



Design & Access Statement

Client; Mr. H. Ozgur.

This design & access statement is to be read in conjunction with all submitted relevant planning drawings.

STOREY ABOVE GROUND FLOOR

6 EDISON BUILDING ELECTRIC WHARF

Design Access Statement

Introduction

This design and access statement has been prepared to accompany an application for planning permission behalf of Mr Hakan Ozgur. The application is for proposed first floor above ground floor property at the address 6 Edison building electric wharf cv14ja.

The proposed development will create an office for two different businesses

Assessment

Physical

The property is situated on Electric Wharf which is located near to Radford & Sandy Lane, the major bus route goes from Sandy Lane which provides a bus stop just 5-minute walk away from the property with buses to town centre or towards Poole Meadow every 15 minutes during the weekdays and Saturdays and every half an hour on Sundays.

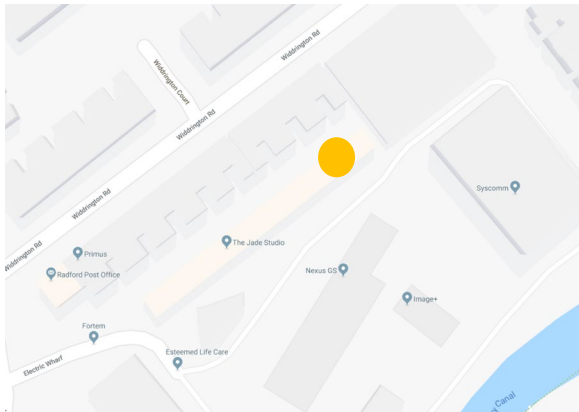


Figure 1: Location of the property marked



Figure 2: Street view of the property

Flood Risk

The site is not in a flood risk zone.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

Social

The property is located within Coventry, with a population of 316,900.

Economic

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for contracting workforce.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies and the NPPF listed below:

1. PS09 – Potential Development Areas (PDAs)
2. PS09a - Proposed PDA Uses Within the Strategic Regeneration Area
3. PS10 - Residential Amenity and New Development
4. AM01 – The Impact of Development of Pedestrians and People with Limited Mobility.
5. AM11 – Parking Provision with Non-residential Development
6. AM12 – Residential Car Parking Provision
7. H01 – New Housing Development Proposals
8. H03 – Density
9. H07 – Flat Conversions and New Build Flats
10. BE20 – Flood risk

Involvement

The client has discussed the proposed works to the property with his adjoining neighbours.

The Application Proposal

Use

Planning permission is sought for an added storey extension to 6 Edison Building Electric Wharf CV1 4JA. The client wishes to add a floor to the property, creating a double storey element. Extension will not require extracting soil however, the building will be assessed for further structural strengthen to allocate beams to support the level above. The applicant has required this extension to cater for his business needs.

Design

The basis behind the proposals is as described above. The external features and finishes of the proposed will match those existing and those used in and around the immediate neighbouring properties. As part of the proposal the new build will have the existing access as usual and for the upper floors we used the same window styles and dimensions to provide natural ventilation.

Amount

The existing floor print is approximately 53 square metres, 100% of the site. The proposed storey on top of ground level would be another 53 sqm.



Figure 3: Proposed site layout (Red Highlight)

Layout

The layout of the new storey will be based on the footprint on the ground floor level. The structural wall will follow on the first floor level.

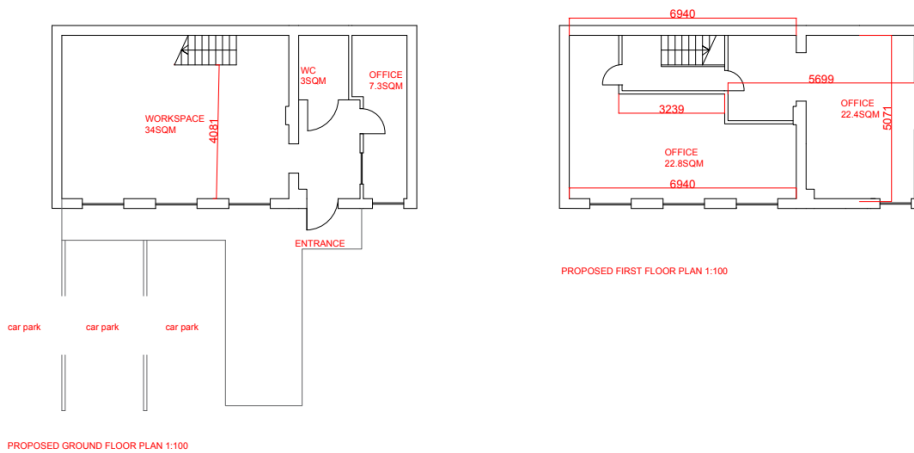


Figure 4. Proposed Plans of Ground Level and First Floor Level

Scale

It is recognised that the scale of the building and relationship with both the existing and surrounding area is important.

We feel the massing and the external treatment complement the local neighbouring properties and the extension has been carried out delicately to create a tasteful extension.

Landscaping

No trees will be removed or damaged as part of the design or during the works and the erection of the proposed.

Appearance

The use of facing brick and concrete tiles will provide a link with the existing and surrounding properties. Windows been incorporated into the front facade, to insure that ventilation provided and it looks aligned with the ground floor level.

Accessibility

Access to the site and property will remain as the existing.

Summary

We consider the proposals to be coherent, its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area. The storey above ground level extension has been designed sensitively and provides the necessary additional space for the businesses who will operate.

Signed BS

29-03-2019