



Design and Access Statement

Ref:- 1139.06

Proposed conversion of an existing residential dwelling to 4no. 1 bed apartments

At

52 Woodshires Road, Longford, Coventry, CV6 6AA



Figure One: View of the front of the property from Rowley's Green Lane

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 the existing residential dwelling to apartments.

The house previously gained planning permission to be converted into 4no. flats in 1997 (L/1997/1245). Given that the area has remained largely residential since then and that there are no additional restraints to the site, the conversion of the house into apartments is a sensible development.

2.0 Design Proposal

2.1 Evaluation

We have developed the brief with our client where their key objective is to convert the existing house to 4no. 1 bed apartments. To provide the apartments with comfortable living space, we are proposing a 2 storey side extension and 1st floor rear extension to the existing property.

2.2 Design

The main entrance to the house will be removed, with the existing entrance to the side of the property now to be utilised as the main entrance. This will create a more efficient hallway, with the staircase as existing. There will be two flats of similar size on each floor, with the first floor layout a replica of the ground floor.

The side extension will extend in front of and above the existing study, which will house the kitchens. The rear extension will sit above the existing utility, to house a bathroom.

The proposed facing brickwork and roof tiles will match the existing materials, and the windows will match the style of the existing, with stone lintels where appropriate.



Figure Two: Proposed Front Elevation

The driveway and garden are to be shared between the flats, with shared bin store and cycle store also proposed.

2.3 Use

The house is currently a single C3 residential dwelling. The proposed use is 4no. C3 residential apartments.

2.4 Amount

The existing internal floor area of the building is 206m². The proposed internal floor area is 252m².

2.5 Layout

As previously discussed, the main entrance will be moved to the existing side entrance, to create a more efficient circulation space. The existing staircase will be retained. All flats have one bedroom, bathroom, kitchen and spacious living room.

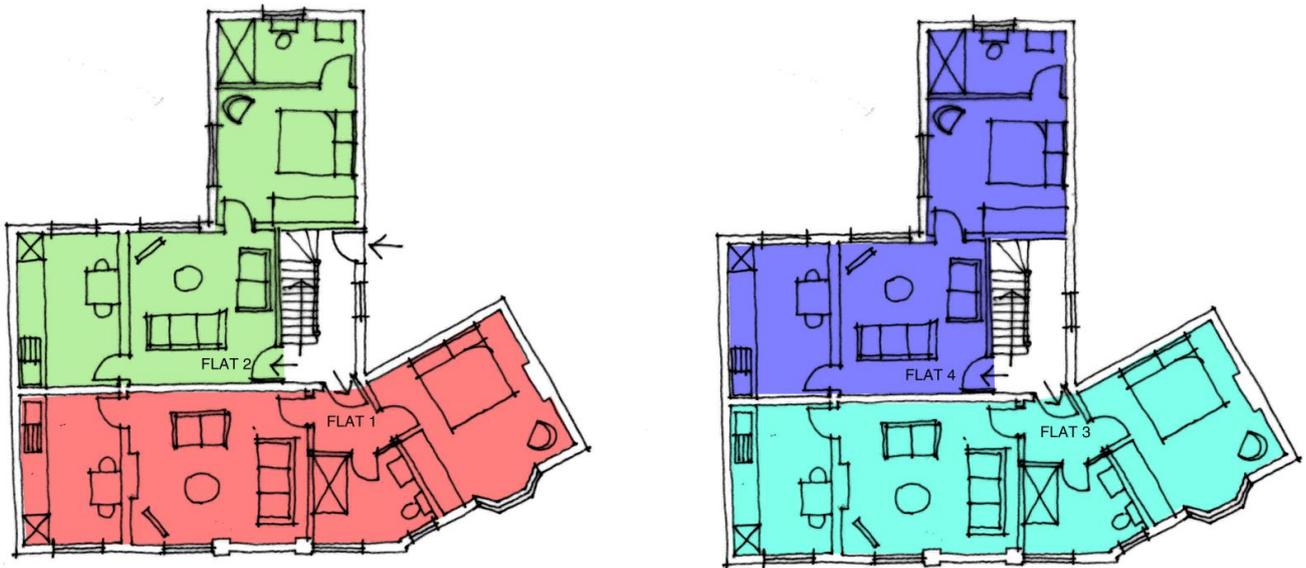


Figure Three: Proposed Floor Plans (Left: Ground Floor; Right: First Floor)

2.6 Scale

The proposed extensions will not protrude further forwards than the existing building and will have ridge heights no greater than the existing ridge lines.

2.7 Landscaping

The driveway includes 6 car parking spaces and a bin store, and areas of soft landscaping. The existing garden will be retained, and pedestrian access routes will be paved.

2.8 Appearance

The proposed materials will match the existing, with existing brick details replicated in the proposed extensions.

2.9 Access

The existing vehicular entrance will be retained. The driveway provides for 6 cars: 1 for each apartment and 2 visitor spaces. The bin store will be located close to the vehicular entrance for ease of collection by refuse trucks. There will be a cycle store provided by the main entrance to the main building. The existing pedestrian

entrance to the side of the property will be retained, for ease of access to the main building for pedestrians and cyclists.

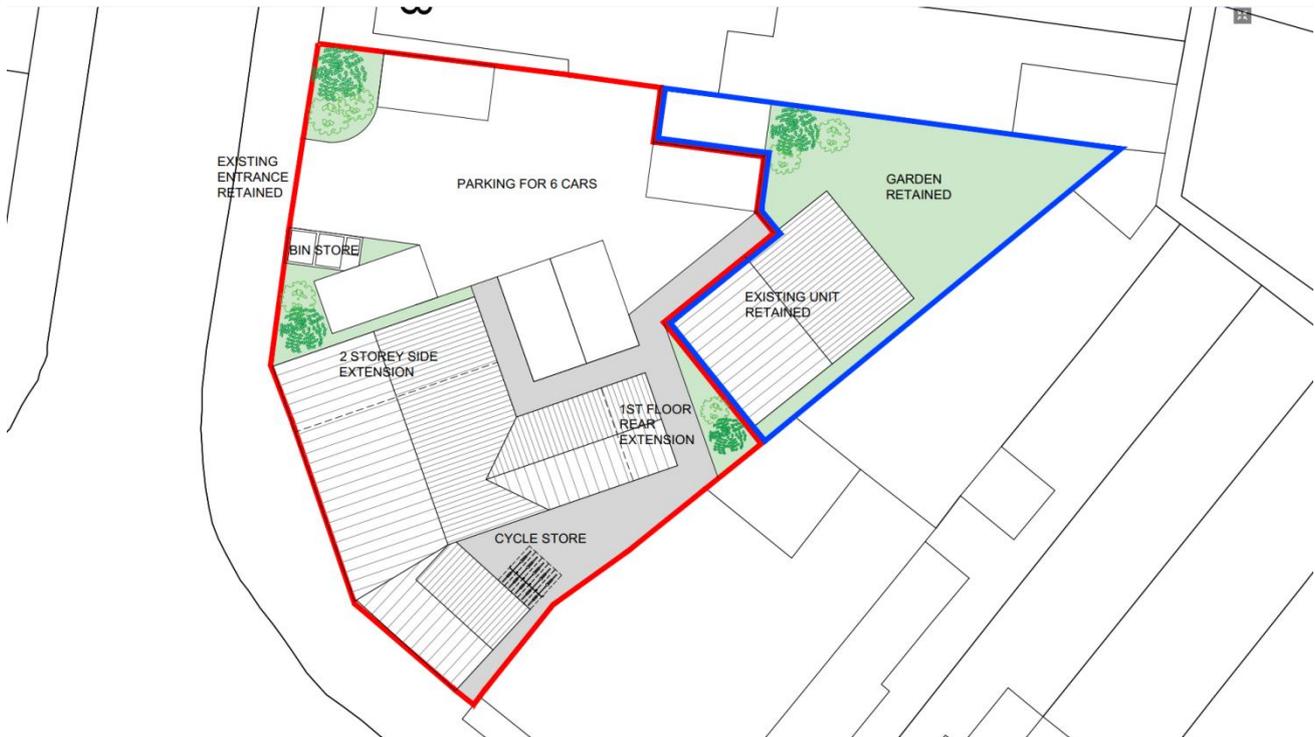


Figure Four: Proposed Site Plan

The site is located in a predominantly residential area, with a food convenience store located next door. There is a bus stop less than 80m away, with regular buses leading to Coventry City Centre and Nuneaton Town Centre.

2.10 Sustainability

The site is in a sustainable location for a residential development and provision for recyclable waste has been included.

3.0 Conclusion

Planning permission is sought to convert the existing house to 4no. 1 bed apartments, with two storey side and first storey rear extensions, with associated landscaping. The proposed extensions are modest and will be built in keeping with the style of the existing property. Given the predominantly residential area and good access to amenities, the proposed development is appropriate and practical.

Prepared by Callingham Associates, July 2019