

Morton & Hall Consulting Limited

Consulting Structural Engineers & Building Design

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Your ref:

Our ref: H9263/MH/mh

Date: 21 September 2023

DESIGN & ACCESS STATEMENT

FOR

41 QUEENS ROAD, WISBECH, CAMBS, PE13 2PE

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

The proposal is for converting an existing property to a house of multiple occupancy.

Documents with the application include existing and proposed planning drawings, Design & Access Statement, Biodiversity Checklist and Flood Map.

2.0 LISTED BUILDING/CONSERVATION AREA

The site is not within the grounds or adjacent to a listed building and the site is not within Wisbech Conservation areas.

3.0 VEGETATION

There is no vegetation over the site.

No trees are to be removed as part of this proposal.

4.0 INFRASTRUCTURE/DRAINAGE

The proposal is no to extend the existing property and therefore there will be no increase in surface water runoff from the dwelling.

The property is already connected to the Anglian Water Mains Foul Sewer.

The property also has existing infrastructure for other utilities.

5.0 EXISTING PROPERTY

The existing property is a semi detached two and a half storey dwelling of load bearing masonry construction.

At the time of the site visit, the property was vacant.

It should be noted that the loft area is already plastered out, has a staircase already set and there are existing windows on the front and side elevations which are all existing windows which were set when the property was built.

This proposal is not to convert the roof space.

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Reg: 5525923

6.0 FLOOD MAP

On reviewing the Environment Agencies Flood Map this site is located within Flood Zone 3.

The proposal however is not to build any new dwellings or extensions and the floor level within the property would remain as existing when compared to the existing ground level.

The proposal would not increase flood risk elsewhere as the footprint of the existing building will remain.

7.0 BIN STORAGE

The existing property does have bin storage for the residential use.

On the proposed planning drawings submitted, bin storage is shown which would be less than 25m from the highway.

This is set behind an existing boundary treatment and therefore cannot be seen from the street scene.

8.0 EXTERNAL AMENITY AREA

This site sits on a large plot within the centre of Wisbech.

Nearly all of the side and rear amenity area is to be maintained as existing, which would also safe guard amenity to properties either side which do have similar sized gardens.

Boundary treatments about the site would also be maintained.

9.0 HIGHWAYS

At present there is rear access to the site and there is a garage present.

The proposal is to demolish the garage and allow for additional off road rear parking within the site, which is similar to all other properties off Queens Road.

Further off-road parking is shown to the front of the site which would match in with the character of the street scene on this side of Queens Road and also on the opposite side.

This site should be considered as a town centre location due to Somers Road Car Park being approximately 210m from this site.

It should be noted that a recent Planning Application at Langley Lodge Residential Home Ref F/YR23/0282/F did not request any additional parking for the large extensions that were proposed, and this was approved by the Cambridgeshire County Councils Highways Department due to the proximity of the site in relation to the town centre of Wisbech and the Somers Road Car Park.

This proposal is on the same road.

This is a key point with this house of multiple occupancy application as off-road parking is being provided. 1 to the rear of the site where there is already a garage and additional parking spaces being shown in this regard and 2 to the front of the site, off road parking is being provided in this regard.

Both at the front and rear of this site does match in with adjacent properties on Queens Road, which also have parking to the front and rear.

Majority of houses of multiple occupancies do not have the benefit of off-road parking, however this proposal does.

10.0 DESIGN & APPEARANCE

There will be no alterations to the front elevation of the property.

Opens are being maintained on the front, rear and side elevations and therefore the appearance of the building is not changing.

11.0 PEDESTRIAN LINKS

This site has good pedestrian links via Cambridgeshire County Councils adoptable pavements to nearby facilities at Somers Road, playing fields off Alexandra Road and footpaths leading to Wisbech Town Centre.

12.0 PROPOSED FLOOR AREAS

Reference should be made to the proposed design drawings for the floor areas of each room.

These are in accordance with Fenland District Councils House of Multiple Occupancy Regulations for double and single rooms.

13.0 EN~SUITES/BATHROOMS

It should be noted although this an eight bedroom HMO, five en~suites are shown and two bathrooms which is greater than the minimum requirements.

At ground floor level a large dining room and kitchen area together with utility room is also shown allowing for internal communal space, therefore not relying on all external communal space.

14.0 CONCLUSION

This site is in accordance with House of Multiple Occupancy Fenland District Council Regulations.

The proposal unlike the majority of HMOs offers off road parking both at the front and rear of the site.

Proposed bin storage is clearly shown on the design drawings.

The proposal has a large external and internal amenity areas.

The building does not have any external design changes to the front elevation and therefore the street scene is maintained as existing.

The existing property is two and a half storey and was built as a two and a half story with existing windows within the third storey, which is already plastered out and has an access stair.

The proposal is therefore not to increase the number of storeys within this property.

This site is within the built up form and town centre of Wisbech offering good pedestrian and vehicular links to all services.