

25 Bishop Road  
Bishopston  
Bristol  
BS7 8LS

**Planning Design and Access Statement**

Houses in Multiple Occupation  
HMO



Fig 1.0 View from front of 25 Bishop Road



**STUDIO YAQUB**

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**1.0 Overview**

1.1 Scope and Purpose of Document

This statement has been prepared by Studio Yaqub Limited on behalf of our client in connection with an application for planning permission relating to the site at 25 Bishop Road. The Information has been provided to explain the change of use into Houses in Multiple Occupation (HMO) The specific purpose of this document is to assess the impact of the proposal on the Bishop road and its existing properties.

1.2 Associated Submission Material

- L001\_Covering Letter
- P001\_Location Plan
- P002\_Site Photograph
- P010\_Existing Ground and First Floor Plans
- P011\_Existing Loft and Roof Plans
- P015\_Existing Elevations
- P016\_Existing Terrace Plans and Elevations
- P017\_Existing Terrace Plans and Elevations
- P020\_Proposed Ground and First Floor Plans
- P021\_Proposed Loft and Roof Plans
- P025\_Proposed Elevations
- P026\_Proposed Terrace Plans and Elevations
- P027\_Proposed Terrace Visuals
- P030\_Proposed Sections
- P040\_3D Proposed
- P050\_Existing and Proposed Gross Area
- P060\_HMO Threshold Assessment



Fig 2.0 View from rear of 25 Bishop Road



**2.0 Context**

2.1 Planning History

- 23/03536/H

Proposal: Loft conversion to the rear end with a new extension to the side of the existing hipped roof.

Decision: Pending consideration

Date of validation: Mon 11 Sep 2023

- 22/05309/F

Proposal: Proposed subdivision of a single dwelling house into two apartments, split between the ground and upper floors, including roof extension and provision of bin and cycle storage.

Decision: Pending consideration

Date of validation: Wed 02 Nov 2022

- 08/00616/H

Proposal: Construction of a two-storey and a single-storey extension, both to rear.

Decision: Granted

Date of validation: Mon 11 Feb 2008



Fig 3.0 Aerial Site Map



### 3.0 Proposal

The proposed work to 25 Bishop Road is to include internal alterations/reconfiguration and a loft conversion, with new roof including a rear dormer. These proposed works have been proposed to enable an effective HMO layout can be created.

The current use of the site is a privately owned residential house of two storey consist of Kitchen, dining, living spaces, WC, bathroom and four double size bedrooms. Along with a private amenity to the side with front access from (Bishop Road) and rear access from (Cambridge Road).

#### 3.1 HMO Threshold Assessment

Analysing the site against both the sandwich rule and the threshold rule, using pinpoint mapping. It is clear that the site meets these requirements on all points. There appears to be a particularly low percentage of HMO's locally (3.7%) and therefore the addition of another would not adversely effect the locality.

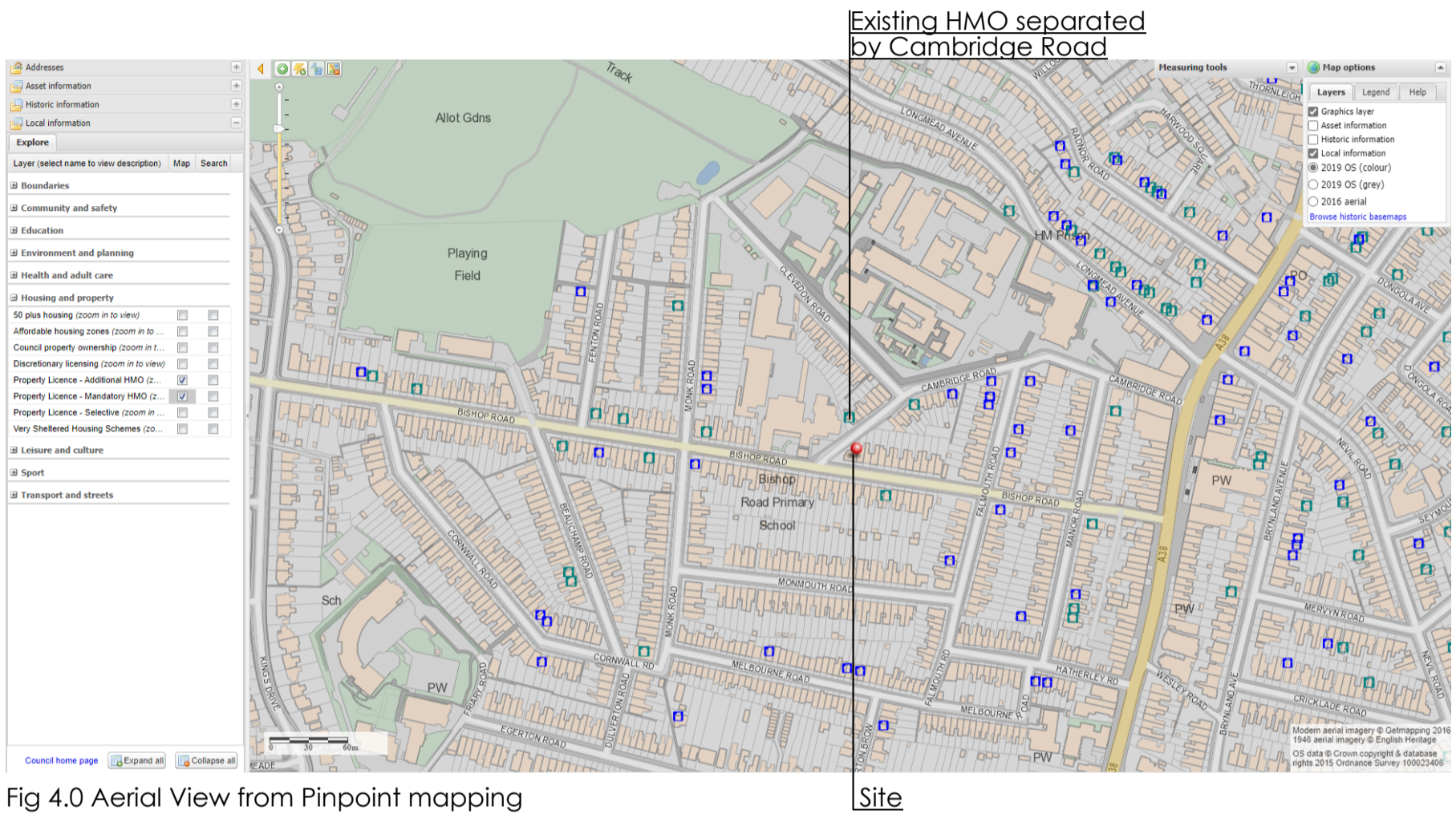


Fig 4.0 Aerial View from Pinpoint mapping

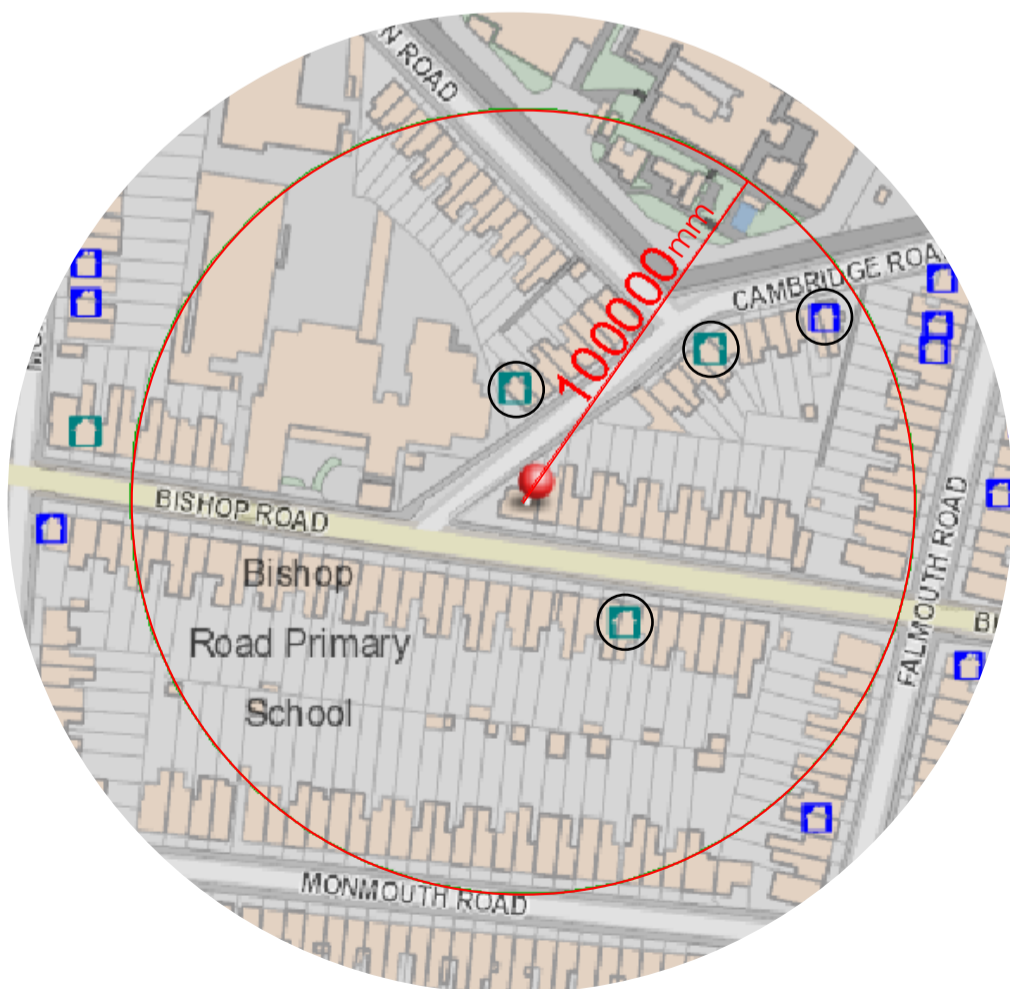


Fig 5.0 Scaled aerial view from pinpoint mapping to show area of radius of 100m

#### HMO Threshold Calculation

$$\text{HMO Threshold percentage} = \frac{\text{Total identified dwellings in use as HMOs within 100m radius}^*}{\text{Total identified dwellings within 100m radius}^{**}} \times 100$$

\*Including HMOs within converted buildings

\*\*Including dwellings within converted buildings

The datasets used to identify dwellings and HMOs are set out in section 4.5.

$$\frac{4 \text{ (HMOs within 100m radius)}}{108 \text{ (Total dwellings within 108m radius)}} \times 100 = 3.7\%$$

### 3.2 Use

The proposed use for this property is to provide additional space in Bristol for private tenants and enhance in helping the shortage of accommodation to reduce over all.

### 3.3 Amount

Our client is keen to see his house/dwelling developed and hope to thoughtfully introduce a number of additional rooms. We believe that this will provide long-term environmental, social and economic benefits to the local area.

The proposal is comprised of 7 bedrooms along with 4 en-suites and 1 sharing bathroom as well as communal areas for kitchen and living space. The proposal also includes secured bicycle and refuse stores. All proposed designs are in line with The Housing Act 2004 (July 2023).

Please refer to drawing No. P020 for full details on required area and storages.

Floor	Ground Floor	Ground Floor	First Floor	First Floor	First Floor	First Floor	Secod Floor
Room No.	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6	Bedroom 7
Room Area	12 sqm	11 sqm	12 sqm	11 sqm	12 sqm	12 sqm	12 sqm
Required Area (Housing Act 2004 (July 2023))	6.51 sqm	6.51 sqm	6.51 sqm	6.51 sqm	6.51 sqm	6.51 sqm	6.51 sqm
Area Exceeded by requirements	5.5 sqm	6.5 sqm	5.5 sqm	6.5 sqm	5.5 sqm	5.5 sqm	5.5 sqm

Table 1.0 Bedrooms areas and requirements by Housing Act 2004 (July 2023)

### 3.3 Layout:

Externally the only visible changes will be focused on the roofscape, with no notable alterations to the elevations.

On Ground Floor, the total area of living room and kitchen is 39 sqm which comply with the Housing Act 2004 (July 2023). As three bedrooms would not have their private en-suite, a sharing bathroom is designed on the ground floor following the standards by Housing Act for three sharers.

All bedrooms are complying with the housing act for bedroom sizes as well as with the kitchen appliances that suits 7 occupants

Also, new sound insulation is designed along the neighbour's wall and the kitchen & dining space.

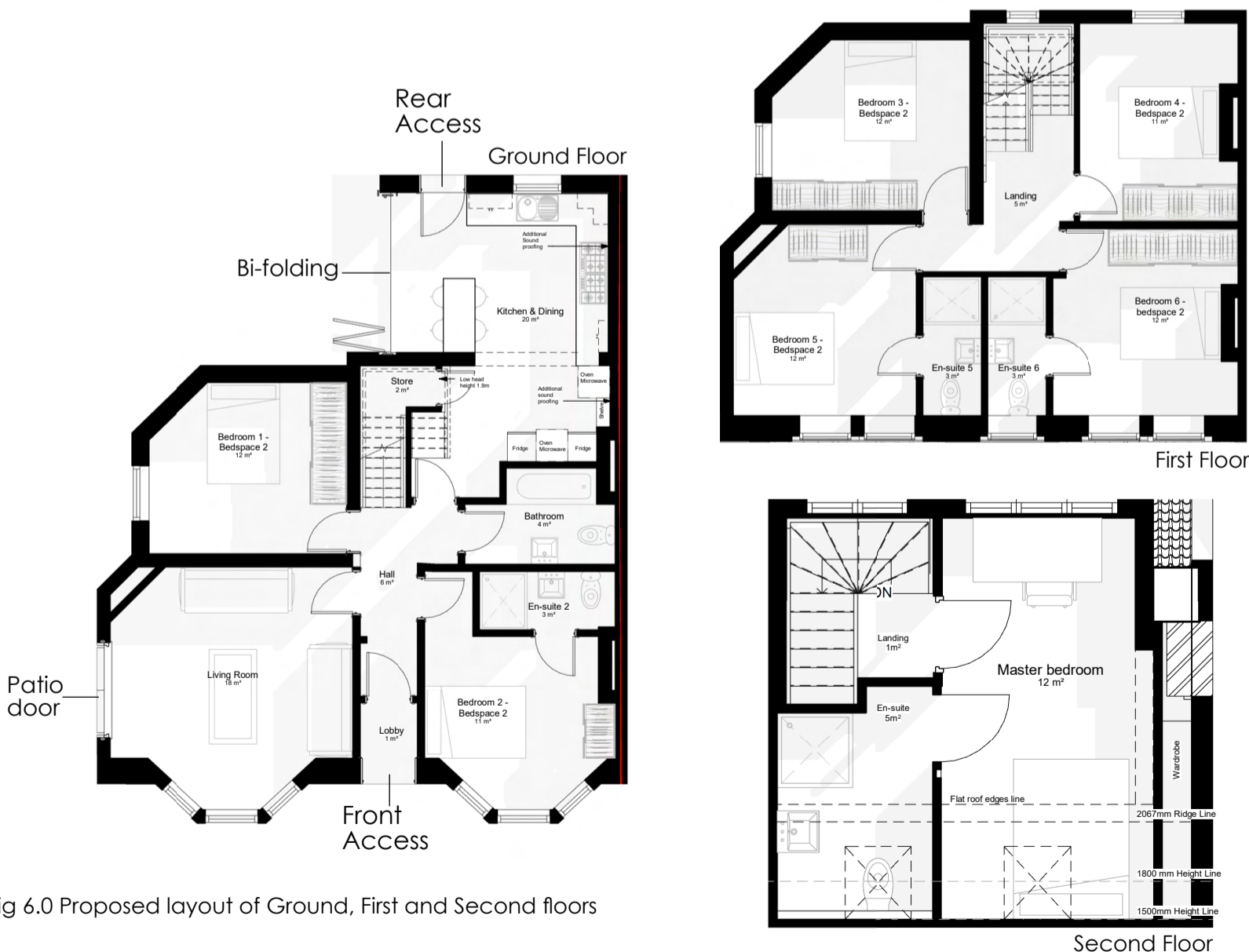


Fig 6.0 Proposed layout of Ground, First and Second floors



To comply with the local authority and waste management, double set of refuse provision is applied to allow enough space for occupants to recycle and manage their waste.

Residential bin provision:  
2 x blue plastic recycling bag (90l)  
2 x organic waste box (23l)  
4 x recycling box (55l + 44l)  
2 x general waste bin (240l)  
In line with:  
Waste and Recycling  
Storage and Collection Facilities 7.2

Secured bicycles storage one bicycle  
per bedroom and one for visitor  
In line with Manual for Streets.

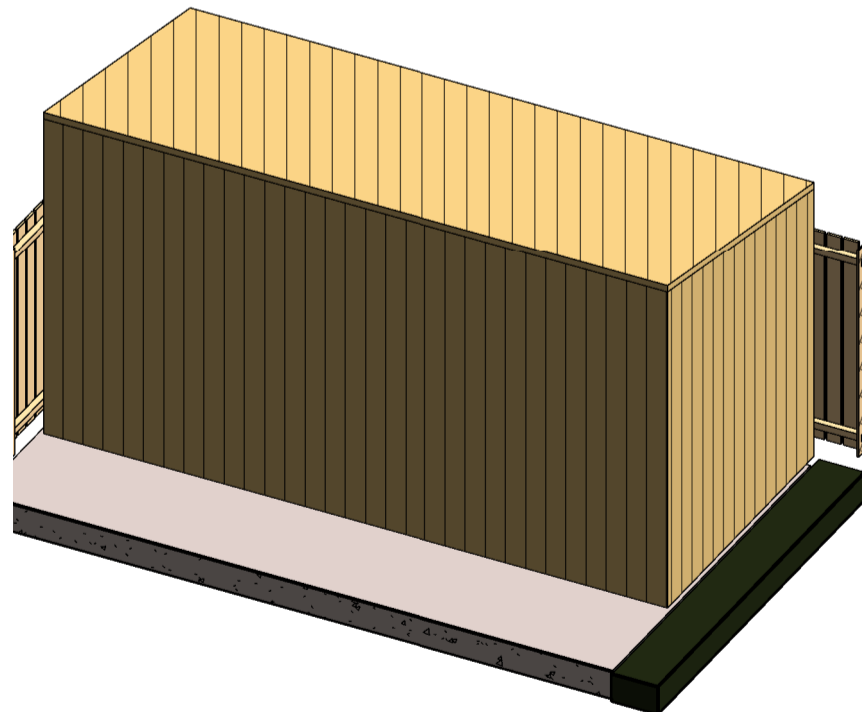
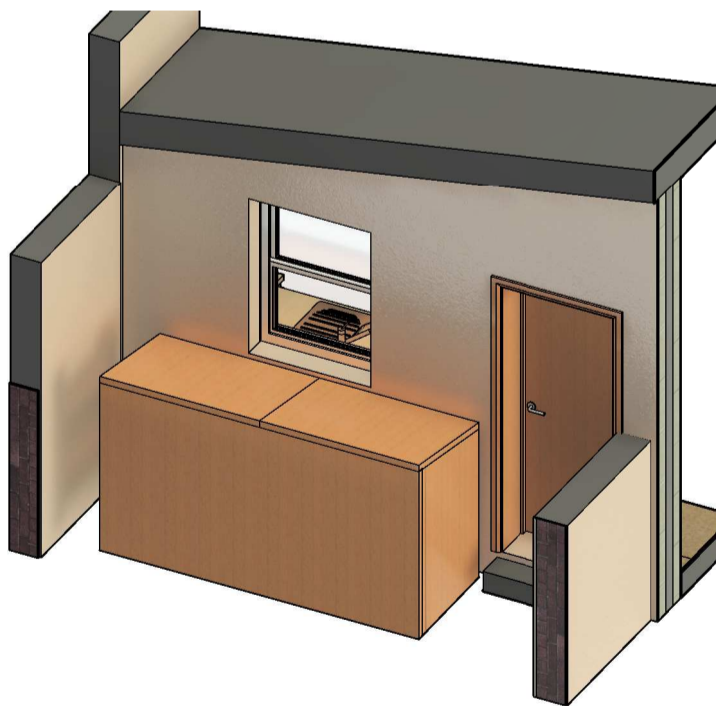
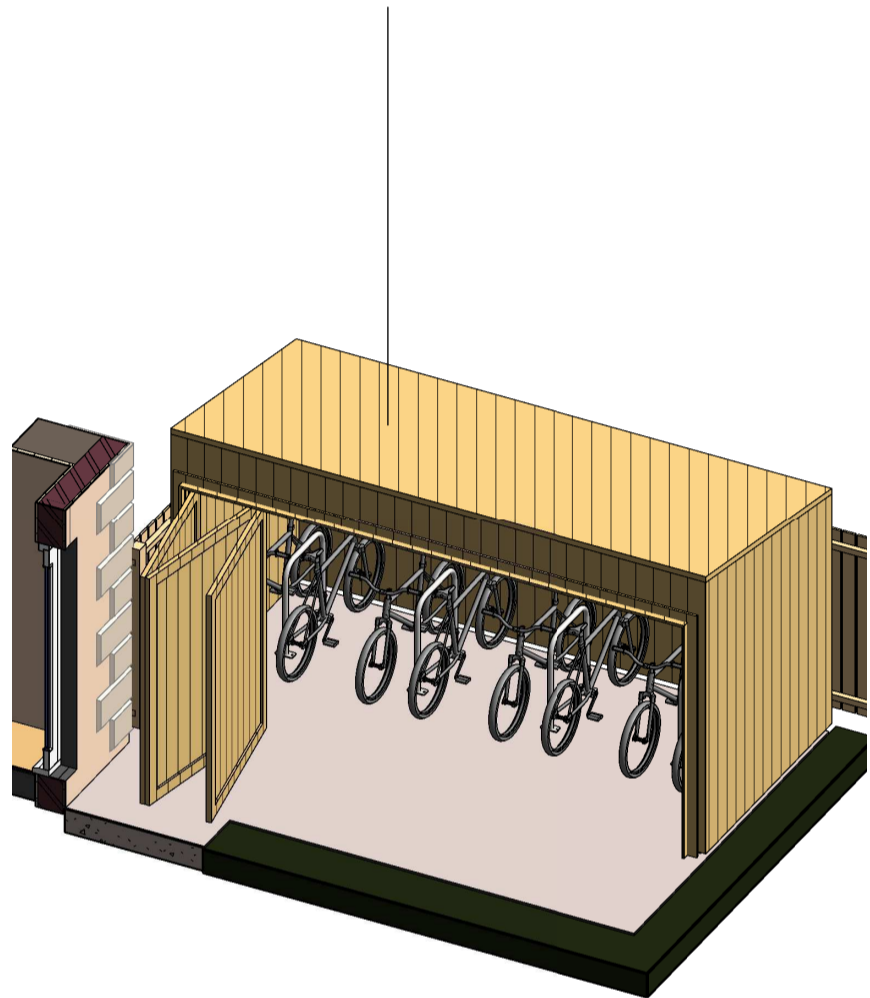
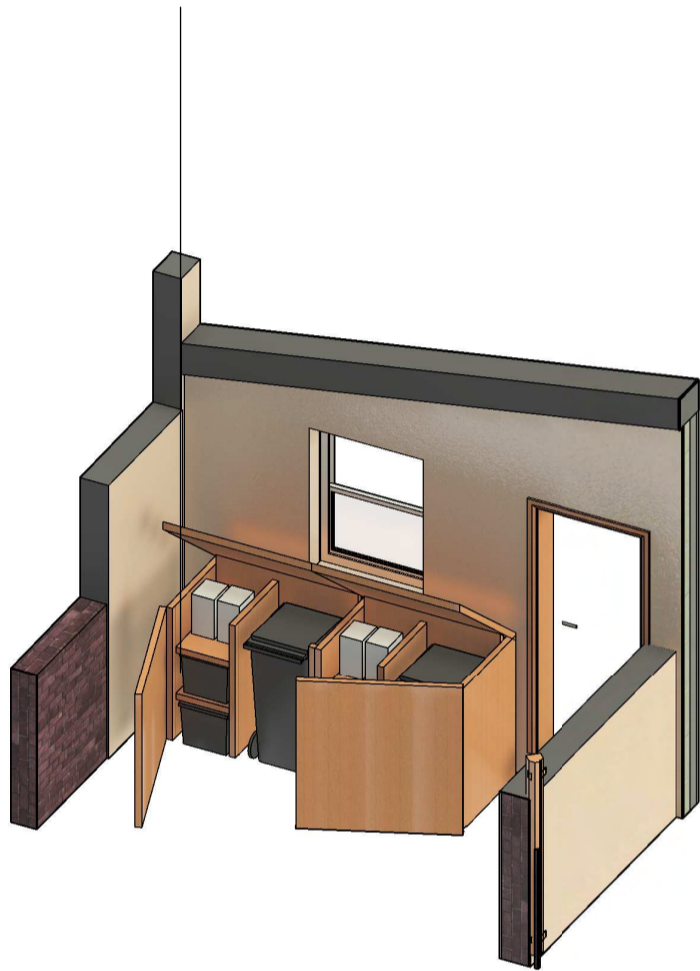


Fig 7.0 Proposed secured storage for Refuse & Bicycles



3.5 Appearance

As only a loft conversion designed to allow extra space, the rear loft would match with same size of next door at 23 and 21 Bishop road. New flat roof shall not exceed the ridge line or the party wall boundary line.

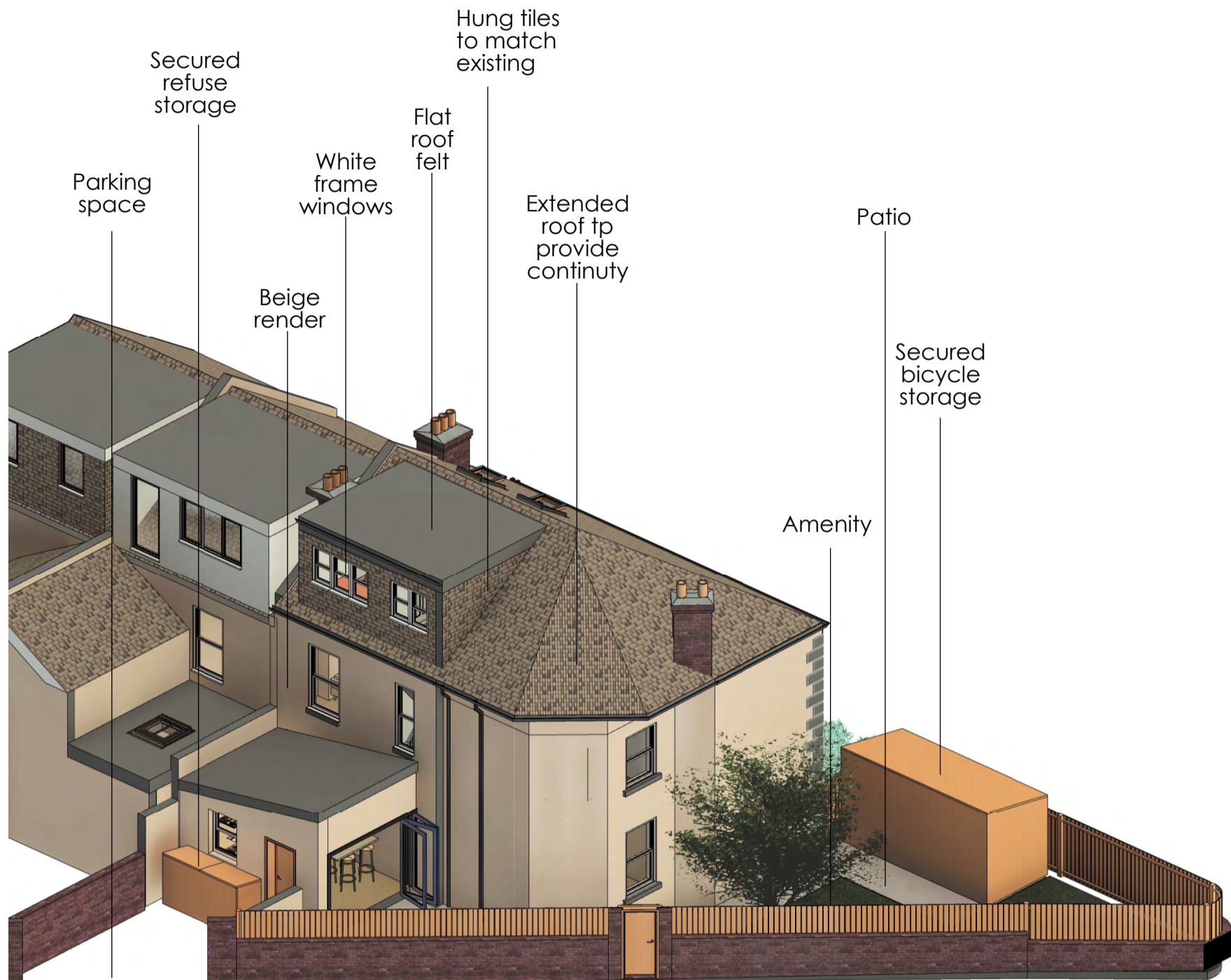


Fig 8.0 3D Visual Rear

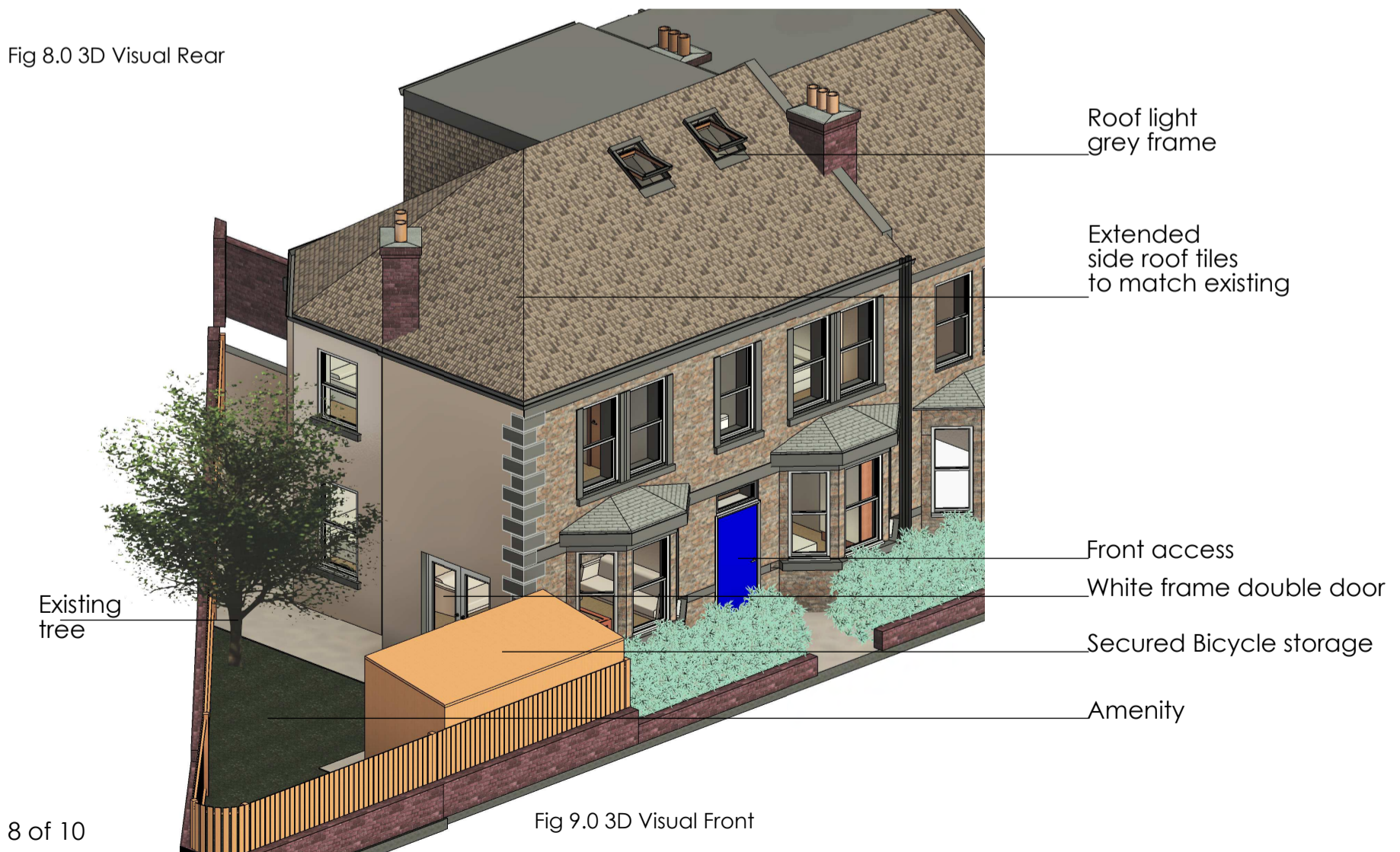


Fig 9.0 3D Visual Front



#### **4.0 Conclusion**

The proposed design is complying with the local and national planning policy which covers the layout to allow 7 occupants along with their needs such as enough kitchen appliances, communal areas, en-suits, and for those who does not have en-suite a communal bathroom is designed to be shared.

As a threshold assessment carried out, there was no sandwiched HMOs around the site apart from one that is separated by Cambridge Road and having the threshold percentage calculated not more than 10%, we believe that the site shall be applicable for a HMOs application.

Secured refuse and bicycle storages are also provided in line with the planning and waste guidance that can cover 7 occupants. Also, each bedroom has a secured bicycle space and an extra space for a visitor.

The proposal aims to improve the use of the dwelling with the introduction of a loft floor bedroom and en-suite along with a range of modifications at ground and first floor to allow enough areas for new occupants.



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