

PROPOSED CHANGE OF USE 4 NORTH ROAD EGREMONT DWELLING IN TO A HOUSE OF MULTIPLE OCCUPATION (HMO)

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

It is proposed to convert the three floors existing in the dwelling in to 6 bedsit rooms with communal facilities including kitchen/living and some bathrooms although some bedsits will have their own shower room facilities. Refer to design plans.

SCALE

The scale, height, width and length of the dwelling will remain as existing. No extensions to the building are planned. All works are internal.

LAYOUT

No external changes are planned.

The existing yard area at the rear will provide some private open space for clothes drying facilities and bin storage.

The open space at the front of no 4 will be used for access to the building and car parking.

LANDSCAPING

Some soft landscaping would be possible creating a small garden area for residents at the rear of the building, but planting would have to be of the long life low maintenance type. At the front sustainable materials already exist on the ground, and minimal planting which could be improved upon.

APPEARANCE

No external changes to no 4 are planned as all the work is internal. Some upgrading of external render may take place and any external material changes would be made on a "like for like" basis.

Access Statement

INCLUSIVE ACCESS

The building will comply with all parts of Part M of the current Building Regulations. All persons will be able to gain access to the building and move through it regardless of age, disability, ethnicity or social grouping.

VEHICULAR AND TRANSPORT LINKS

Very important, as most residents will rely upon public transport, and will not have cars.

Bus routes are good with regular services to Whitehaven and beyond. The bus stop is close to no 4 North Road on the Main Street in Egremont.

Rail links are in Whitehaven to the north and trains then go to all parts of the UK.

Car parking will be on site (two cars in front of the dwelling), and on street parking is available for residents on North Road adjacent to no 4.

Emergency vehicles can access the building directly from the front on North Road, with ease.

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18/8/23