

13 Howgill Street, Whitehaven, CA28 7QW

Design & Access Statement

Introduction

The Application Site comprises a 3-Storey Building on Howgill Street, Whitehaven.

It is currently vacant and previously used as a Residential Dwelling. The Building has been vacant for extended period of time and as such has come into a state of disrepair and in need of modernisation.

The Site is located in Whitehaven and within a location that is allocated for Residential Use Class and in close proximity to all local amenities and easily accessible to public transport. University of Central Lancashire is also located in Whitehaven and easily accessible from Application Site.

Furthermore the Site is located within a Conservation Area and we believe by bringing the Building back into use it will contribute positively towards the Conservation Area and local Businesses.

The Proposal

The Proposals look to convert an Existing Building into an 8-Bed HMO (House of Multiple Occupancy) over the 3-Storeys. Majority of works will be internal with any external works kept to a minimum. The Ground Floor Entrance Door will enter into a new Hallway with a Bedroom provided to the Front. Lounge and Communal Kitchen will be provided to the Rear with access out to a Rear Garden. Stairs at Ground Floor level will be altered slightly to allow for new Hallway and Bedroom as shown.

3 No. Bedrooms and Bathroom provided to First Floor with Bathroom kept in same location as Existing.

4 No. Bedrooms provided to Second Floor with only new Partition Walls provided to the Rear to sub-divide the Room into two Bedrooms as shown. A single Velux Rooflight will be provided to Bedroom 7 and will be to only new element to the external fabric of the Building.

All Bedrooms will comprise a simple layout and all Rooms shall utilize a Communal Lounge, Kitchen & Dining Facilities and they will also have access to a Communal Garden – each Floor has a shared Bathroom.

Proposed Amount of Floorspace

The Scheme comprises 8 No. Bedrooms over 3-Storeys with 1 No. Communal Lounge, Kitchen & Dining Area. The total internal floorspace is 145 Sq.m and will remain as existing. There are no proposals to extend the Property therefore no increase in overall floorspace.

Proposed Scale

The Development is 3-Storeys as existing and will be retained as it is with all Floor levels, Window and Door sizes to remain as existing.

No alterations to the overall scale and mass are proposed.

Landscaping

The Proposed Scheme to the Rear Garden will be to enhance the Existing Landscaping to ensure that it remains open and free from individual Planting Beds.

Any Existing Trees / Shrubbery will be retained where possible.

Appearance

The Proposed Development will remain as existing in terms of appearance.

External Facades will be simply cleaned and re-painted. Windows & Doors will be cleaned and replaced where appropriate with a like-for-like. Roof Tiles to remain.

1 No. Velux Rooflight to be installed to Rear Outrigger over Bedroom 7.

Heritage

The Proposed Development will largely be internal works and as such the nature of these will have little to no impact on neighbouring properties which are Listed Buildings.

Any external works will only involve the cleaning of External Facades including Windows and Doors.

Accessibility

The applicants are aware of the provisions of the Disability Discrimination Act and the Council's own requirements for providing full access for all members of the community to new developments. Unfortunately, with this being an Existing Building within a Conservation Area and adjacent to Listed Buildings – full level access cannot be achieved and therefore access to the Upper Floors will not be fully accessible as the cost in providing a lift for such a small development with restricted access by the public is considered excessive.

This site has easy access to the facilities within Whitehaven, both by walking and cycling and it is not dependent on the use of the private car. It is considered to be a suitable sustainable site for the type of development proposed. The nature of this scheme and its target occupiers is considered wholly appropriate to the site which allows a safe, private environment for residents while being easily accessible to a good range of other services and facilities which may be considered necessary for their needs.

Sustainability

The Proposed Development will be delivered to Building Regulation Standards in line with Approved Document L. The Property is intended to be Eco-Friendly and as Energy Efficient as possible.

To reduce the Electric Output the Scheme will have LED Lighting throughout as well as Occupancy Sensor Lighting to applicable areas within the Dwelling.

Where possible we will try to explore any additional Energy Features such as Grey Water Harvesting for watering the Landscaped Areas.

Crime Prevention

It is considered that the presence of the building being in use in this location will increase the level of natural surveillance in the immediate area which will be to the benefit of crime reduction and increasing the amenity of surrounding residents.

The design and layout proposed will provide a safe enclosed development with a high degree of natural surveillance and supervision over the communal areas. The property itself will be suitably alarmed and will have security measures included during the construction phase. The details of such measures will be discussed at the appropriate stage with the local police liaison officer to ensure that their recommendations are fully considered and duly acted upon.

Summary

In summary we consider the proposed development will provide a high-quality HMO living accommodation that is purposely built for the needs of the occupants and that its location is entirely suitable and appropriate for this use.