

## **Design and Heritage Statement**

**Change of use from Hair and  
Beauty Spa to Residential  
Dwelling**

**at**

**Former Kuki Hair & Beauty Spa,  
Water Meadows, 367 Huntington  
Road, York , YO319HR**

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## **1.0 INTRODUCTION**

WardmanBrown were appointed by Lisa Wilson to assist with the preparation of a Planning and Listed Building Application to seek consent for the change of use of an existing Hair and Beauty Spa at 367 Huntington Road, York into a single self-contained dwelling.

## **2.0 PHYSICAL CHARACTERISTICS OF THE SITE AND SURROUNDING AREA**



The application property is a Grade II Listed building located within a residential area to the North of the City. Originally a residential dwelling, the property was used as offices prior to obtaining a change of use to be used as a Hair and Beauty Spa in 2003 under approval reference 03/02997/FUL. Following the closure of the business the owner wishes to revert the use back to residential for sale on the open market.

## **4.0 PROPOSALS**

Change of use from E(c) to C3. No internal or external alterations are proposed.

## **5.0 PLANNING CONSIDERATIONS**

### **Highways**

With reference to the supporting drawings the change of use would allow the property to be used as a 5 Bed Dwelling which would carry a parking requirement of 3No spaces. The property benefits a large drive with ample space for the parking of 3No vehicles and permits turning which would allow vehicles to leave site in a forward facing direction.

### **Cycle and Waste Storage**

Bin and Secure Cycle Storage are available within the site and dwelling.

### **Noise**

The property is located within a residential environment. Noise is not anticipated to be of any concern in this regard.

### **Natural Daylight**

As can be seen with reference to the plans and elevations all habitable accommodation is provided with windows providing sufficient natural light.

### **Contamination**

The recent commercial use of the property would not raise any concerns with regard to contamination. The historic use of the dwelling is as a dwelling therefore no further assessment should be required.

### **Flood Risk**

With reference to government guidance the site is not within an area at risk from any form of flooding – Refer to Environment Agency Flood Map.

### **NDSS**

The proposed change of use would result in a dwelling and room sizes which meet the minimum expectations of the nationally described space standards.

## **6.0 HERITAGE IMPACT**

The property is Grade II listed under entry 1262146.

There are no other Listed Buildings within the immediate vicinity of the site.

This application seeks permission for a change of use from commercial to residential with no internal or external alterations.

As the property was originally constructed as a dwelling this change of use to revert the dwelling back to its original purpose can only be of benefit within the context of any impact assessment.

# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
461085/454746

Created  
22 Nov 2023 13:11

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

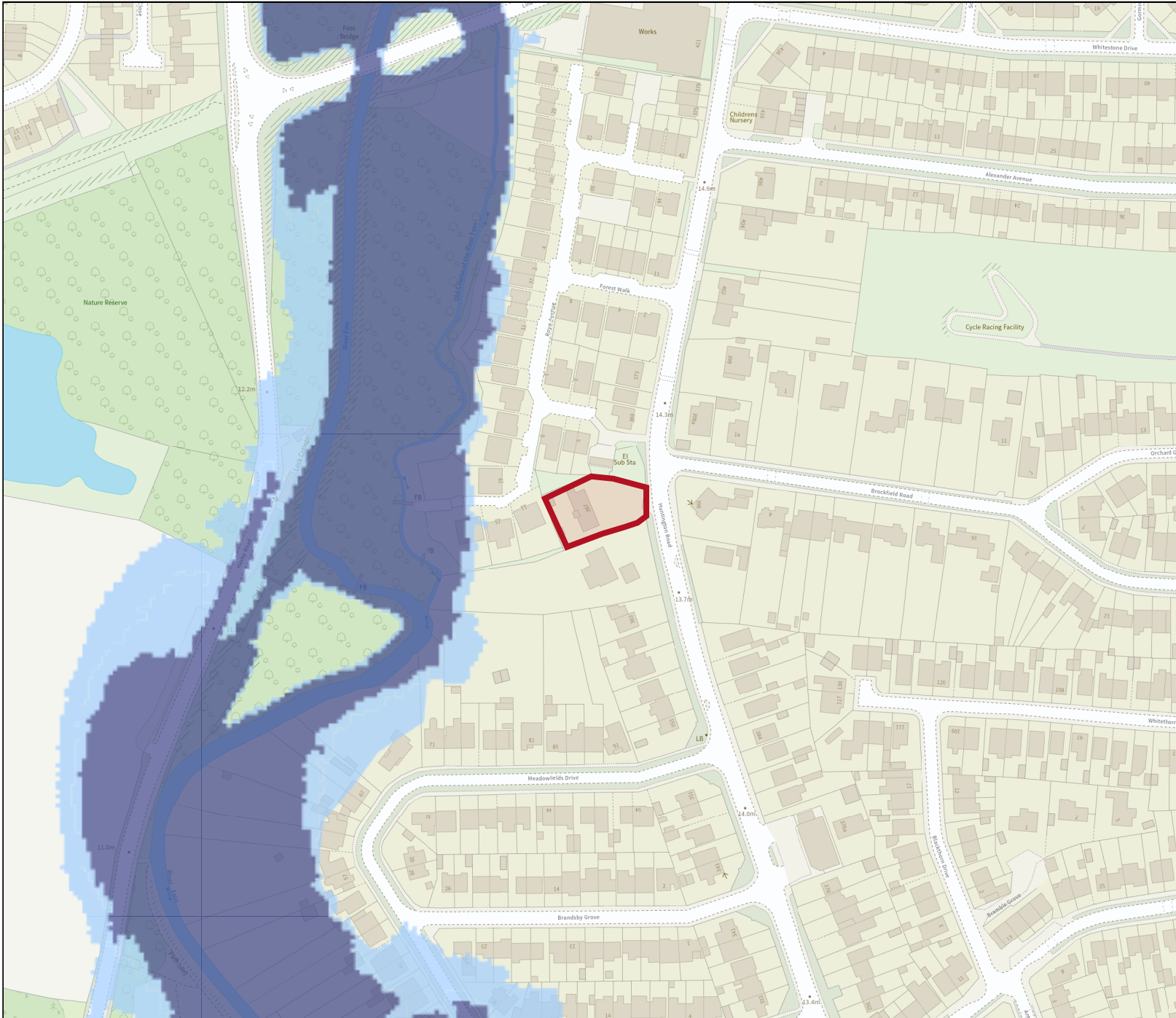
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Flood map for planning

Your reference  
**<Unspecified>**

Location (easting/northing)  
**461085/454746**

Scale  
**1:2500**

Created  
**22 Nov 2023 13:11**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

