

DESIGN AND ACCESS STATEMENT

SITE: 19 Baysdale Avenue, Osbaldwick, York YO10 3NE

This Design and Access statement is submitted in support of a full planning permission application to provide for a change of use from a dwelling house (C3) to a 3-bedroom HMO (Class C4).

EXISTING SITE

The existing site is a semi-detached 2-storey premises, facing Baysdale Avenue to the south.

The property contains a ground floor and a first floor. The kitchen, dining room & living room, and one double bedroom are located on the ground floor. The first floor has one bathroom, one toilet, two double bedrooms, and one office/storage room. The property was recently re-wired. Additionally, a new boiler was fitted two months ago and the whole house was recently renovated.

External to the front of the house, there is a gated driveway that runs down the side of the house to the garage at the rear. The garden to the front is mainly lawned and walled in with shrubs, and the rear also benefits from a greenhouse, a large lawned area and a small shed attached to the rear of the garage.

Refuse bin and cycle storage will be available at the rear of the ground floor.

The site has good public transport links and easy access to York city centre and the A64. It's close to local amenities and excellent local facilities, such as a sports centre.

PROPOSAL

The proposal is to change of use from dwelling house (C3) to 3-bedroom HMO (Class C4).

DESIGN

The external appearance of the premises is unaffected by the proposal. The internal layout will not be changed, too. Please see the measurements for each room below.

Ground floor:

- Double bedroom 1 - 13.7 square meters (3.7m x 3.7m)

With double-glazed bay window to the front.

- Dining Room & Living room - 14.8 square meters (4m x 3.7m)

Double window looking out over a well-maintained garden.

- Kitchen - 8.00 square meters (4.0m x 2.0m)

Fitted with a range of wall and base units with work surface over, Oven and Grill, Hob with newly installed overhead electric extractor, stainless steel sink and tap and second access door to the side of the property.

First floor:

- Double bedroom 3 - 13.7 square meters (3.7m x 3.7m)

With double-glazed bay window to the front, built-in cupboard and radiator.

- Double bedroom 2 - 14.8 square meters (4.0m x 3.7m)

With double-glazed window to the rear and a radiator.

- Office or storage room - 5.7 square meters (2.7m x 2.1m)

With a double-glazed window to the front and a radiator.

- Shower Room - 4.4 square meters (2.1m x 2.0m)

Modern walk-in electric shower, Heated towel rail, Floor to ceiling tiled, sink and low flush toilet.

ACCESS

Front and rear access remain as existing.

CAR PARKING

Three cars can be parked in the driveway.

CONCLUSION

We have met the minimum required housing standards. The provision of a maximum of 3 occupants is not considered to have a significantly detrimental local parking effect.

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Date:
02/02/2024