

Design and Access Statement

Project title: 21 New Peachey Lane, Cowley, UB8 3SU

Date: 23/09/2020

Background: Change of use from dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4/Sui Generis).

The site is located on the north side of New Peachey Lane and comprises of a semi-detached property.

A pre-application report was provided on the 16th of July 2020 (ref: 75540/PRC/2020/110). The officer concluded in the report that as the application site is not in a Conservation area and less than 10% of the properties in the output area have been converted to HMO's, 'The principle of the change of use is therefore considered acceptable.'

Use of building and open space

Pending planning consent, the use of the building will be changed from dwelling house (use class C3) to HMO (use class C4/Sui generis). The building benefits from a 4-metre single storey rear extension (Application Ref: 75540/APP/2020/2102) with an existing rear garden at approximately 108 m². The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties.

Amount of Development

The proposed development will be privately rented to working professionals within the local area. There is a total of 3 double bedrooms & 2 single bedrooms allowing an occupancy of 6 tenants. The GIA of each bedroom is as follows:

Bedroom No.	Net floor area (excluding bathroom)	Gross floor area
Bedroom 1 (double) GF	11.55 m ²	14.8 m ²
Bedroom 2 (double) GF	13.47 m ²	16.2 m ²
Bedroom 3 (double) GF	12.24 m ²	14.91 m ²
Bedroom 4 (single) FF	7.79 m ²	10.24 m ²
Bedroom 5 (single) FF	7.75 m ²	10.63 m ²

Both first floor bedrooms exceed the 7.5m² minimum floor area set out in the National Space Standards for a single room. Whilst the 3 double rooms exceed the 10m² required for a double room.

Layout

In the proposed ground floor area, the layout will comprise of 3 en-suite double bedrooms. In the proposed first floor area, the layout will comprise of 2 en-suite single bedrooms as well as a communal kitchen spanning 10.34 m².

Scale

The floor to ceiling height for the ground floor layout is 2.43m whilst for the proposed first-floor layout is 2.4m across 100% of the gross internal area consistent with the NDSS (2015).

Appearance

The external appearance of the building will not change.

Access

Existing two car park spaces to the front yard will be retained & provision for a secured bicycle store to the rear garden. Rear garden to be landscaped and will also accommodate a bin recycle store. The internal layout will be built according to a high specification standard adhering to all guidelines set out in the Housing Act 2004.

There is sufficient space on the frontage to provide 2 parking spaces and the submitted plans depict the provision of secure cycle storage to the rear.

The site is not in a conservation area and less than 10% of the properties in the output area have been converted to HMO's. The principle of the change of use is therefore considered acceptable.