

Design & Access Statement

This Design & Access Statement has been prepared to support the Planning Application for the proposed alteration to the 47 Coleridge Gardens, Darlington to convert the 3 bedroom house to a 6 bedroom HMO.

1. Site Description and Layout

2. Project Brief

3. Design Concept



1. Site Description and layout

47 Coleridge Gardens, Darlington

47 Coleridge Gardens lies to the south of Darlington approximately 1.2km from the city centre. It is in a residential area close to Skerne Park and South Park with their recreational amenities. There is a public house within 50m and the local primary school, Skerne Park Academy.

The railway station is approximately 1km from the site and the site is well served by buses with bus stops on Parkside (X26 & X27) and on Coleridge Gardens (3 & 3A).

The house is a semi detached property, and formerly a police house. It has 3 bedrooms and large living accommodation. It is immediately adjacent to a larger site which has planning consent for a new apartment building (19/00821/FUL). The adjacent site is in different ownership, however it is the intention to develop the two sites and a car parking allocation to 47 Coleridge Gardens will be made available in the rear garden area of the adjacent site.

2. Project brief

The brief is to convert the existing house into a 6 bedroom HMO. There will be three ground floor bedrooms and a further 3 first floor bedrooms. There will be two bathrooms provided and an additional w.c with wash hand basin to the ground floor. A communal kitchen / living / dining area will also be provided to the ground floor with access to the rear garden area.

One car parking space will be retained to the front, and a further two spaces provided to the rear of the adjacent development.

There are minimal external alterations proposed, with the outside w.c being removed and this area infilled to match the adjacent wall finish, and obscure glazing provided to new bathroom windows.

The rooms and amenities will conform to the standards set out for HMO's in the Darlington Borough Councils HMO licence guidelines.

3. Design Concept

Use, amount, scale, layout, landscape, appearance and access.

The existing 1950's house is proposed to be converted to an HMO with 6no. bedrooms, communal space, bathroom facilities and outdoor space in the rear garden. It is a two storey property brick property with tiled roof and single storey, flat roof extensions to each side. The extension to the north being a kitchen and a later addition, and there is a brick built room to the south connecting to the neighbouring property.

Internal alterations are proposed to provide the new configuration with the exception of the demolition of the existing w.c accessed from the outside.

Cycle storage and refuse storage will be provided in curtilage. One parking space to the front will be retained and a further two spaces allocated on the adjacent development.



47 Coleridge Gardens, Darlington from the west



47 Coleridge Gardens, Darlington from the south west