

DESIGN & ACCESS STATEMENT

Proposed Conversion of Dwellinghouse (C3) to 4 Bedroom HMO (House in Multiple Occupation) (C4) 11 Coverack Road. Newport. NP19 0DS

1.0 Assessment of Context

Surrounding:- Mature mixed urban environment, close to city centre amenities in Newport City Centre

Buildings/ character: Urban residential street constructed approximately 1890's. The site is in a prime location within very close proximity to public facilities such as shops and doctors surgery.

Access to local/transportation: The property is within 13 minutes walking distance of Friars Walk and Kingsway shopping area and local transportation. (Refer to Map 1 below). There is the University of South Wales campus very close. Also Asda and Lidl and over supermarkets

4.0 Site

The area is very popular. Coverack Street is a sustainable location on the edge of the City Centre and within walking distance of local shopping facilities, the city centre, bus routes and the train

4.2 The scheme is for Change of Use from Class C3 – Dwellinghouse To Class C4 - Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen and bathroom.

It is envisaged the property would be used to accommodate students or young professionals working within the locality.

The front and rear amenity space would be maintained landlord and manager.

There will be no change in appearance of the front or rear of the premises. Refer to elevation drawings.

Natural Features (trees/hedges/ water features): None

Topography / gradients: No changes to existing levels.

5.0 Listed Buildings

The building is not listed or in a conservation area.

6.0 Parking and Highway Safety

There is no off street car parking. There is an attached older parking survey 2x, done on the 'Lambeth method' and Sustainability Appraisal.

7.

HOUSES IN MULTIPLE OCCUPATION (HMOs) SUPPLEMENTARY PLANNING GUIDANCE (CONSULTATION DRAFT — APRIL 2015).

Section 5.5.5 it states "It is usually those who live in proximity to HMOs who feel their negative effects most keenly. For each proposal, therefore, the Council will use a radius to identify an area in which to

apply the threshold limits identified. This area will include all residential properties the entire principal elevations (normally the front walls) of which lie within a 50-metre radius of the application site. In order to achieve consistency, the council will use its online mapping system to establish the radial area for a given property



There is only one property allocated as a HMO within the 50 meter radius

8. Space Standards

All proposed bedrooms significantly exceed the minimum space standards required for HMO accommodation. In addition, the shared kitchen and living areas are generously proportioned and provide a level of communal accommodation well in excess of the minimum requirements for a 4-bedroom HMO. The property would therefore provide spacious and comfortable living conditions for future occupiers, with all internal amenities considered more than adequate for the scale of occupation proposed. Overall, the proposal would deliver a good quality living environment fully consistent with the Council's residential amenity and HMO standards.

9. Bike Rack

A large secure bike rack will be provided for tenants in the rear yard of the property.

10. Refuse

There will be area for recycling bins in the rear and front yard of property.

11. Flood risk

The site lies on the edge of a flood risk area, Refer to Flood Risk Assessment
The area benefit from Environmental flood protection works



Map 2 – Extract from Natural Resources Wales Flood Map

Previous applications relating to a 5-bedroom HMO arrangement were refused on the basis that the proposal was considered to have an unacceptable impact on safety and residential amenity in relation to flood risk, specifically due to the presence of ground floor bedrooms without suitable first floor refuge space.

The current proposal has been amended in order to directly address these concerns. The application now seeks permission for a reduced 4-bedroom HMO arrangement only.

Whilst two bedrooms remain at ground floor level, a dedicated room at first floor level would be retained solely as a refuge / ancillary space in the event of a flood emergency and would not operate as a designated bedroom. This ensures that suitable internal refuge provision is available for occupants during any flood event and appropriately responds to the concerns identified within the previous refusal reason.

The revised proposal therefore represents a materially different form of development to the previously refused scheme and it is considered that the amended arrangement satisfactorily addresses the Council's previous concerns relating to flood risk, safety and residential amenity.