



Design and Access Statement

Ref:- 1107

Proposed conversion of a corner shop (Class A1) with residential space (Class C3) to two individual 1 bed flats (Class C3)

At

60 Kingsland Avenue, Coventry, CV5 8DX



Figure One: view of the corner property, 60 Kingsland Avenue.

Contents

- 1.0** Introduction, Supporting Information
- 2.0** Design Proposal
 - 2.1 Evaluation
 - 2.2 Design
 - 2.3 Use
 - 2.4 Amount
 - 2.5 Layout
 - 2.6 Scale
 - 2.7 Landscaping
 - 2.8 Appearance
 - 2.9 Access
 - 2.10 Sustainability
- 3.0** Conclusion

1.0 Introduction, Supporting Information

Our client approached us with the brief to convert his existing ground floor shop (Class C3) and associated living accommodation (Class A1). It is located within the Chapelfields area of the Coventry. This project proposes to separate the property into 2no. 1 bedroom flats.



Figure Two: Aerial view of the site showing the site context

2.0 Design Proposal

2.1 Evaluation

We were approached by our client with the brief to convert a former shop (Class A1 + Class C3) to two 1 bed flats (Class C3). External alterations include cosmetic work to convert the shop frontage to a more residential aesthetic, in keeping with the existing windows on the rest of the property.

2.2 Design

The existing building is characterised by shop frontage to the ground floor windows at the corner of the property, otherwise the building is constructed in facing brickwork with painted stone lintel details which are typical of windows on the surrounding properties and has a painted banding that runs around the original building. All windows except for the shopfront windows are white uPVC windows with white uPVC glazing bars to form a decorative grid.



Existing Elevations



Proposed Elevations



Proposed Street Scene Elevations

Figure Three: proposed and existing alterations to elevations.

There are no proposed extensions to the property and the proposed use is achievable through internal alterations only. The ground floor shop windows are to be replaced as to be in keeping with the decorative glazing bar grid pattern that is used throughout the rest of the property. The ground floor window on the front elevation shall be changed to a floating bay window. This a modern take on the character of the properties in the immediate area.



Figure Four: View along Kingsland Avenue showing a variety and presedence of bay windows.

2.3 Use

The building is currently a shop on the ground floor and associated living accommodation split over the ground and first floors. The proposed use is through internal alterations to create 1 bedroom flat on the ground floor and another 1 bedroom flat on the first floor.

2.4 Amount

The existing internal floor area of the building comes to a total of approximately 105.0m² across both floors. The property also benefits from a 90.0 m² external space to the rear and side. There is also 90.0 m² of garage/ outbuilding space. There are no proposed extensions to the property and therefore the overall footprint and mass of the building will remain the same.

2.5 Layout

The internal layout of the flats enables each unit to have its own private entrance. The ground floor flat can be entered by the former shop entrance. The first floor flat utilises an existing entrance on the side elevation facing Abercorn Road.

The property also comes with the option of off street car parking at the rear of the property. There is enough space to fit 2 vehicles within the garage complies with the Car Parking standards as set out in the Coventry Local Plan. Cycle storage can be provided via secure storage in the back yard.

Both Kingsland Avenue and Abercorn Road also have provision for on street car parking, this being the primary method of vehicular storage in Kingsland Avenue

Car Parking Spaces suitable for 2no. 1 bedroom flats.

Cycle Storage



Figure Five: Site Plan showing off street car parking

Use Class	Outer City Car Parking spaces	Inner and Outer City Cycle Parking spaces
C3- Residential Dwellings (per unit) 1 bedroom house/flat	1 per dwelling + 1 unallocated space per 5 dwellings for visitors (See note 3 above)	1 per dwelling (See notes 11&12 above)

Figure Six: Excerpt from Coventry Local Plan.

2.6 Scale

As previously stated this project will be achieved by internal alterations and aesthetic changes to the external elevations, therefore the existing scale and mass of the building will not be affected by the proposals.

2.7 Landscaping

There will be minor alterations by way of building a garden wall topped with metal railings. This further adapts the property to achieve a residential aesthetic and shall rise no higher than the existing garden wall to the side of the property.

2.8 Appearance

As briefly discussed earlier, the appearance of the building will remain largely the same, with some minor alterations made to the shop frontage to enable it to fit in with the rest of the property.

2.9 Access

As previously stated the ground floor flat can be entered by the former shop entrance as well as an entrance through the kitchen. The first floor flat entrance is on the side elevation facing Abercorn Road.

The site is within the Chapelfields area of the Coventry and is within 20 minutes' walk of the City Centre.

2.10 Sustainability

The property will provide high quality housing that is in easy walking and commuting distance to Coventry City centre by means of public transport. Provision for cycle storage in the garage also provides the residents with the opportunity to travel without using a car.

During the design and building phase of the project, the property will benefit by the use and installation of modern appliances and LED lighting that will help reduce the energy consumption of the dwellings over the course of its lifetime.

Through the retrofitting of an underutilised property it will provide much needed housing without the environmental strains of demolition and or rebuilding a completely new dwelling.

3.0 Conclusion

In summary this project offers quality housing in a desirable location of Coventry, that's location and proximity is conducive to leading more environmentally aware lifestyle. It achieves this by retrofitting an underutilised former shop in an inner city location. The aesthetic of the elevations change with the change of use, as to make it more appealing as a residential property.

Prepared by Callingham Associates, January 2019