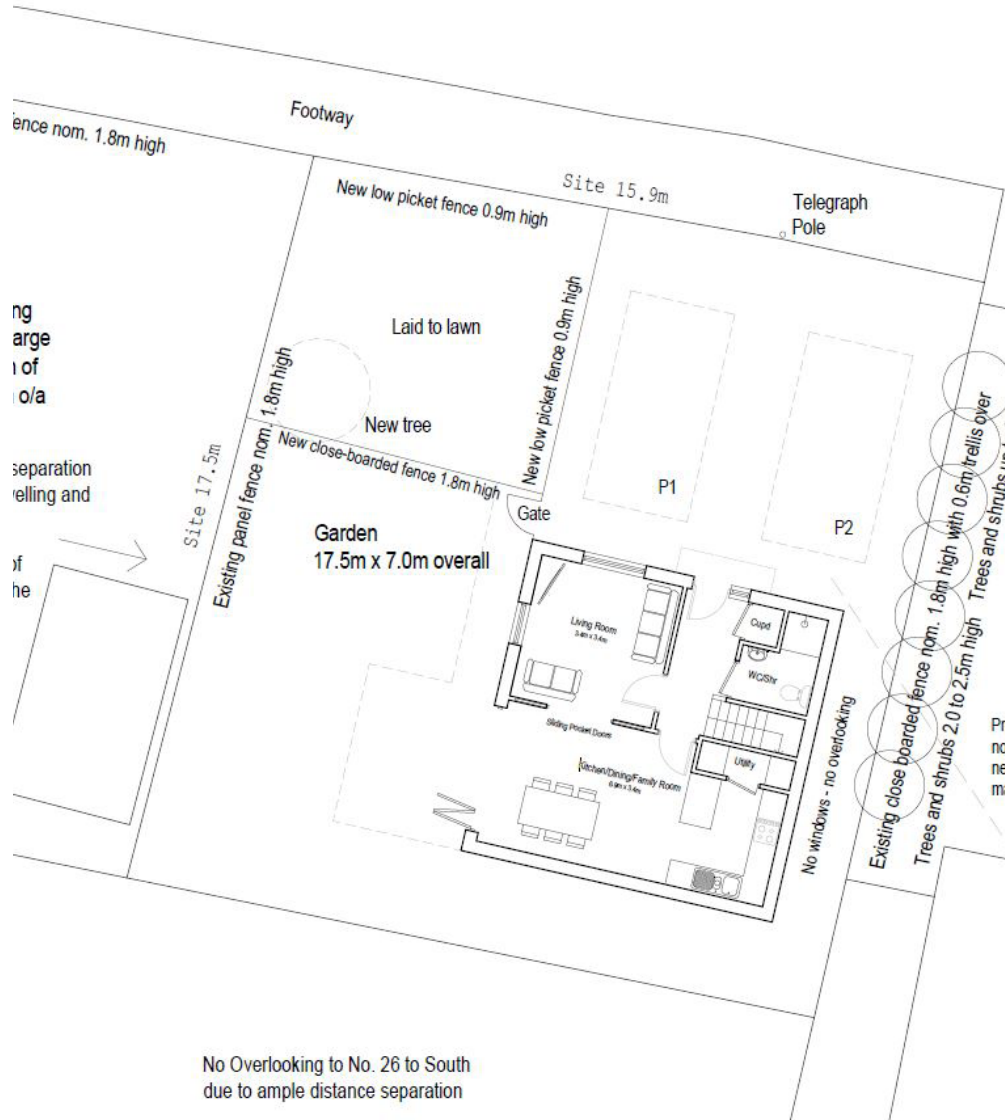
Minster



OUR PROJECTS

ST LAURENCE

Bapchild



OUR PROJECTS

SUTTON ROAD

Maidstone

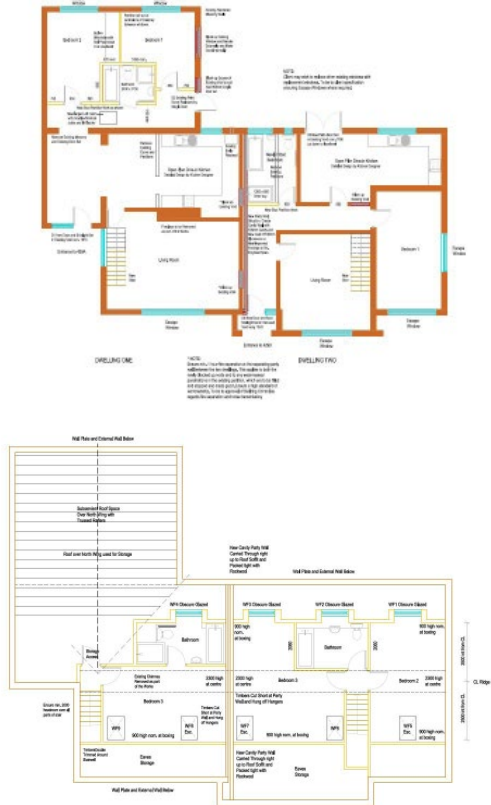
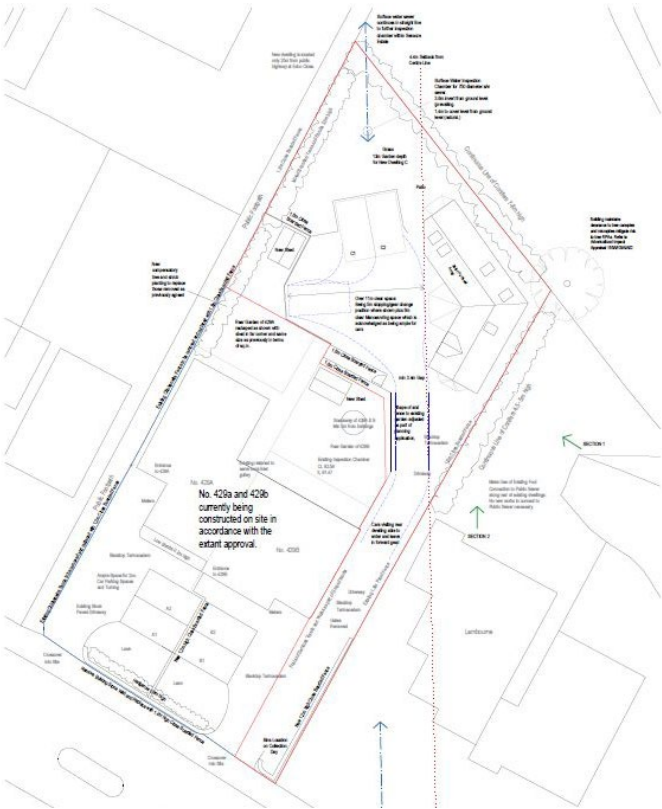
This client owned a bungalow with a large rear garden.

We successfully split the bungalow into 2no. semi-detached houses which we achieved with loft conversions and extensions, and also achieved approval for a further detached house in the rear garden.

Much of it is about knowing where to locate mass and where to place windows to avoid overlooking.

We thereby turned one property into three.

It's like Magic!!!



OUR PROJECTS

CANTERBURY ROAD

Sittingbourne

On this project we have successfully gained planning approval to put a block of flats in our client's garden

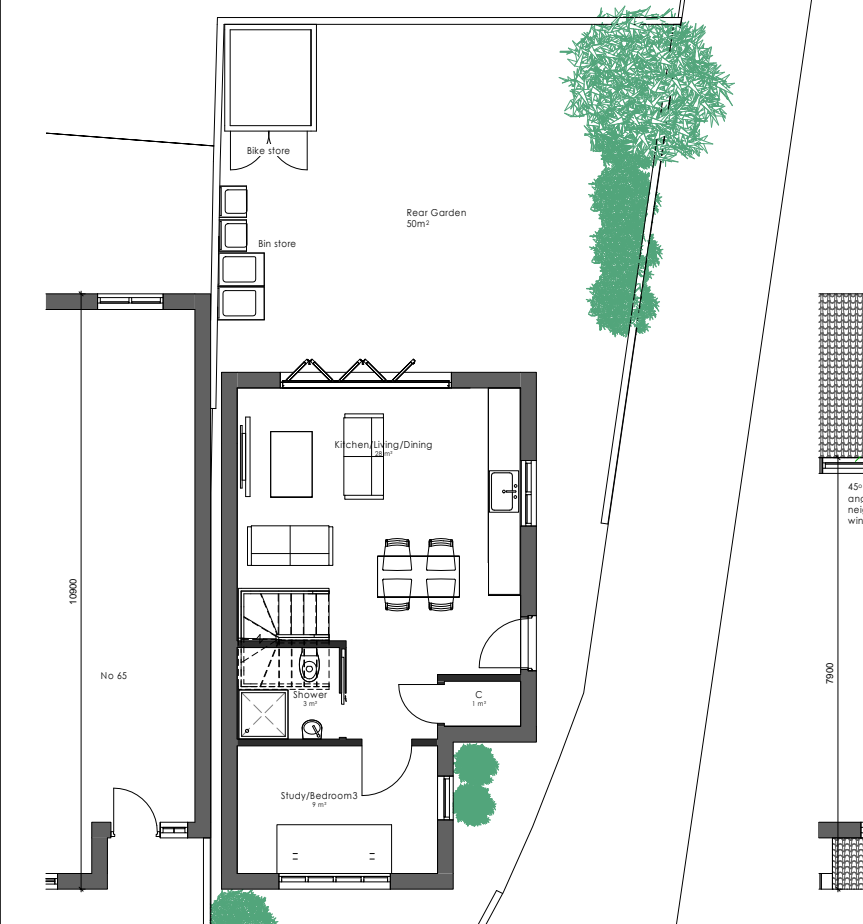


OUR PROJECTS

SHERWOOD PARK ROAD

Mitcham, South London

We have successful secured planning approval for a 3 bedroom house to the side of an existing house in Mitcham

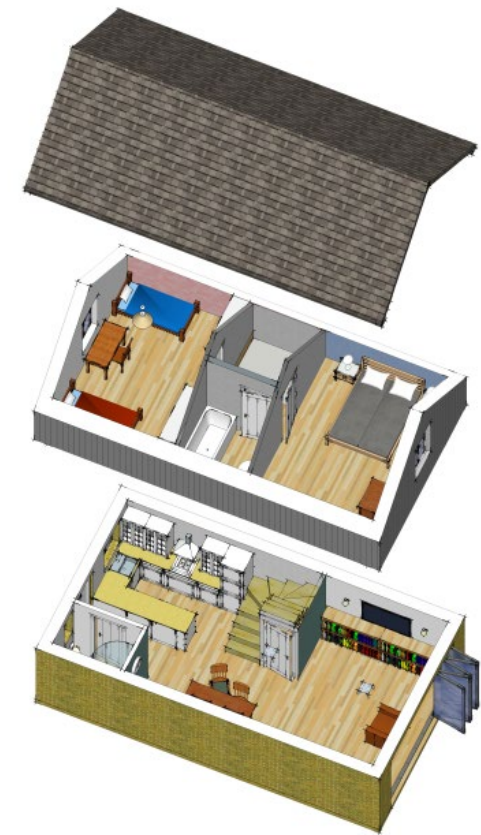
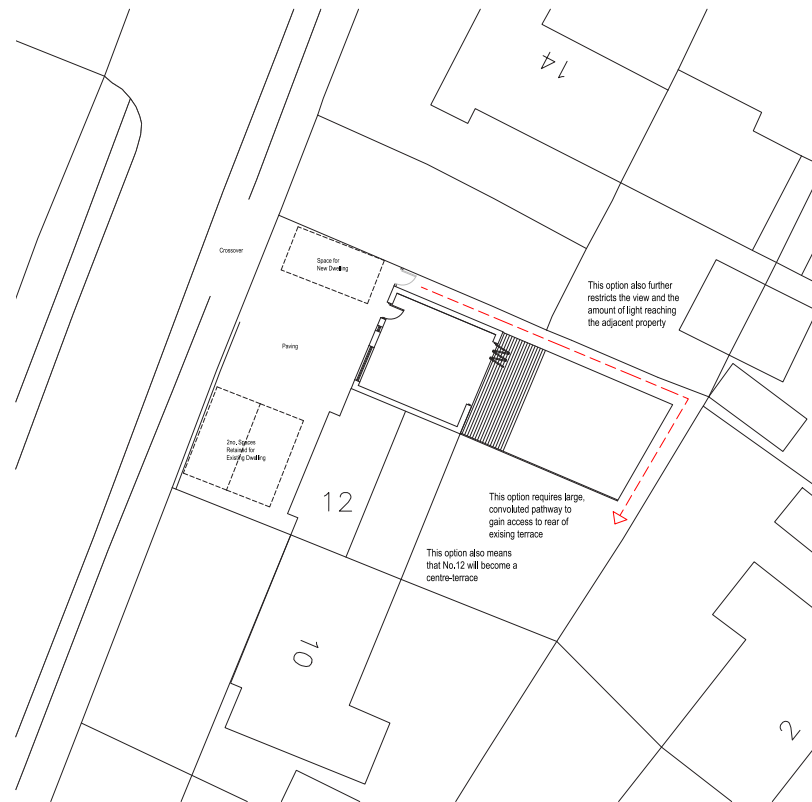


OUR PROJECTS

12 BROOKLANDS ROAD

Larkfield, Kent

A new 2 storey house to the side of our client's existing property.

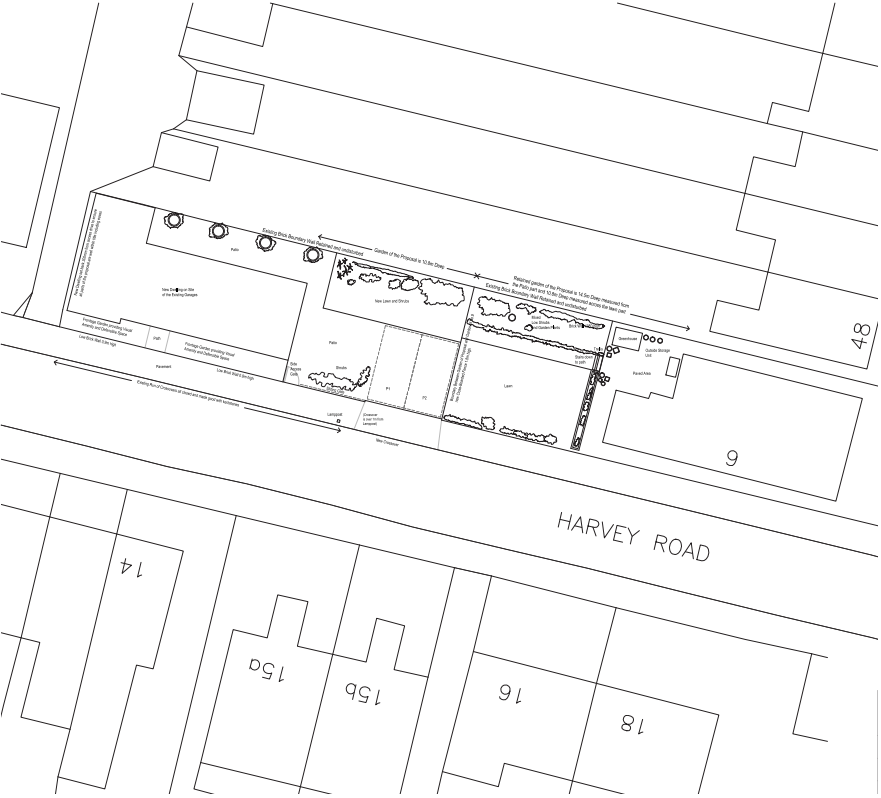
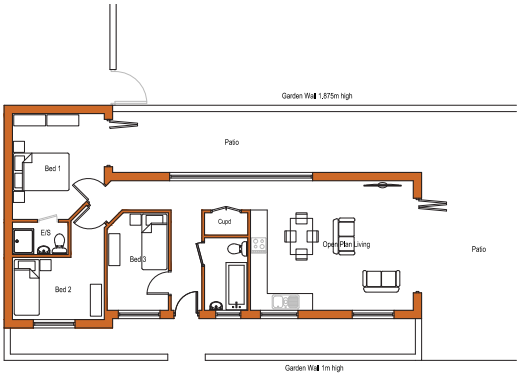


OUR PROJECTS

HARVEY ROAD

Rainham, Kent

A new bungalow to the rear of existing house.



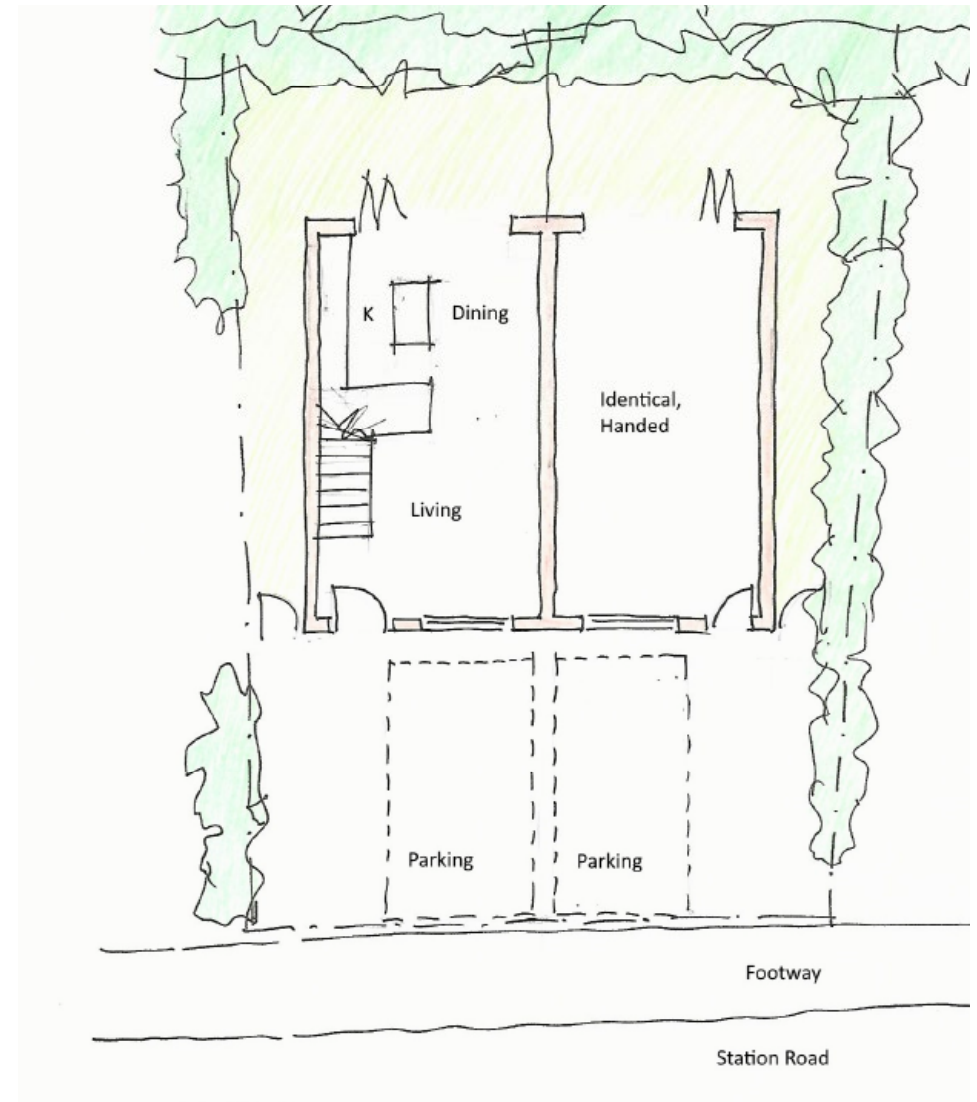
Existing Chalet Bungalow at 9 Harvey Road

OUR PROJECTS

DITTON WATTS

Ditton

Outline planning approved for 2 new houses beside existing row of terraces.



INTERIORS

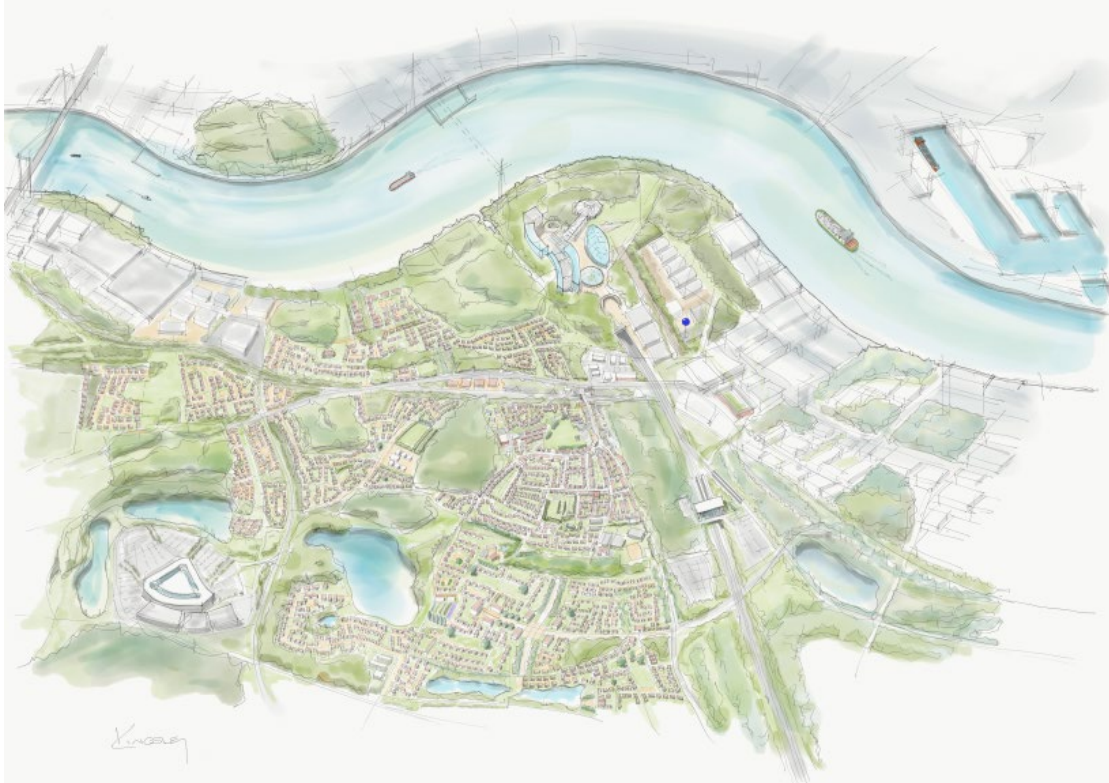


VISUALISATION



HAND SKETCHES

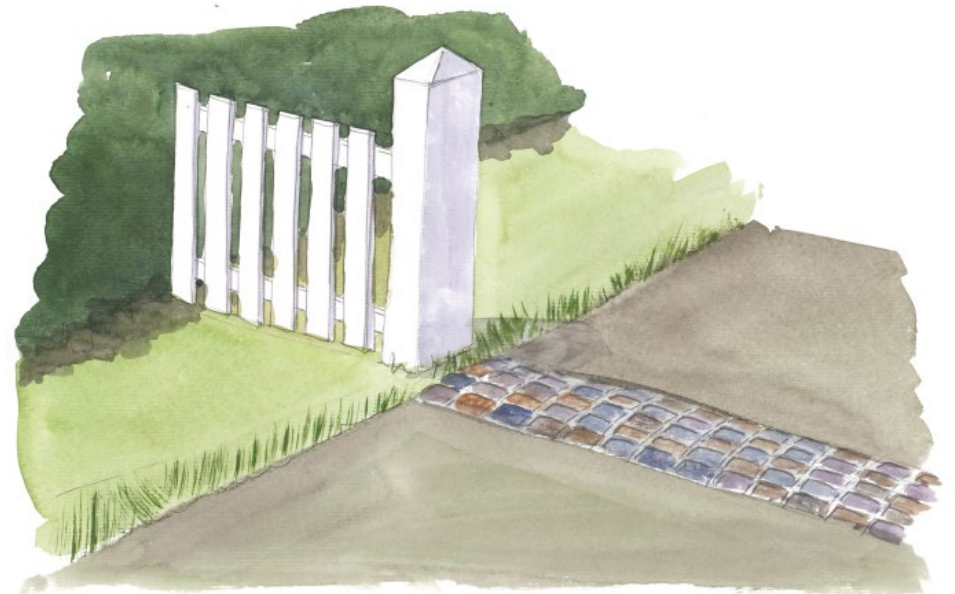
Sketches produced for our schemes



Ebbfleet and Swanscombe

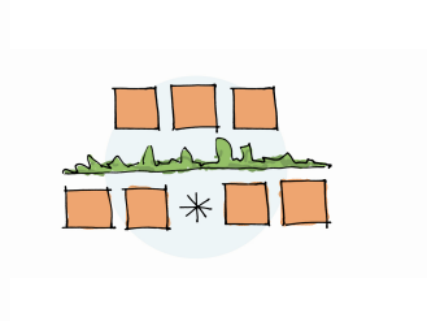
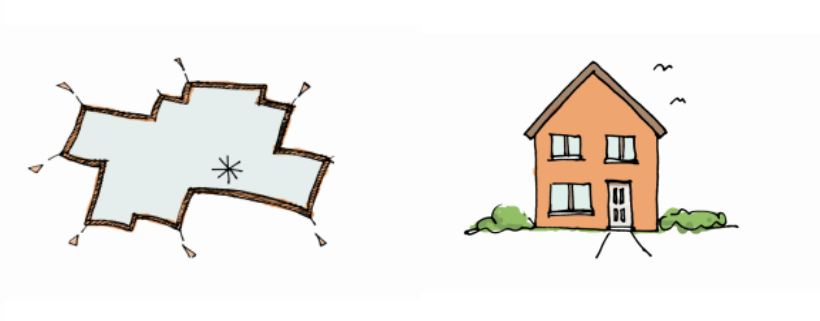
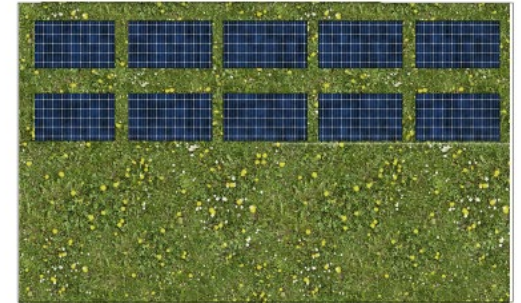


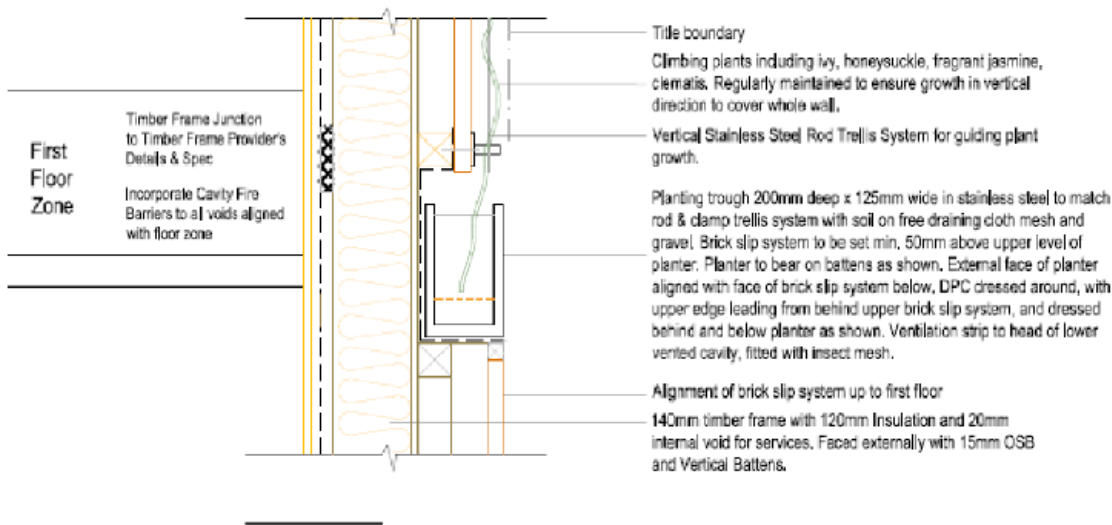
Defining private garden space for apartments scheme



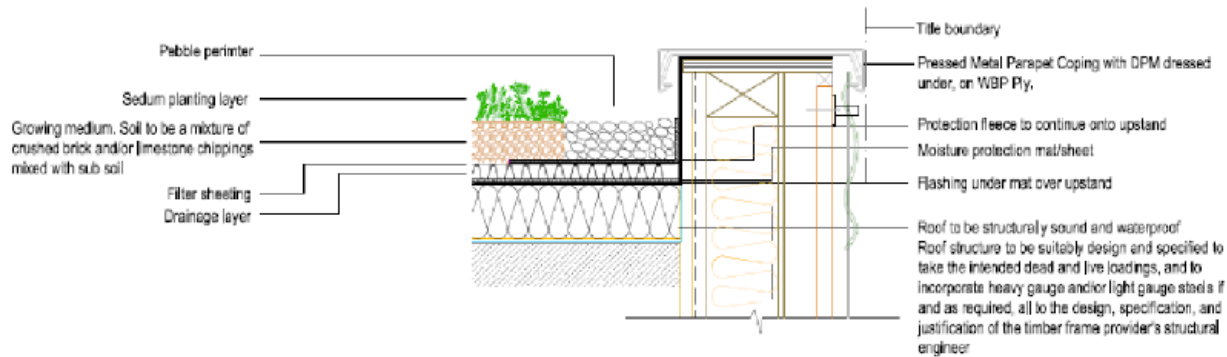
Attention to highways detail

SUSTAINABILITY





DETAILED SECTION OF PLANTING TROUGH AT INTERFACE OF GROUND FLOOR LEVEL AND FIRST FLOOR LEVEL



SEDUM GREEN ROOF SECTION ON GREEN WALL SIDE - SOUTH FACING SIMILAR TO STANDARD DETAIL BUT WITH GREEN WALL AGAINST FACE



ON SITE





DESIGNSCAPE'S CLIMATE INITIATIVE

OPERATIONAL ENERGY



RENEWABLES

WE IMPLEMENT RENEWABLE SOURCES OF ELECTRICITY AND HEATING WITHIN OUR DESIGNS, INCLUDING SOLAR AND HEAT PUMPS.

VENTILATION & HEAT RECOVERY

WE ENCOURAGE THE USE OF MVHR SYSTEMS TO PROVIDE FRESH, CLEAN AIR, AT REASONABLE TEMPERATURES.

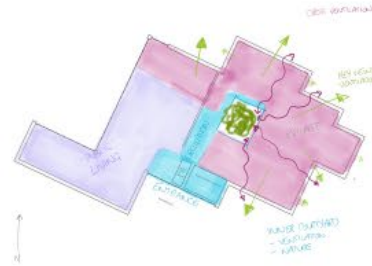


HEALTH & WELLBEING

HEALTH METRICS

IN EVERY PROJECT, WE CONSIDER OUR HEALTH METRICS OF:

- DAYLIGHT
- VIEWS TO NATURE
- FRESH AIR
- LANDSCAPE FEATURES



STUDIO



DAIRY-FREE

WE UNDERSTAND ONE OF THE BIGGEST CHANGES YOU CAN MAKE FOR THE CLIMATE IS WHAT YOU CONSUME. THAT'S WHY FOR THE LAST 5 YEARS, WE'VE BEEN A DAIRY FREE OFFICE

PLANTS

WE ENCOURAGE NATURE IN OUR WORKPLACE WITH POTTED PLANTS



REMOTE WORKING

WE ENCOURAGE REMOTE WORKING, THEREBY REDUCING EMISSIONS FROM OUR STAFF'S COMMUTES

FABRIC FIRST & EMBODIED ENERGY

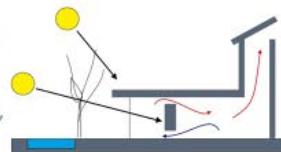


MATERIALITY

WE ENCOURAGE MORE SUSTAINABLE MATERIALS WITH LOWER EMBODIED ENERGY, AND METHODS TO INCREASE INSULATION AND HEAT LOSS.

FABRIC FIRST

WE APPROACH EACH DESIGN WITH FABRIC FIRST, TO MAXIMISE AIR TIGHTNESS, NATURAL VENTILATION, OPTIMISE SOLAR GAINS AND USE HIGH INSULATION



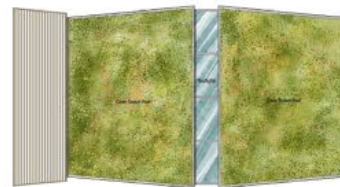
BIODIVERSITY & NATURE BASED SOLUTIONS

BIODIVERSITY

WE SIGNIFICANTLY ENHANCE A SITE'S BIODIVERSITY NET GAIN AND GREEN COVER COMPARED TO PRE-DEVELOPMENT LEVELS, IN ALL OF OUR PROJECTS.

GREEN FEATURES

WE IMPLEMENT GREENERY WHEREVER POSSIBLE INCLUDING GREEN WALLS AND ROOFS



Roof Plan

WATER MANAGEMENT



RAINWATER HARVESTING

WE HAVE A COMMITMENT TO MINIMISE WATER DEMAND BY HARVESTING RAINWATER AND RECYCLING AND REUSING WATER ON SITE.

REDUCING WATER USAGE TARGETS

WE RESEARCH PRODUCTS AND SYSTEMS WHICH USE LOWER AMOUNTS OF WATER, WITH AN AIM OF USING 40% LESS WATER THAN THE CURRENT BUILDING REGS

75L P/P P/D
TARGET

TESTIMONIALS

“

”

I don't write reviews very often, but in this case I thought it's fully justified. Designscape have made a dream into a reality with their fantastic foresight and knowledge. I can't thank them enough. Along with the planning, they've been supportive the whole way, even down to recommending the builders that I'm now currently using.

Designscape have since worked on a commercial property I had. They were quick to come up with a fantastic design of a three storey block of flats incorporating 5 x 2 beds. I thought the council wouldn't approve three storeys, but Designscape reassured me, and it was approved unanimously by committee. I shouldn't have questioned their knowledge. Thank you.

“

”

I can't recommend Designscape Consultancy enough. They have been absolutely fantastic in every scheme that they have produced for us. They've been accommodating in their changes when we have needed support and they have fought and won appeals for us on more than one occasion. Keep up the good work guys.

“

”

I have used Designscape for many projects over the last few years and have found them very professional and very helpful. Also I find the designs they come up with very imaginative. We are working together on one of my schemes at the moment and would just like to thank Designscape Consultancy for their hard work.

“

”

Designscape Consultancy were recommended to me by a friend. I'm so glad that they were, as they were exceptional from start to finish, and at times went out of their way to help, throughout the build to the end. The drawings were great and exactly what we were looking for.

I will be passing their details on to my friends and family.

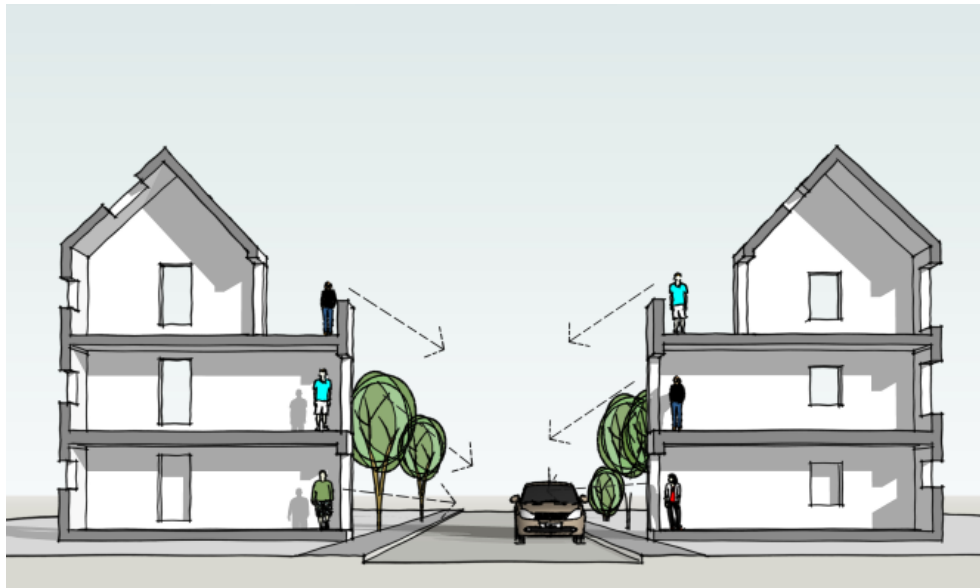
Thanks for a great service.

RESIDENTIAL DESIGN GUIDE- LONDON BOROUGH OF REDBRIDGE

We were commissioned by Redbridge Council to assist them in bringing forward their Residential Design Guide SPD which was adopted in 2019.

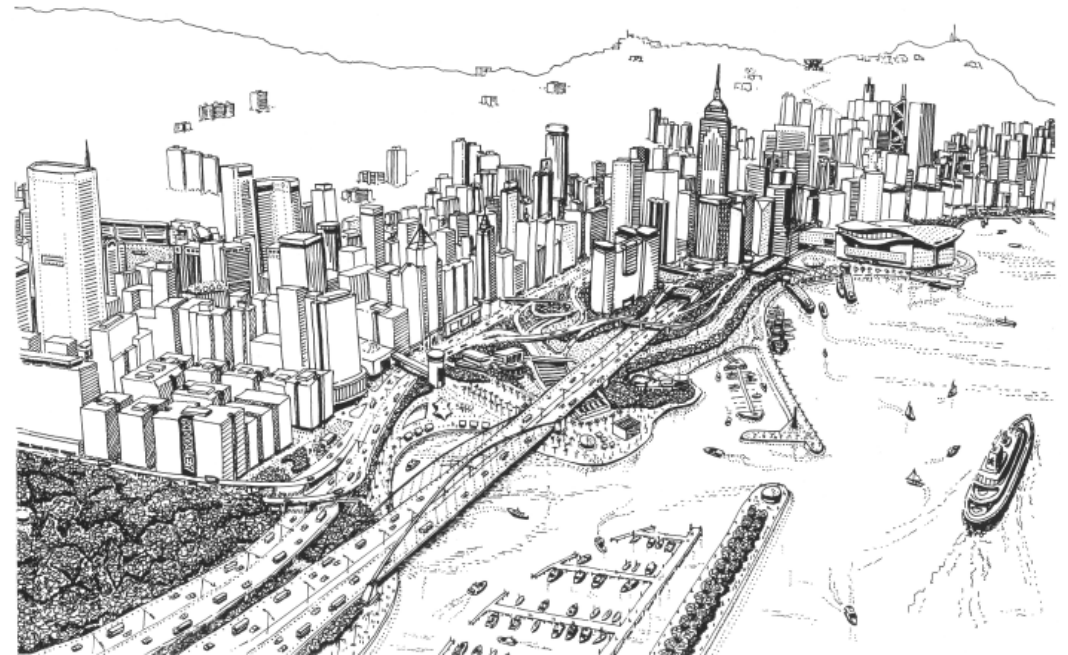
The key emphasis was on the development of brownfield land and helping ensure the best possible use of that land through medium-to-high density with “intensification” or “densification”.

We produced scheme ideas of how this could be achieved and also produced the graphics which referred, and which are incorporated within their final design guidance document.



INTERNATIONAL OUTLOOK

At Designscape Consultancy we maintain a strong international outlook in our work. The founder, Kingsley Hughes, has gained many years of experience from working overseas, in Sydney and in Hong Kong where he worked on many residential schemes and was a part-time lecturer at the University of Hong Kong. He also was the Urban Design advisor to the Hong Kong Government and the project manager of the Government's "Urban Design Guidelines for Hong Kong". The other members of our team also bring a strong international outlook and experience, including Viktor who is from Slovakia, and Panagiota who is from Greece. Furthermore, Charn Murphy-York carries out work in Africa through her charity PIFTA, which is featured overleaf.



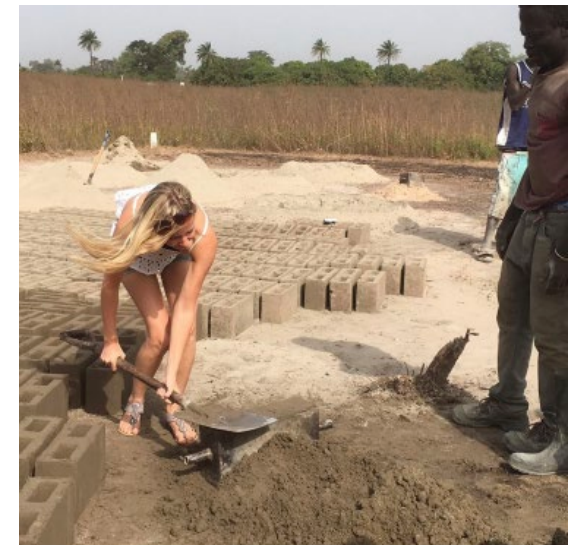
PIFTA – PAYING IT FORWARD TO AFRICA

One of our senior staff members, Charn Murphy-York set up and runs PIFTA with her father to fund and deliver various charitable services in The Gambia, West Africa, to inspire and improve the lives of many.

The charity has a strong focus on aiding sustainable change through student sponsorship, business start-ups, food and clothing donations and construction of business premises and homes.

Annual trips to the region and local fundraising assist in social and economic projects, with a focus on education and long term growth.

More info can be found at www.pifta.co.uk





SEPTEMBER 2022