

CLIENT : The Southern Co-operative Properties

7th April 2014

PROJECT : Conversion & Extension of Commercial Unit
to Residential Flats

ADDRESS : 37 London Road, Cowplain

1.0 Introduction

- 1.1 PWP Architects have been engaged by the Southern Co-operative Properties to generate a design proposal for a conversion of a site at Cowplain. This design and access statement has been written to explain the scheme and should be read in conjunction with the submitted drawings attached and referenced.

2.0 Use

- 2.1 The proposed site is located in the centre of Cowplain. It is a semi-detached property with a commercial unit on the ground floor. The first floor was formerly a dental surgery which has remained vacant for over a year.
- 2.2 The site has its own exterior space to the rear including parking for ground and first floor units.

3.0 Amount

- 3.1 This proposal is for the conversion of the no longer used first floor area into residential accommodation. The available floor space on the first floor and the entrance hallway on the ground floor is large enough to create 2 No. 1 bedroom apartments. The existing entrance hallway has been split so that each property will have its own front door from the street.

3.0 Layout and Appearance

- 3.1 The major change to the architecture of the building has been in the addition of a modest first floor extension at the rear of the site. This would create the floor-space necessary and would additionally provide a more pleasing façade.

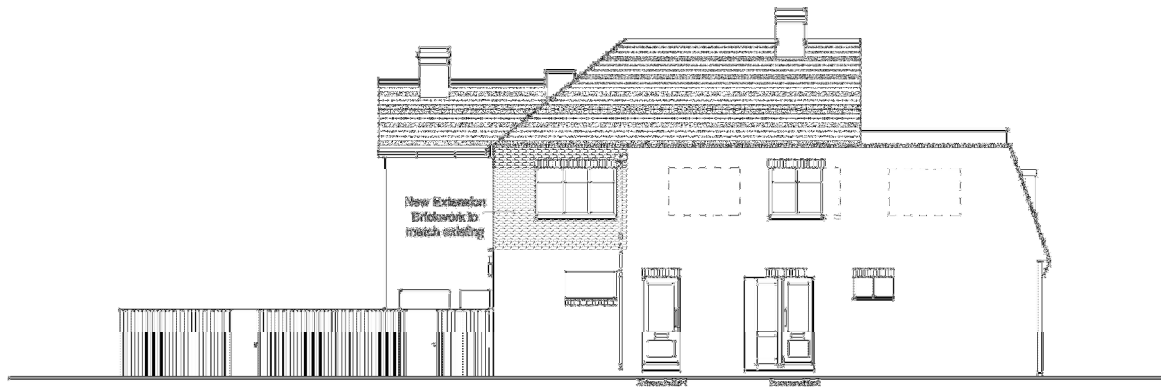


Figure 1: Proposed side elevation

- 3.2 The site is constrained in terms of area and shape, and the proposal has been created to provide the most efficient use of the building and site available within this.
- 3.3 The proposal would retain the original pitched roof and the existing parapet, the latter of which would be extended and drainage rerouted.
- 3.4 A second entrance would be created for flat 1, providing private access to each flat. The windows are to be replaced, and the redundant windows are to be bricked up to match the existing brick and bond.
- 3.5 There is no change in the front façade of the building, so the commercial unit below and the current character will be unaffected.
- 3.6 A new spiral staircase would be installed to the front flat, and existing staircase would be modified for the rear flat, providing the most spatially efficient access through each unit.

4.0 Scale

- 4.1 The proposal will alter the scale of the existing building by means of the first floor extension. It is a small addition, and will provide a better usage to the space and additionally offer a less disjointed façade from the addition.

5.0 Landscaping

- 5.1 Minimal adaptations to the landscaping of the site are being proposed. The only change to the exterior of the site is in the construction of the hard-standing cycle and refuse stores.
- 5.2 Existing parking is to be retained and used for each of the proposed units.

6.0 Access, Parking and External Works

- 6.1 Parking is provided to the standard of 1 space per unit, covering the same ground as existing parking space to the rear of the site.

- 6.2 Cycle storage is provided with individual lockable stores within the new proposed hard-standing area.
- 6.3 The current footpath at the side of the side will be retained, keeping clear access to the front and rear of each dwelling, and provide access to the cycle/refuse stores, and additionally to the rear parking.
- 6.4 Care has been taken to ensure new access gates to refuse and cycle stores do not swing over pavement.

7.0 Utilities, Drainage and Refuse

- 7.1 Service inquiries have yet to be carried out, but it is anticipated that existing services supplied to the site will be adequate.
- 7.2 The extension of the parapet will require rerouting the existing drainage system, however would link to the existing route to the main sewer.
- 7.3 We anticipate connecting to the mains sewer located at the site in Cowplain.
- 7.4 Hard Standings have been provided attached to the rear of the property; of a suitable size for 4 wheelie bins (2 for each property). This will provide the opportunity for household refuse to be sorted to domestic waste and recycling for each flat.