

**PROPOSED RETENTION OF EXISTING GROUND FLOOR FLAT AND
CHANGE OF USE OF EXISTING FIRST FLOOR FLAT INTO 4NO. 1 BEDSIT
HMOs**

AT

45 ELM ROAD, SEAFORTH, L21 1BJ

DESIGN AND ACCESS STATEMENT

KEVIN O'REILLY MCIAT

JANUARY 2024

Introduction

This application is for Full Planning Consent for the retention of existing ground floor flat and Change of Use of existing first floor flat into 4no. 1 bedsit HMOs at 45 Elm Road, Seaforth.

Policy

The property is within the Article 4 Area for HMOs and therefore this proposal requires full planning permission

Brief Description of the Site and its Context within the Surrounding Area.

The property is currently vacant and is divided into two flats.

One flat at ground floor level and a duplex flat at first and second floor level with the entrance door at ground floor. The flats are typical within the surrounding area.

Design Principles

The ground floor flat is to remain with minor alterations at the rear to create access to the yard (amenity area) for the benefit of the proposed HMOs

The duplex flat is to be converted to 4no. 1 bedsit HMOs each with their own bathroom facility and a shared lounge and kitchen.

The property is to be improved with the addition of insulated external render

Layout, Amount and scale

The size of the development does not change and the HMOs exceed space and bathing standards.

ACCESS STATEMENT

1. The site is within a long established residential area with all local amenities and public transport available.
2. The site has adjacent street parking
3. The site is in close proximity of a public recreation park to aid recreational amenity