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24th December, 2024.

Development Dept.,
Newport, City Council,
Civic Centre,
Newport.

PROPOSED CHANGE OF USE FROM SINGLE DWELLINGHOUSE TO 6 BEDROOM SUI-GENERIS HMO AT – 39, DOLPHIN STREET, NEWPORT, NP20 2AT.

DESIGN AND ACCESS STATEMENT-

01 - BACKGROUND –

The application property is a vacant single dwelling.

1. The property is mid-terraced. There is no forecourt. The property has a good-sized rear garden. The rear garden is elevated.
2. The property falls within a residential area.
3. The Property falls within a flood area.

The property is quite large, and it appears that it could have been used until recently as an unlicensed HMO.

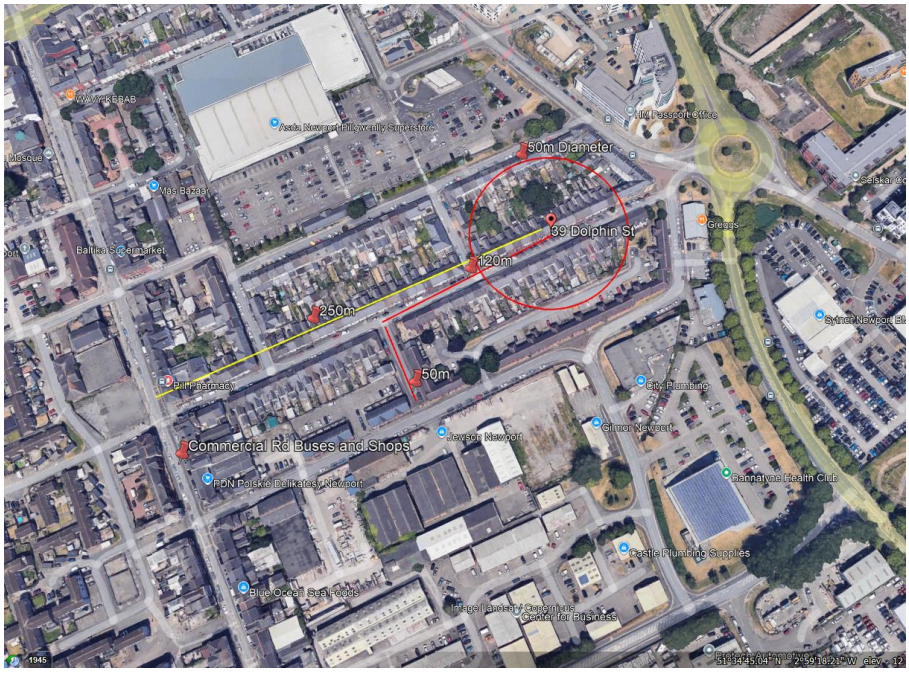

Plate 1 – Location Aerial Photo

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02 - PROPOSED USE –

The property has been purchased by the applicant with a view to provide quality accommodation. There will be 6 Bedrooms – an increase of 2 bedrooms.
The proposed use will be as a House in Multiple Occupation (HMO); due to the number of residents exceeding 6, it will fall into a Unique Use Class (sui generis).
The property is larger than immediately obvious. The property layout lends itself well to a HMO.

The proposed change of use requires minimal alterations. There will be no issues relating to reductions in privacy, overbearing impact or overshadowing.
In terms of the amenities of the future occupiers they will all have suitable size rooms –there will be 2 shower rooms. There will be a communal kitchen / living space.
There is adequate space for bin storage, residential amenity space and space to securely store bicycles in the rear garden.

03 - PARKING-

The property can offer no off-street parking.
The existing property falls within Parking Zone 2. The property has 4 bedrooms and, according to CSS Parking Standards will qualify as having a demand for 3 parking spaces. The Parking SPG will attract 1 parking space per bedroom, thus equating to the 6 parking spaces. However, this is a maximum standard.
The proposal is in a highly sustainable location. There are nearby shops on Commercial Road, as well as the Nearby Asda Superstore. There bus stops on Commercial Road as well as on Lower Dock Street. It is safe to say that occupants would not need private transport to reside at the proposed HMO.

The Lambeth Method can be adopted to carry out a Parking Study where it is felt that parking demand is tight. However, the application site falls adjacent an area, within 200m walking distance, with a lot of available on road parking. I attach some photos below. The photos were taken at 08.45 on 24th December 2024. The photos will show peak parking – due to time and date.

Photo 1 – Duke St / Dolphin St Junction

Photo 2 – Duke St.

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Photo 3 – Duke St.

Photo 4 – Bolt St.

04 - ACCESS / EGRESS –
The property has one point of access – direct from Dolphin Street.

05 - NEARBY HMOs -
SPG requires that not more than 10% of properties within 50m are HMOs. This threshold is not breached.

06 - AMENITY SPACE-
The rear garden can be accessed by all of the residents. The rear garden has ample space for bicycle storage as well as bin and recycle bin storage.
The rear garden is raised and does not fall within the flood area.

07 – FLOOD RISK –

Test 1 – Justification

The property is located within (Development Advise Map) DAM Zone B. The proposed change of use is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement.
The site is located on Dolphin Street in the Pillgwenlly area of Newport and lies within the the urban boundary as defined by the Newport LDP 2011-2026 (adopted January 2015).
The site lies within a residential area.
The proposal is considered to be within a sustainable location and would contribute positively to sustaining the existing settlement.

Tests 2 to 12 – Consequences of Flooding
Criterion (iv) of paragraph 6.2 of TAN 15 refers specifically to the potential consequences of a flooding event for the particular type of development have been considered. These are referred to as tests 2 to 12 below.

Test 2 - Flood defences must be shown by the developer to be structurally adequate

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particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any year).
NRW will be consulted as part of the determination of the planning application.

Test 3 - The cost of future maintenance for all new/approved flood mitigation measures, including defences must be accepted by the developer and agreed with Natural Resources Wales.
The proposal is to change the use of this quite large mid-terrace property into a 6 Bedroom HMO. NRW will advise the LPA as to whether/not they have an objection. Newport Council will comment regarding access and egress.

Test 4 - The developer must ensure that future occupiers of the development are aware of the flooding risks and consequences.
The property will be professionally managed. The applicant will ensure that the Letting Agent is aware of the potential flood risk, and that this information is shared with all of the tenants in the building. All tenants will be signed up to the NRW Telephone Flood Warning Service.

Test 5 - Effective flood warnings are provided at the site.
The applicant has proposed to sign up to NRW's Flood Warning System and provide occupants with a personal flood plan aiding the applicant with accessing and egressing the site prior to the onset of any flooding in the area. A flood map will be displayed within the property, which will show nearby areas that are outside the flood risk area.
The attic space will be boarded, and accessed by a quality stair/ladder to enable storage within the attic. The access will have a gradient similar to most staircases.

Test 6 - Escape/evacuation routes are shown by the developer to be operational under all conditions.
The Letting Agent and applicant will keep up to date flood maps at the property. Walking routes will be prescribed.

Test 7 - Flood emergency plans and procedures produced by the developer must be in place
The proposed conversion shall include the preparation of a Personal Flood Plan, as well as signing up to receive the latest information regarding Flood Warnings as a precaution. This will aid in informing access to and egress from the site prior to the onset of any flooding of the local area. This procedure would be the responsibility of the developer and will ensure that residents would be signed up the NRW's early flood warning system and that there would be large windows of opportunity either side of peak flood levels to evacuate the building.

Test 8 - The development is designed by the developer to allow the occupier of the facility for rapid movement of goods/possessions to areas away from floodwaters.
The attic area will be boarded to allow for storage of personal items. The ground floor level would be at risk of being flooded – this does not apply to the first floor.

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***Test 9* - Development is designed to minimise structural damage during a flooding event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of the flood.**

The developer will refurbish the property and install improvements to reduce any potential damage from flood waters. These will include –

1. higher level electric outlets and other electronic services/communications.
2. Flood gates will be stored on site to protect the external doorways from floodwaters.
3. Gaps such as air bricks to be addressed and
4. Clean easy floor surfaces to the ground floor

The Flood Protection Plan will apply to occupiers of the property.

***Test 10* - No flooding elsewhere.**

The proposed only proposes internal changes to the layout of the property.
The proposal will not impact risk to other properties.

***Test 11* - Paragraph A1.14 of TAN 15 identifies that the development should be designed to be flood free for the lifetime (A1.5) of development for either a 1 in 100 chance (fluvial) flood event, or a 1 in 200 chance (tidal) flood event including an allowance for climate change (depending on the type of flood risk present) in accordance with table A1.14.**

The scheme can only offer mitigation.

Test 12 – In respect of the residual risk to the development it should be designed so that over its lifetime (A1.15) in an extreme (1 in 1000 chance) event there would be less than 600mm of water on access roads and within properties, the velocity of any water flowing across the development would be less than 0.3m/second on access roads and 0.15m/second in properties and the maximum rate of rise of floodwater would not exceed 0.1m/hour.

The scheme can only offer mitigation.
It should be noted that the flood risk is tidal and as such is easier to predict. The property will not provide areas of the storage of flood water and will subside as the tide subsides. NRW will provide risk analysis on each flood risk as the risk arises.

08 - CONCLUSION –

The property is large enough to operate as a 6 Bedroom HMO. There is no increase to overlooking and impact etc. The property falls within a highly sustainable location. There is adequate space to store bins and bicycles. The property will be professionally managed by a registered letting agent.
I trust that the LPA will evaluate this proposal on it's merits, in line with approved policies and with consideration to the demand for this type of accommodation.

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