



CASE STUDY: NEW AFFORDABLE HOUSING DEVELOPMENT, COVENTRY



OVERVIEW:

Stolwood Architects undertook a feasibility report for new affordable dwellings and associated access and parking to an existing dwelling with land in Longford, North Coventry.

The site is located in a low income area, close to Coventry Football Ground, with amenities, shops and transport links, making it most suitable for affordable housing similar to the new housing estate, Tom Mann Close, abutting the site.

The existing 4-bedroom house on Longford Road is to be renovated, with new proposed housing association rented properties consisting of two 2-bedroom houses and seven bungalows.

CHALLENGE:

The 0.88 acres (0.35 hectares) plot consists of an existing four bedroom house, gardens, outbuildings including a shed and pig sty, 4 garages, double stable and meadow.

The existing 4-bedroom property is in fair condition but requires renovation works. It has architectural features and some local historic interest being a former slaughter house and butchers.

The house is in keeping with the existing street scene and should be retained; it is environmentally correct to retain existing buildings where appropriate.

The outbuildings and conservatory are to be removed to accommodate the new estate.

The house on Longford Road is not the ideal site access to the new estate, as it sits on a main road in and out of Coventry, so two alternative entrances were considered.

The first of which was a narrow road, considered not suitable due to the increase of road traffic potentially causing upset to local residents who might object to the planning application. Emergency vehicle turning access would take up a large part of the site, reducing housing space.

However, the alternative option is grass meadow, accessible via a quite lane making it a more suitable site access, away from the busy Longford Road.

SOLUTION:

Climate change emergency adaptations are part of a global net zero strategy to limit the negative effects to climate change, or to take advantage of opportunities provided by a changing climate. Adaptations which can be included for the planning application include:

- Native planting to provide shade and where appropriate provide hedges instead of fences.
- Hedgehog houses, bird and bat boxes.
- Water butts.
- Permeable paving to new roads and paths for surface water flooding.
- Electric vehicle charging points.