



Design and Access Statement

Including photographic schedule

Application by: Western Building Consultants Ltd

Proposal: Internal remodel to facilitate change of use from c3 dwelling to 6 bedroom C4 HMO

Site: Flat 2, 31 Fields Road, Newport, NP20 5BP

Introduction

- 1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 31 Fields Road. It has been produced to support the proposal of changing the use of the dwelling from class C3 for use class C4 (HMO) with minor internal changes.
- 1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.3 This Design and Access Statement is supported by the following documents.
 - (3)001 – Location and Block Plan
 - (3)002 – Existing Plans
 - (3)003 – Existing Plans
 - (3)004 – Proposed Plans
 - (3)005 – Proposed Plans

2.0 Overview of the Site

- 2.1 31 Fields Road is a four-storey semi-detached dwelling comprised of 2 flats and residing within the local authority of Newport City Council. Flat 2 comprises of the first floor and loft level. The site contains the applicants' flat, back garden, and front garden. The two flats have a shared entrance.
- 2.2 The surrounding area is residential, primarily characterised by three-storey semi-detached dwellings.
- 2.3 Materials characteristic to the area are red brick, stone detailing, and white frame glazing.
- 2.4 The site is near public transport links, such as bus routes & stops which connect to nearby employment and shopping centres.

3.0 Design

- 3.1 It is proposed to change the use of the dwelling from class C3 to use class C4 (HMO) along with minor internal layout changes.
- 3.2 There are no external changes associated with the proposal therefore remaining visually the same from all external facades
- 3.3 The design of this proposal aims to create a comfortable, high-quality 6-bedroom HMO property.
- 3.4 The layout changes will provide the necessary space to ensure the additional bedrooms are spacious and well-appointed.
- 3.5 With no external changes the proposal ensures that there is no impact on the neighbouring or surrounding properties.
- 3.6 The proposal does not result in more than a 10% concentration of HMOs within a 100m radius, therefore the change of use class would meet criteria set out within The Newport HMO Guidance.
- 3.7 The scheme will not have any major impact on the immediate or wider context.

Layout

- 3.8 The proposal secures a high standard of accommodation which is in line with Section 5 of the Newport HMO Property Standards in terms of space standards required for all bedrooms and shared spaces.
- 3.9 The proposed HMO comprises six bedrooms, all of which comply with area requirements and provide sufficient space for sleep, study, and storage space.
- 3.10 The kitchen, dining & living space will provide a large communal area for amenity and social activity.
- 3.11 The proposal includes 4 full ensembles and one shared bathroom each including shower/bath, basin and lavatory facilities which is in line with the requirements set in the Newport HMO Property Standards.

4.0 Appearance

- 4.1 The existing house will remain visually the same from all facades including the front roadside aspect. Therefore having no external impact on the neighbouring dwellings and surrounding area.

Landscaping and access

- 4.2 The proposed work will not require any felling of trees, reducing the impact upon the site and the immediate surroundings.

- 4.3 Due to the nature of the proposal, access will remain the same to the property.
- 4.4 The proposal will not have any impact on the driveway or garage capacity.

5.0 Summary and Conclusions

- 5.1 The proposal has no perceived negative impact on the surrounding area. The proposed design and layout of these alterations is of a reasonable scope to create a considered and compliant HMO property with minimal impact upon the immediate context and surrounding area. It takes prerequisite HMO Property Standards criteria into account and addresses requirements for spatial layout and energy efficiency. It is with this in mind that we seek the approval of the scheme by Newport City Council.
- 5.2 The proposal will follow the National planning Policy Framework and framework guidance of the Newport City Council Core Strategy and Local Plan.
- 5.3 In summary, there are no identified adverse impacts which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

Photographic Schedule



Fig. 1 – Front Elevation of 31 Fields Road



Fig. 2 – Front Elevation of 31 Fields Road



Fig. 3 – Side Elevation of 31 Fields Road



Fig. 4 – Side Elevation of 31 Fields Road



Fig. 5 – Rear Elevation of 31 Fields Road



Fig. 6 – Rear Elevation of 31 Fields Road