A photograph of a two-story brick building with a central entrance and several windows. The building is made of red brick and has a white door and window frames. There are several windows on the upper floor and a bay window on the lower floor. The date 21/02/2021 is printed in the top right corner.

21/02/2021

**DESIGN & ACCESS STATEMENT**  
**IN SUPPORT OF PLANNING APPLICATION**

**FOR**

**PROPOSED RENOVATION OF EXISTING HOUSE IN MULTIPLE**  
**OCCUPATION TO CREATE 4no. APARTMENTS**

**AT**

**32, MOWBRAY ROAD, SUNDERLAND, SR2 8EW**

## **ADDRESS**

32, Mowbray Road,  
Sunderland,  
Tyne & Wear,  
SR2 8EW

## **APPLICANT**

Derek Milligan  
6 Bletchley Avenue,  
Sunderland,  
SR5 4LX

## **THE SITE**

### **Description**

This Design and Access Statement has been prepared in support of a Full Planning Application for the change of use from C4 House In Multiple Occupation to 1 or more C3 Dwellinghouses.

The current used H.I.M.O. use has been in place for a long period of time and was established as its lawful use on 27<sup>th</sup> May 2020 under application reference: 20/00570/CLE.

The proposed use is very closely related to the existing use, with multiple occupants in one property, albeit moving to a more self-contained living arrangement.

It is important to highlight that the principle of C4 to C3 is established as a permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015. It is only the multiplicity of 'two or more separate dwellinghouses' (4no. in this particular case) that excludes this particular application from permitted development. Nonetheless, this should carry significant

weigh in support of the application, especially given that the number of occupants is reduced from 6no to 4no.



Picture 1 – OS map

## THE PROPOSALS

### Amounts

The site itself amounts to 163 sq.m. The existing building footprint occupies approximately 3 quarters of the overall site at 112sq.m.

The proposals seek to provide 4no. one-bedroom apartments.



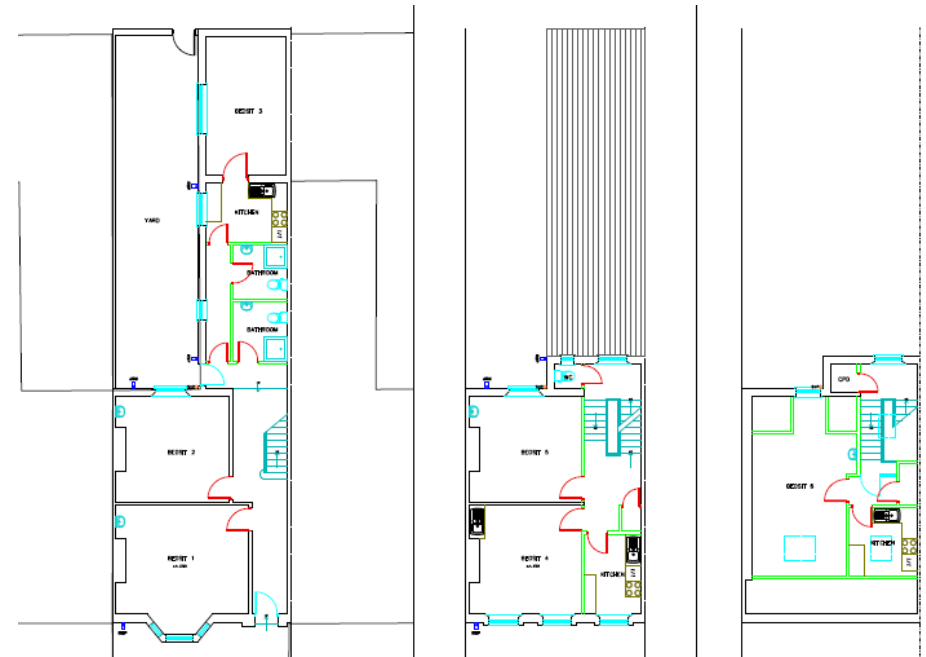
Photograph 1 – Existing Highway Elevation.

### Layout

The proposals involve minor internal alterations to the existing property. With the existing use similar to the proposed use, the adaptation is minimised.

The current property is a mid terrace with the main entrance and through corridor adjacent the right side party wall leading straight forward to a stairwell and beyond to a rear yard door, without interruption. The habitable areas are situated to the left hand side of

the property, with the additional of the rear extension beyond the right hand stairwell (see image below).



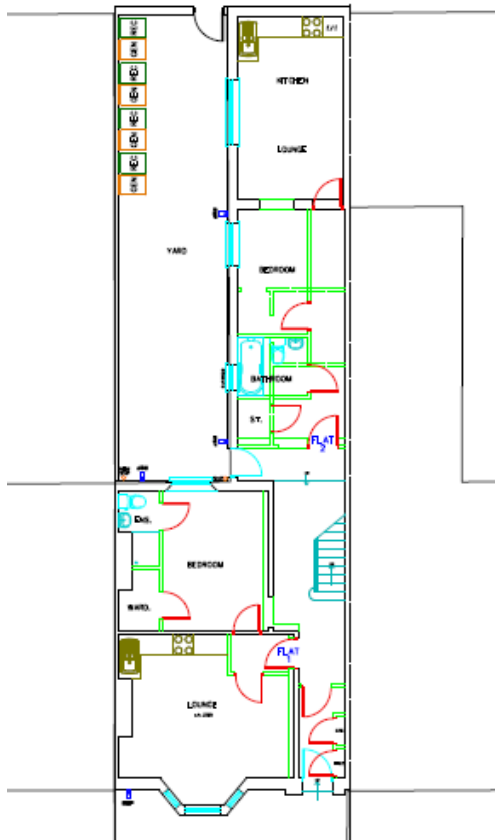
Picture 2 – Existing floor plans

The upper floors are served by a single stairwell that remains on its own footprint bottom to top with the habitable space of the same arrangement.

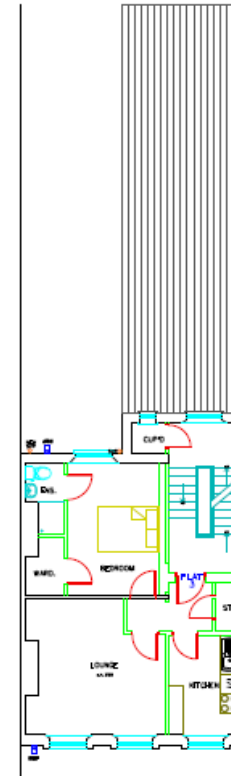
The proposals seek to retain all elements of the layout, with the circulation corridor and stairwell serving all internal habitable areas and rear yard. The habitable areas or marginally reworked via partition layouts to adopt the existing HIMO bedrooms/shared amenities into improved individual units as self contained flats.

The only shared area retained is the rear yard, which is accessed via its existing arrangement internally. In addition, the yard provides direct access to the rear lane via a pedestrian door, the arrangement which will also be retained.

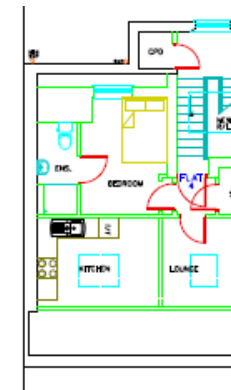
The proposals overall look to minimise the renovations whilst providing a high quality accommodation space.



Picture 2 – Proposed site and ground floor plan



Picture 3 – Proposed first floor plan



Picture 4 – Proposed second floor plan

## Scale

No external extensions or building additions are proposed and therefore no issues of scale occur.

## Landscaping

The only external areas are the rear yard and a small yard to the external frontage that are both concrete surfaces, and do not offer the opportunity or the environment for greenery. Furthermore, as the areas will remain communal, any greenery will not be naturally maintained. The proposals are no worse than the existing arrangement.

## Appearance

The external appearance and finishes, typified in the photo below, will remain unchanged with the exception of necessary repairs and making good.



Photograph 2 – External appearance

The existing materials are scheduled below :-.

- Facing brickwork to external walls
- UPVC frame double glazed windows
- Slate tiled pitched roofs
- Artstone heads, cills, and feature window surrounds

## Access

The existing pedestrian access points will be retained, which lead to the Mowbray Road frontage and the rear lane.

No vehicle parking is provided within the site curtilage. A wealth of on street parking is provided directly outside the site frontage, with space for 2 no. cars at the immediate kerbside and additional parking along the opposite kerb, which is not allotted or adjacent to an existing dwelling. The parking is uncontrolled. In addition, the rear lane is much wider than typical rear lanes (accessed from Salem Street), which also offers room for 2no. unmarked parking spaces without hindering passing traffic.

It is important to highlight that the conversion works will bring the occupancy down from 6no. persons (H.I.M.O.) to 4no. persons (single bedroom flats) and is therefore relieving the burden of travel required to and from the property.

Future occupants are expected to be single persons employed within the city centre. The city centre is a 10 minute walk from the property, along with bus and rail access to wider regional and national areas.

4no. secured sheltered cycle bays shall be provided to the rear yard to serve the future occupants, to encourage healthy travel and exercise.

Overall, from a highways viewpoint, the proposed use is positive and encourages green forms of travel for future users.