



**FarrerDesigns**  
*(Yorkshire) Limited*  
*Architectural Designs*

14 Keats Walk, Harrogate,  
North Yorkshire, HG1 4HP  
Tel: 01423 541107,  
Email: [ben@farrerdesign.co.uk](mailto:ben@farrerdesign.co.uk),  
Web: [www.farrerdesign.co.uk](http://www.farrerdesign.co.uk)

**Design And Access Statement**

Location: 27 Bedale Avenue, York, YO10 3NG

Proposal: Change Of Use From Class C3 To Class C4.

**Introduction/Use**

This design and access statement is produced for the change of use of 27 Bedale Avenue on behalf Sullivan Student Properties. The existing dwelling is in a residential estate on the outskirts of York City Centre accessed from Bedale Avenue for pedestrians and vehicles. The property is currently a 5 bedroom class C3 domestic dwelling. A pre application enquiry with reference 21/00595/PREAPP confirms the thresholds for the street levels of HMOs has not been breached and that the change is considered acceptable.

**Amount**

The proposal is for the change of use of the building to a class C4 small HMO. No physical alterations are proposed to the building. The driveway is open plan suitable for vehicles and there is cycle storage within the garage studio to the rear.

**Layout**

The layout of the building does not change, no room alterations are required. No external alterations are proposed.

**Scale**

The scale of the building is not changing. No extensions or external alterations are proposed.

**Landscaping**

The boundary treatment will remain as existing. The 1.8m wall-fence will remain to the party wall at the rear while the low level dwarf wall to the frontage will remain at approximately 0.6m high.. There is a hard landscaped driveway and patio to the rear which will be retained for parking of three vehicles and the bin stores respectively.

**Appearance**

The overall appearance of the building does not change as part of the application.

**Access**

The site lies on Bedale Avenue, approximately three miles East of York City centre. The site is accessed from Bedale Avenue for pedestrians and vehicles. The property is on an easy walking route and on public transports main spine routes into York Centre. There are ample shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Bedale Avenue.