



CASE STUDY: RESIDENTIAL CONVERSION FOR HOLIDAY FLAT LETTINGS

OVERVIEW:

The property is situated on a mixed use residential and retail street 1 mile from Coventry city centre.

Owned by an ambitious young local entrepreneur, the project brief was to design an extension and internal alterations to create 4 independent flats, each with a double bedroom, bathroom and multi-purpose kitchen dining living space.

The converted flats are to be rented out for holiday and short term lets, ideal for business visitors or parents visiting students in the city of Coventry, who need accommodation for 1 or 2 nights.

CHALLENGE:

Due to the city location of the property, the planning permission has numerous conditions including noise and air quality reports, an Archeaological report due to old railway lines under the building, and a small circular glazed window that must be kept as a historical feature and was agreed to be installed above the front door.



The extension and optimised reconfiguration of the internal space also had to address many considerations such as meeting regulations for minimum size of rooms and providing adequate space for a communal entrance hall, laundry room and staircase.

SOLUTION:

As an innovative entrepreneur, the client was keen to use new technologies and reduce the carbon footprint of the accommodation, leading to the specification of a renewable energy heat pump.

Coventry City Council are keen to promote cycling in the city, so a bicycle store was designed for the outside area. And to meet Coventry City Council parking standards, the outdoor design had to provide a minimum of 4 car parking spaces.

A mature tree was kept in the scheme, and planting was planned to be low maintenance with year round interest in the communal space for amenities.

"John and Emma were instrumental in the development of the plans for this project. I have had very little prior experience dealing with planning permission, their technical knowledge and expertise helped guide me towards a positive outcome."



PROJECT BENEFITS:

- Repurposing of residential property to provide multiple short term dwellings for visitors to the city
- Preservation of heritage features
- Innovative environmental technologies and installations

RESULT:

After numerous redesigns, the project has now gained planning approval. An extension will be built and the existing property converted into 4 flats with a communal front door and staircase plus space for a laundry room and heat pump.

Please see below the hard and soft landscape plan and elevation detail drawing.

