

PROPOSED REAR FIRST FLOOR EXTENSION TO PROVIDE BEDROOM AND ENSUITE FACILITY/INSTALLATION OF A NEW STAIRCASE TO LOFT BEDROOM AND CHANGE OF USE FROM DWELLING TO AIRBNB FACILITY

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

One dwelling is retained but the number of bedrooms will be increased to four to allow the facility to be used as an airbnb facility either one family using the dwelling or four individuals, using the bedrooms and communal facilities.

LAYOUT

Internally the house remains the same layout, but small front living room becomes a bedroom. A new rear first floor extension will accommodate new bedroom and shower room.

A new staircase will give improved access to the loft bedroom.

SCALE

No changes are proposed to the main dwelling externally but the rear single storey extension will be built upon, similar to other extensions of Hilton Terrace.

LANDSCAPING

The rear garden, currently overgrown will be restored to a proper garden. It is lengthy, going back to an existing access lane.

It will be restored and used by the residents of the dwelling.

APPEARANCE

No large changes are envisaged, simply replacing defective external finishes with new render and windows where required. The front elevation to Hilton Terrace will be refurbished and painted where necessary.

The rear extension will be rendered with a new slate roof and new upvc windows.

MANAGEMENT OF DWELLING

The dwelling will either be offered as an AirBnB facility or a holiday let (as one dwelling).

The dwelling will be cleaned by professional cleaners after each resident has left the dwelling and before any new occupier enters.

Refuse collection will be by normal Council arrangement but if it is let as an AirBnB, refuse collection will be carried out by the applicant/owner and any excess waste will be removed from site.

Access Statement

VEHICULAR AND TRANSPORT LINKS

No 7 Hilton Terrace is close to the town centre and rail links and bus services are within easy walking distance from the house. Emergency vehicles can access the dwelling easily directly from Hilton Terrace.

INCLUSIVE ACCESS

The dwelling will comply with Part M (Disabled Access) of the current Building Regulations. All persons regardless of age, disability ethnicity and social grouping will be able to access easily to the dwelling and through it.

PARKING

Adequate on street parking with permits is available for the residents of no 7 on Hilton Terrace.

Richard J Lindsay
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