

Planning Support Statement

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Introduction

Overview

This Statement is submitted on behalf of Novus Haus, in support of a full planning application for a proposed Change of use from an existing C3/C4 use class to a Large HMO Planning use class (*Sui Generis*) in Crosby, Merseyside.

This proposal will provide 20no. HMO Rooms with shared facilities such as: 4x Kitchens, 2x Games Room, 4x Living & Dining Room, Storage facilities, 1x Meeting Room + Co-working spaces + sufficient outdoor amenity space - providing generous ancillary communal accommodation to future tenants

The purpose of this Statement is to detail the application process, review the most relevant planning policy framework and to draw conclusions as to the Site's suitability for the proposed development.



The Site

9, Chesterfield

The site has an established use, allowing for groups of people living in apartments (8 Flats in total) as their only or main residence.

There is one building within the overall site curtilage used for residential purposes; a traditional rendered three-storey building which is currently vacant.

Situated on approximately 0.11 hectare of land, 9 Chesterfield Road is positioned to the east of Crosby Town Centre, on the north-eastern side of Chesterfield Road, predominantly in a residential locale.

A location plan of the site is produced on the drawing **NH-231118-PL-001 - Location + Block Plan.**

The site's proximity to Crosby Town Centre is notable, being 0.8 miles away, with a population of 51,789 at the 2001 census. Crosby boasts convenient access to Liverpool and Southport, with regular bus routes and rail links to Liverpool, Preston, and Southport. The area features numerous independent schools, state comprehensive schools, shops, and eateries. Aligning with planning policy, the proposed development is strategically situated in an area where people desire to reside

Transport

Chesterfield Road is a predominantly residential distributor road, linking Moor Lane to the north to Brownmoor Lane and Rimrose Valley Road to the south.

Both Chesterfield and Moor Lane are bus routes. The site has good pedestrian access with wide footpaths on Chesterfield Road. This site clearly has good vehicle and alternative mode accessibility to the surrounding area.

On Foot - For employment trips, a 2 km walk in each direction would be appropriate, and this is also the preferred maximum walking distance for commuting journeys on foot, as advised by the Institution of Highways and Transportation in their publication "Guidelines for Providing for Journeys on Foot."

Cycling - It is usual to assume a cycling distance of 5 km for shopping and employment trips. For employment trips, it would be reasonable to assume a 5 km distance each way

Planning History

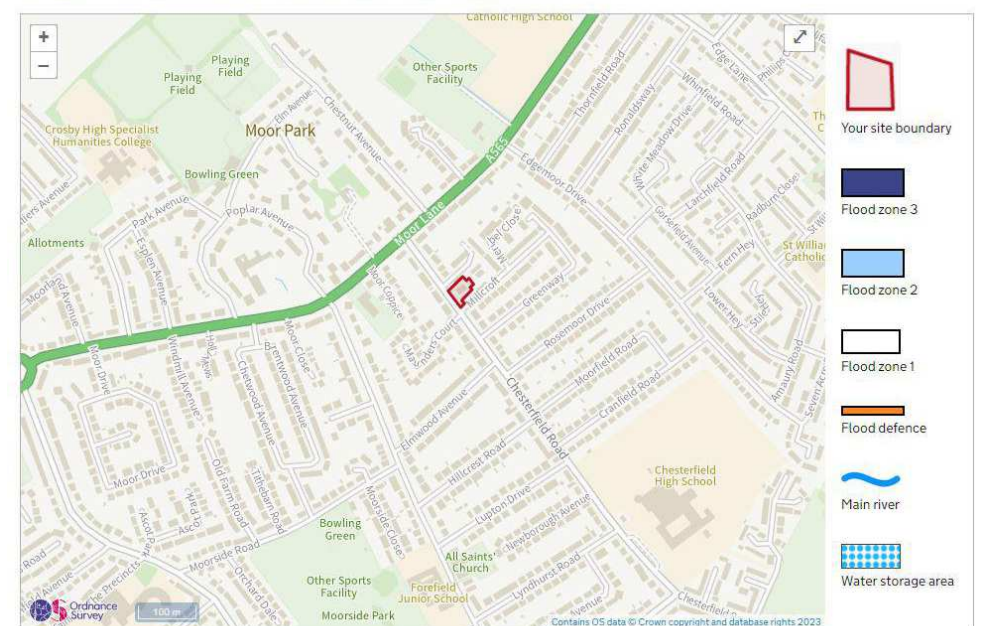
- Ref: S/1992/0369 - Description: Conversion of the premises into eight flats

Flood Risk

The proposed development site is located within Flood Zone 1 as shown on an extract of the Environment Agency's Flood Map below (see Figure 1). The annual probability of fluvial flooding is, therefore, less than 1 in 1,000 years

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



[What the flood map shows](#)

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.12 ha.

Proposal

Proposed Accommodation

This application seeks full planning permission for the change of use of the property from a dwelling consisting of 8x Self Contained Apartments to a large HMO for up to 21no. people (Sui Generis).

The plans submitted as part of the application provide details of the existing and proposed internal layout of the property. It is proposed that the property will provide accommodation for a maximum of 35 people comprising:

- 4x Living / Lounge room
- 4x Kitchen / Dining
- 20x Bedrooms (single beds) - Each bedroom has direct access to its private Ensuite.

The property will allocate parking for 50% of the total occupancy to minimize disruption to local parking arrangements. Within this allocation, two parking bays have been designated for accessible parking bays, and two parking spaces will be equipped with EV chargers

integrating EV chargers in a large HMO is a strategic and forward-looking decision. It not only aligns with the changing landscape of transportation but also adds value to the property, attracts environmentally conscious tenants, and supports sustainable living practices.

- Additional Communal areas not itemised over. See the next page "**Communal Spaces**"

Refuse & Recycling

A recycling centre is close by, in South Sefton Household Waste Recycling Centre, Irlam Road, Bootle L20 4AE, where Glass, Plastic, Cans, Textiles etc can be disposed of. There is of course the collection of domestic waste for general waste. A usual assessment for household waste is to provide 4x 1100 Litre domestic waste & recyclable waste containers

Tenants will be able to store their own bins to the front of their properties and bring them to the roadside for collection.

Ventilation

All habitable rooms, Kitchens, Bathrooms shall be ventilated directly to the external air by a window, which has an openable area not less than 1/20th of the floor area or by suitably sited mechanical ventilation providing a minimum of three air changes per hour operated from the lighting circuit of the room. For kitchens, mechanical ventilation providing six air changes per hour will be deemed sufficient.

Any room containing kitchen facilities should be provided with mechanical ventilation achieving a minimum extract rate of 60L / second.

Proposed Facility Provision

Typical Kitchen Requirements:

- A suitable fixed worktop (not including the drain board) of not less than 2m by 0.6m
- A cooker with four cooking rings, oven and grill
- Two 13amp double socket outlets in addition to any sockets serving major electrical appliances. They must be adjacent to the work surface and at a suitable safe distance from any sink/wash basin.
- A standard 1m sink unit and integral draining board fixed within a base unit, together with an adequate supply of permanent constant hot water and potable mains water, and tiled splash-back. The sink unit must be properly plumbed into the water supply and drainage systems.
- A suitable storage cupboard with a minimum capacity equivalent to a 500mm wall unit per person.
- A refrigerator of not less than 142 litre (5 cu ft) capacity plus an adequate freezer compartment
- A suitable bin of adequate capacity for the storage and disposal of refuse and litter

Where there are **more** than **five** persons sharing, an additional set of kitchen facilities to those mentioned above will be provided

No kitchen must have more than two sets of facilities, or be used by more than ten persons and additional facilities to an existing kitchen must also include the following

Where more than one kitchen is provided these must be on separate floors. Kitchens should be no more than one floor distant from the user's accommodation.

For a full breakdown please see the drawing: "**NH-231118-PL-011 - Proposed Floor Plans**"

Sustainability

Properties will be designed to comply with the latest building regulations using materials that have recycled elements where possible and using energy efficient appliances such as boilers and lighting. Car charging points for electric cars will be provided externally to all new dwellings

Heating:

Wall mounted, fixed heating equipment must be provided in all rooms, including the bathroom and WC areas. The heating system must be capable of maintaining a constant temperature, and be available to all tenants at all times. The occupying tenant must be able to control the heating and the temperature within the premises.

Communal Spaces

Social

Living / Dining Rooms

A shared living area accessible to every occupant of the HMO is important, so that occupants are not confined to their bedrooms for long periods of time other than when they cook, eat, wash, use the toilet or come and go from the property.

Games Rooms

Creating recreational areas in Large HMO's offers various health and social benefits. These include nurturing positive relationships among residents, fostering a more cohesive living atmosphere. Additionally, promoting recreational activities through game rooms can play a role in enhancing residents' overall well-being by encouraging a healthier lifestyle.

By designating specific areas for recreational activities, noise disturbances in individual living spaces may be minimized.

This helps in maintaining a balance between the need for recreation and ensuring a peaceful living environment for all residents.

Work from Home

Given that Chesterfield is primarily a family-oriented neighbourhood, our goal is to preserve the existing relationships and the demographic composition of the local community without causing disruption.

The presence of co-working spaces has the potential to draw in tenants of increased value, including remote workers, freelancers, and entrepreneurs seeking adaptable work settings. This variety in tenant backgrounds can enrich the HMO community, fostering a lively and dynamic atmosphere with less disruption to the local tenants.

Nevertheless, Meeting rooms and co-worksharing spaces align with the evolving trends in remote work, making the HMO more adaptable to the needs of modern tenants.

Outdoor Amenity

Garden

Outdoor amenities play a pivotal role in creating livable, healthy, and attractive environments. They contribute to the physical and mental well-being of residents, promote community cohesion, and add value to both individual properties and the broader neighbourhood or community.

Green spaces contribute to environmental sustainability by improving air quality and providing shade. Biodiversity in outdoor areas supports local ecosystems.

Cycle Storage

Incorporating cycle storage aligns with sustainability, health, and modern living trends. It enhances the overall living experience for tenants, contributes to a positive community image, and aligns with the broader goals of urban planning and development. We have allowed for 30 cycle stands in this application

Laundry

On-site laundry facilities provide tenants with a convenient and accessible option for washing and drying clothes without the need to travel to external laundromats.

Establishing a designated area for laundry, equipped with washing and drying facilities, serves to alleviate congestion in the shared living and communal spaces while also minimizing noise disruptions. This is the rationale behind its strategic placement in the basement.

Storage Facilities

The importance of additional storage facilities within a large House in Multiple Occupation (HMO) is significant for several reasons, addressing practical needs and contributing to the overall functionality of the property:

This is essential for promoting organization, accommodating diverse resident needs, and contributing to a positive living experience. It enhances the functionality of the property, supports long-term residents, and aligns with the practical considerations of communal living.

Fire Safety & Precautions

Fire Safety

Adherence to fire safety regulations is a legal requirement for HMO's. Compliance with these standards is essential to avoid legal repercussions and ensure the property meets all necessary safety protocols.

In a communal living environment, the risk of fire spreading quickly is heightened. Robust fire safety measures, including fire-resistant materials and compartmentalization, help prevent the rapid spread of flames.

Ensuring fire safety within a large House in Multiple Occupation (HMO) is of utmost importance due to several critical reasons that safeguard the well-being of residents and comply with regulatory standards

- Interlinked heat detector in communal kitchen(s)
- Interlinked smoke detectors in each hallway, landing, lounge and all bedrooms
- Protected Route: 30-minute protected route. Escape route should not pass through risk rooms (i.e. kitchen, lounge or dining room). Walls floors and ceilings to be of sound, conventional construction. All final exit doors shall have door loc30-minute fire resisting door sets on all exits onto the protected route, installed and maintained in accordance with BS8214:1990.ks of a type that allows emergency exit without the use of a key or code.
- Fire Doors: Door leaf hung on three 100 mm steel hinges with steel screws. (Hinges to comply with BS 476 Part 22, 1987/BS EN1634-1: 2000).
- Incorporate an intumescent heat seal and cold smoke brush seal to the top and both sides of the door or frame.
- Be fitted with a self-closing device that complies with BS EN1154: 1997, (e.g. an overhead hydraulically operated closing device). NB Perco chains, gate springs and rising butt hinges are not acceptable
- Any lock(s) provided shall be of a type that allows emergency exit from the room without the use of a key or code.

AFD System (Mixed System)

"Bedsit type HMO of 3 to 4 storey's (non self-contained accommodation and sharing of amenities)"

BS 5839 Part 6: 2013, Grade A, Type LD2 system to protected route and adjacent risk areas (bedsits, shared kitchens and living rooms, etc)

BS 5839 Part 6: 2013, Grade A, Type LD2 system to protected route and adjacent risk areas (bedsits, shared kitchens and living rooms, etc)**plus**BS 5839 Part 6: 2013, Grade D, Type LD3 in bedsits (and / or LD2 in multi-room units of accommodation

Fire safety within a large HMO is crucial for the protection of residents, legal compliance, property preservation, and community well-being. Implementing comprehensive fire safety measures and fostering a culture of awareness contribute to a safer and more secure living environment.

The items listed above are not comprehensive and are intended to serve as an initial provision until a mutually agreed-upon arrangement is reached with all relevant parties & appointed Building Control Fire Officer

Safety

Where locks are fitted to bedroom doors, they must be capable of being opened from the inside without the use of a key to facilitate escape in the event of a fire.

Front and rear final exit doors must be provided with a secure lock. Any doors fitted with a lock, including final exit doors from the building or any that form part of the means of escape in event of a fire, must be capable of being opened from the inside without the use of a key. The rear door should in addition be provided with a minimum 200mm barrel bolt (unless the door is of a type already fitted with a shoot bolt mechanism providing 3- or 5- point locking)

A fire blanket conforming to the requirements of BS 6575: 1985 must be provided (mounted in a suitable container) in each kitchen area.

Basement

There must be a minimum of 30 minutes fire resistance between the basement and ground floor. This will be achieved by under-drawing the basement ceiling / underside of the floor (joists) with minimum 12.5 mm thick fire-rated plasterboard, fixed with staggered joints each backed by timber and then 3mm skim coat of plaster. The stair soffit and spandrel will likewise be underdrawn and access to the basement should be via an FD30S door-set.

Relevant Planning Policy

Considerations

The applicants site is located within a 'primarily residential area' in the Sefton Local Plan and the following local plan policies are typically relevant in the determination of this application:

- HC3 Residential Development and Primarily Residential Areas
- HC4 House Extensions, Houses in Multiple Occupation and Flats
- EQ2 Design

Sefton's 'Flats and Houses in Multiple Occupation' Supplementary Planning Document adopted June 2018 is a material consideration in the determination of this appeal. 5.4 The National Planning Policy Framework July 2021 is a further material consideration.

"In HMO's each Bedsit should have at least one window with a reasonable outlook and prospect. Similarly, at least one window in communal habitable rooms should have a reasonable outlook and prospect. There should be a minimum distance of 12 metres between a main window in a habitable room and a blank wall (or a wall with a window of a non-habitable room). To ensure privacy there should be a minimum distance of 21 metres between a main window in a habitable room and another window in a habitable room"

"In many urban parts of Sefton these standards may not be achievable. This may be particularly the case in conversions and infill development. In these instances, we will consider the outlook and prospect of the accommodation as a whole, including communal habitable rooms. We will also consider the previous use of the rooms with a conversion schemes and determine whether the proposal will have any greater harm. We will assess each case on its merits"

Shared facilities

- Where residents may be expected to socialise or a period of time, such as a communal lounge or dining room (essentially rooms that have seating), should be located to minimise the impact on bedrooms, both within the building and adjoining properties. These typically may be best located on the ground floor.

Local Plan Policy HC4 advises:

- *Development involving the conversion of buildings to Houses in Multiple Occupation or flats will be permitted where it will not cause significant harm to: The living conditions for either the occupiers of the property or for neighbouring properties.*

Paragraph 130 (f) of the National Planning Policy Framework advises:

- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Crowding & Space

- The HMO must not be overcrowded. Sleeping accommodation must provide for adequate privacy for the user. Any sharing of the sleeping accommodation will be dependent on the size of the room and the relationship of those sharing

Justification

Sui Generis HMO

In line with Policy GN3, the proposals will retain reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the property and its neighbours.

The application site is in an accessible and sustainable location. It also provides sufficient parking minimising disruption within the locality with the required provision in line with local standards.

The property subject to this application is large and spacious, with sufficient amenity space with plenty parking for future tenants. It is therefore, in itself, a suitable and appropriate property for continued use as a HMO and more importantly, conversion to a "large" HMO.

We consider that the proposal meets this criteria in providing a high quality and well-laid out HMO that will meet demand for private "worker" accommodation in a highly accessible and sustainable location within Crosby, without causing harm to residential amenity or the historic environment.

Consideration has been given to the Council's standards for Houses in Multiple Occupation and as demonstrated on the submitted floor plans & the attached Planning Statement, this property meets the relevant standards.

HMO Licence

It is noted that the proposed will require an application for a HMO Licence be submitted to Sefton Council, separate to this planning application

Summary

We hope that the information submitted with this application is sufficient to validate and consider the proposed change of use favourably.

We believe that this change of use accords with the relevant national and local planning policies and guidance and that therefore, planning permission can be granted without delay