



Figure 1. Site Boundary | 1:500 @ A4\*

52 Woodshires Road, Longford, CV6 6AA

## Design & Access Statement

\* Do not scale from these drawings, all measurements to be checked on site.

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## Title

### 1 | Introduction

#### | 2.1 The Project

This self-contained annex was originally built as a garage for the main house, However, due to the large driveway a garage was not needed so in 2015 the building was converted into a self-contained annex.

The main building is currently being converted into 4 apartments and the intention is for the owner to maintain use of the annex, allowing for efficient flow of information regarding maintenance and upkeep of the property.

The Annex will still be a subsidiary to the main house.

#### | 2.1 Supporting information

R/2006/0606 May 2016 Existing single garage converted to double garage

S73/2015/1698 May 2015 Removal of condition to use garage to store cars under permitted development

FUL/2019/2003 Aug 2019 Conversion of main house into 4 apartments.

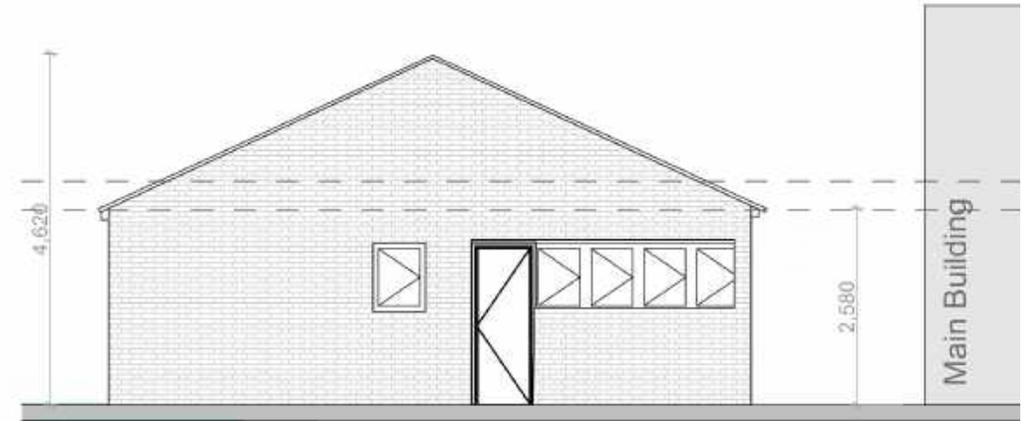


Figure 2. Existing Elevation | 1:100 @A4\*



Figure 3. Proposed Elevation | 1:100 @A4\*

\* Do not scale from these drawings, all measurements to be checked on site.

## 2 | Design

### | 2.1 Overview

The client has expressed a need for extra space in the annex, primarily to add a home office and additional storage.

### | 2.2 Design

The best way to achieve the desired additional functionality in the annex is with the erection of a dormer and small extension to the rear of the building.

The dormer will contain the home office and the extension will contain storage spaces.

In order to have minimal impact on neighbouring properties the dormer will face away from the neighbouring properties. The extension will be visible from some neighbouring windows but not much more so than the existing structure.

Windows to the extension will provide views only into the garden and all windows in the dormer will contain obscured glazing and have limited opening spans to protect privacy of occupants and neighbours.

The exterior will be designed to match the existing annex and harmonise with the surrounding context. It will do this by way of materiality and construction techniques.

### | 2.3 Use

The annex is not its own dwelling and is instead a subsidiary of the main house, which is classified in use category C3 for residential use. The annex will be a place for the landlord to stay, work from and store maintenance related equipment.

### | 2.4 Size

The existing floor area is 50m<sup>2</sup>. The proposed dormer creates 19m<sup>2</sup> floor space in the currently un-used roof space and the extension consists of 9.5m<sup>2</sup>.

The proposed design will have an overall foot print of 67.7m<sup>2</sup>

\* Do not scale from these drawings, all measurements to be checked on site.



Figure 4. Proposed First Floor plan | 1:100 @ A4\*



Figure 5. Proposed Ground Floor Plan | 1:100 @ A4\*

## | 2.5 Scale

The dormer will be set back half a meter from the existing edge of the building. The roof will need to be raised by no more than 37.5cm in order to achieve a standard ceiling height in the dormer (Figure 3).

The extension will be single story and come out 1.7m from the existing exterior wall, creating an additional 1.5m to the interior length.

The extent of the proposal will have minimal visual impact upon neighbouring properties beyond that of the existing structure (Figure 7), (Figure 8).

## | 2.5 Layout

The Existing layout consists of an open plan kitchen/ diner and living room space, x1 double bedroom w/ en-suite, x1 Single bedroom, x1 WC.

The proposed layout will extend the kitchen /diner area and increase the size of the double bedroom. The proposed works will add a home office and additional storage to create a more fit-for-purpose environment.

## | 2.6 Landscape

The driveway includes 6 car parking spaces, a bin store, and areas of soft landscaping. At the rear of the annex is a small soft landscaped garden.

## | 2.7 Appearance

The materiality of the new external surfaces will match the existing as closely as possible. The dormer and extension roof covering will match existing roof colour as closely as possible.



Figure 6. Views from neighbouring properties | 1:500 @ A4\*



Figure 7. View from neighbouring properties | Existing



Figure 8. View from neighbouring properties | Proposed

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## | 2.8 Access

The existing vehicular entrance will be retained. The driveway provides for x6 cars: x1 for each apartment in the main building, x1 Allocated to the landlord in the annex building and x1 visitor space. The bin store will be located close to the vehicular entrance for ease of collection. There will be a cycle store provided to the rear of the main building.

From the street pedestrians walk across the drive way to access the entrance, which faces the street.

The site is located in a predominantly residential area, with a 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.

## | 2.9 Sustainability

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

Making use of the existing housing is a sustainable way of developing the area to accommodate the rising need for housing and is in accordance the Coventry local plans policy H5.



Figure 9. View of annex from street

## | 2.9 Other considerations

A sun study has shown us the impact upon the sun light received in the neighbouring properties. The dormer will slightly effect the neighbour to the south during mid summer, amounting to approximately 9% additional shaded area (Figure 13). During the rest of the year the dormer will produce none or very minimal shading to the southern neighbouring property. The dormer will have none or very minimal shading impact on the northern neighbouring property year round (Figure 11), (Figure 15).

## 3 | Conclusion

### | 3.1 Overview

The addition of this dormer will create a much need home office aswell as extra storage space and enable the owner to efficiently maintain properties in the area with the addition of a home office.

The design from the exterior will blend in with the existing surroundings and harmonise with its urban context. The orientation and materiality mean the dormer will have a very minor effect on neighbouring properties, and privacy will be maintained.

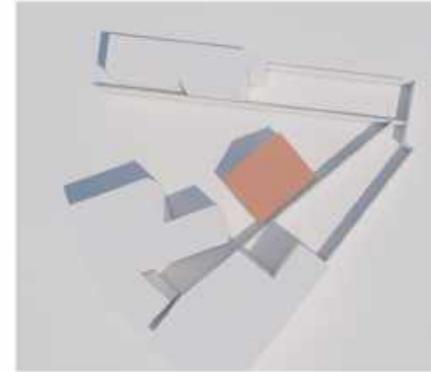


Figure 10. Existing shading | 3pm mid summer

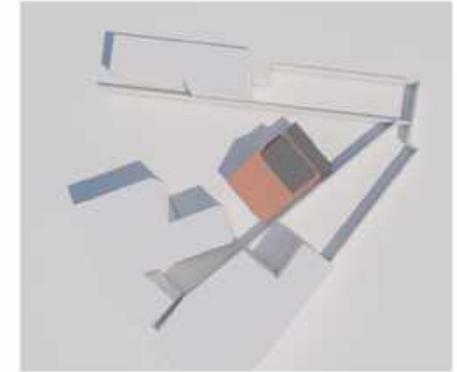


Figure 11. Shading with dormer | 3pm mid summer

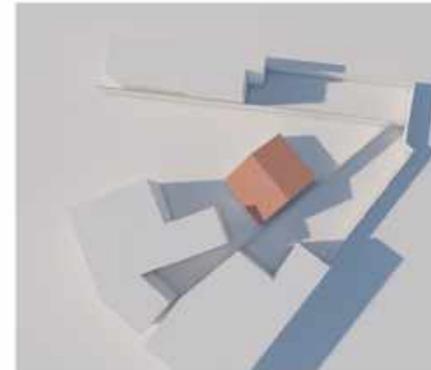


Figure 12. Existing shading | 5pm mid summer

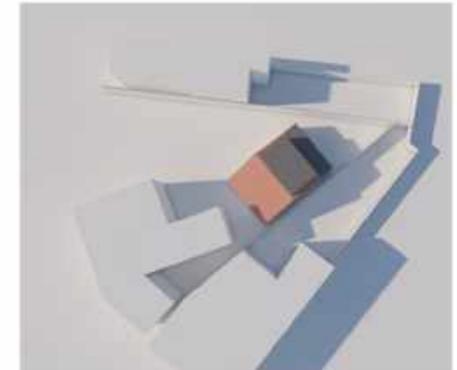


Figure 13. Shading with dormer | 5pm mid summer

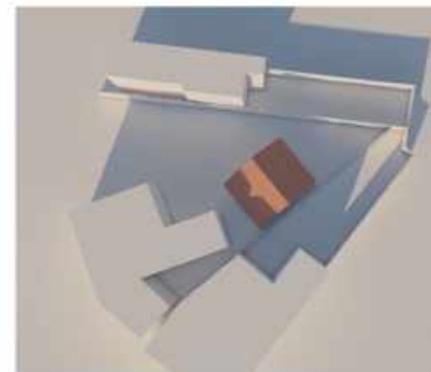


Figure 14. Existing shading | noon mid winter

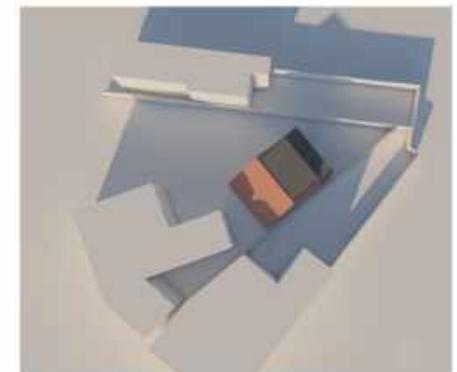


Figure 15. Shading with dormer | noon mid Winter

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