

2 & 4 Genyn Road, Guildford

Project Description – 2 & 4 Genyn Rd

The project is a small commercial to residential development consisting of 2no. 1 bed houses close to Guildford town centre. The site was a disused D1 commercial building with a small footprint of >50m² which presented many challenges from both a design and construction perspective, particularly as it had no outside space abutting the pavement to the front and surrounded by properties on all other sides.



Being built on a sloping site meant the original structure had limited ceiling height in parts of the ground floor and was also very dark on the first floor as it only had windows on the gable ends. As the project was a conversion of an existing structure and not a new build, we were limited with how far we could push our proposal. However, our main objectives were to find a design which would allow the houses to have generous ceiling heights and to maximise light, making compact rooms feel more spacious. We also wanted them to instantly look like separate residential dwellings and not another poorly converted commercial building!

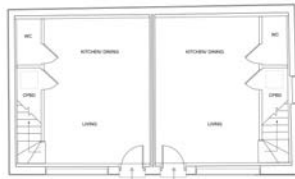


Our solution was to raise the roof and first floor on the right side of the building, whilst adding large dormers to the front and Velux windows to the rear. The step in the roof line instantly defined them as separate dwellings and we took this further by mirroring the front doors and ground floor windows to echo the traditional semi-detached houses nearby. We're really pleased with the finished result and proud to have achieved a modern design which blends well with the surrounding street scene whilst still respecting the original structure.

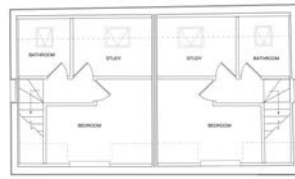
David Strudwick Design + Build
26-05-23







GROUND FLOOR



FIRST FLOOR



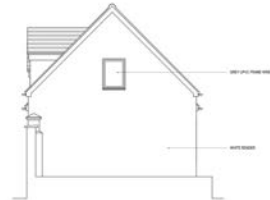
FRONT (NORTH WEST)



SIDE (NORTH EAST)



REAR (SOUTH EAST)



SIDE (SOUTH WEST)

D 1035-32		10 AUGUST 2017	1:10 E.D.
2 & 3 BEDDING BY			1:10 E.D.
IMPROVED PLANS & ELEVATIONS			
DRAWN BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	
MAYHEW & STRADWICK			
DESIGN • BUILD			
1000 THE GARDENS, LONDON, E14 3JF			
020 7494 1000 020 7494 1001			

**D1- USE PREMISES
TO LET / FOR SALE**



EGi's Most Active Dealmaker - Surrey 2018/19



1 GENYN ROAD, GUILDFORD, SURREY, GU2 7NS

Self-Contained D1-Use Freehold

77.87 sq. m. / 839 sq. ft.

Close Proximity to Guildford Station & Town Centre

100% Small Business Rates Relief Available



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk