

DESIGN & ACCESS STATEMENT

EXTENSION AT 15 CLAREMONT TERRACE, YORK, YO31 7EJ FOR THE COSY COLLECTION LTD. – MISS M C MAGUIRE & MR D COULSON

INTRODUCTION

15 Claremont Terrace is a large mid-terraced dwelling within the conservation area to the north of the city centre. The layout is over 3 floors with living room and kitchen to the ground floor. To the rear of the property is a yard area with a derelict single storey storeroom.

The use of the properties on Claremont Terrace varies from private residential and flats to small Bed & Breakfast businesses.

The premises have been a licensed HMO since June 2009 providing 6 letting bedrooms with communal facilities.

PLANNING HISTORY

There are no previous planning applications for 15 Claremont Terrace.

PROPOSALS

The proposals are to erect a single storey GRP parapet extension. This provides space for open plan living, kitchen and dining as well as 1 bedroom and 2 shower rooms.

The east wall of the present kitchen would be removed, a new external wall built inside the existing east boundary wall and a single GRP parapet roof formed over the new floor space to provide a large communal kitchen, living and dining area. The remaining rear yard area will allow for cycle storage and refuse bins with access to the rear lane.

The proposal also includes for the change of use of the building to create a class Sui Generis 8-bedroom HMO.

Materials & Appearance

Materials will match exactly the existing brickwork to the new walls. The GRP roof will be finished with parapet wall to match existing brick work along with coping stone detail and 3 new skylights. The skylights will be double glazed and a new doorway into the yard will be composite UPVc.

AMOUNT

The single bedroom provided will be 7.8m² of new floor area and the kitchen extension provides 11.3m² approximately of additional floor area. These proposals provide the property with 8 bedrooms, a large communal kitchen, dining and a lounge area along with bathroom facilities.

CONCLUSIONS

The proposals are small scale and do not affect any neighbouring properties and only see an increase of 2 bedrooms above the 6 already occupied.

The massing and scale is no different to the many extensions along this street and the increase in terms of activity will be negligible.

The street is already subject to a Residential Parking Scheme and at its capacity so this proposal cannot have any detrimental effect on the present situation.

We, therefore, see no planning grounds for refusal considering the present use and existing facilities that this property provides.