

DESIGN AND ACCESS STATEMENT

Proposal : Retrospective Application for the
Conversion of a Hotel into an HMO (House in
Multiple Occupation) with Addition of Dormers on
the Loft

at

Address : Crosshands Hotel, 446
Chepstow Road, Newport, NP19 8JF

Introduction

This Design and Access Statement supports the retrospective application for the conversion of Crosshands Hotel into an HMO (House in Multiple Occupation), along with internal remodeling and the addition of dormers to the loft. The proposed changes aim to meet housing demand while maintaining the character of the property and ensuring compliance with relevant building regulations and planning policies.

Site Context

The site, previously operated as the Crosshands Hotel, is located at 446 Chepstow Road, Newport, NP19 8JF. The property is positioned within a mixed-use area, predominantly residential, with local amenities and public transport links readily available.

The building itself is a traditional structure, originally designed as a hotel. It occupies a prominent position on Chepstow Road and is surrounded by similar large-scale properties, some of which have undergone conversions to residential or other uses.

Proposal Overview

1. Conversion to HMO

The property has been reconfigured to provide multiple individual units as an HMO. This arrangement includes private bedrooms with shared communal facilities such as a kitchen, living area, and bathrooms. The layout is designed to provide comfortable and functional living spaces for occupants.

2. Internal Remodelling

The internal remodelling focuses on optimizing space utilization to accommodate the HMO layout. This includes:

- Creation of additional rooms within the existing structure.
- Ensuring compliance with fire safety regulations, including the installation of fire doors, alarms, and emergency exits.
- Installation of modern plumbing, electrical systems, and insulation to meet current standards.

3. Addition of Dormers

To enhance usability and natural light within the loft area, dormers have been added. These additions complement the building's overall architectural style and do not negatively impact the external appearance or the surrounding area.

Design Details

1. Layout and Functionality

The internal layout has been carefully designed to ensure functionality and comfort for residents.

- Each room is adequately sized to meet minimum space standards.
- Shared facilities are centrally located for ease of access.
- Communal areas are designed to promote social interaction among residents while ensuring privacy where needed.

2. Materials and Finishes

The internal remodelling and dormer additions use materials that are in keeping with the original structure. High-quality materials have been chosen to ensure durability, compliance with modern standards, and a seamless appearance with the existing building.

Access and Transport

1. Pedestrian and Vehicle Access

The main access to the property remains unchanged, with entry from Chepstow Road. Existing parking provisions have been reviewed to accommodate the change in use, while the property also promotes sustainable transport options.

2. Sustainable Transport

The site benefits from excellent public transport links, including bus routes on Chepstow Road, reducing reliance on private vehicles. Bicycle storage facilities have also been provided to encourage sustainable travel.

Impact on the Local Area

1. Visual Impact

The flat roof dormer additions while preserving the property's character. No major alterations to the external façade ensure that the building remains consistent with its surroundings.

2. Amenity

The conversion has been carried out to a high standard to ensure minimal impact on neighboring properties. Measures such as soundproofing and appropriate waste management systems have been implemented to maintain good relations with the local community.

3. Sustainability

The project incorporates sustainable design principles, including energy-efficient lighting, insulation, and heating systems.

Policy Compliance

The proposal aligns with relevant national and local planning policies, supporting the conversion of underutilized properties to provide high-quality housing while respecting the character of the area. The HMO use addresses the growing demand for affordable, shared living spaces in Newport.

Conclusion

The retrospective application for the conversion of Crosshands Hotel into an HMO, along with internal remodelling and the addition of dormers, ensures the effective use of the property to meet housing needs. The design respects the building's heritage, the surrounding area, and the amenities of neighboring residents while delivering a functional, sustainable, and compliant housing solution.

We respectfully request approval of this application.