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Design And Access Statement

Location: 27 Bedale Avenue, York, YO10 3NG

Proposal: Change Of Use From Class C4 To Class Sui Generis.

Introduction/Use

This design and access statement is produced for the change of use of 27 Bedale Avenue on behalf Sullivan Student Properties. The existing dwelling is in a residential estate on the outskirts of York City Centre accessed from Bedale Avenue for pedestrians and vehicles. The property is currently a 6 bedroom class C4 small HMO dwelling with planning permission granted under application 23/02323/FUL to convert to a 7 bedroom Large HMO. The thresholds for the street levels of HMOs will not change.

Amount

The proposal is for the change of use of the building from a class C4 small HMO to a 8 bed Class Sui Generis HMO. No physical external alterations are proposed to the building. The driveway is open plan suitable for 3 vehicles and there is cycle storage within the garage along with an additional parking space. Additional cycle and bin storage will be provided. The application is to change the previously approved 7 bedroom scheme to 8 bedrooms. The additional cycle storage is addressed however parking and bin storage is unaffected.

Layout

The layout of the building does not change, new internal walls will divide the downstairs room. No external alterations are proposed.

Scale

The scale of the building is not changing. No extensions or external alterations are proposed.

Landscaping

The boundary treatment will remain as existing. The 1.8m wall-fence will remain to the party wall at the rear while the low level dwarf wall to the frontage will remain at approximately 0.6m high.. There is a hard landscaped driveway and patio to the rear which will be retained for parking of three vehicles and the bin stores respectively.

Appearance

The overall appearance of the building does not change as part of the application.

Access

The site lies on Bedale Avenue, approximately three miles East of York City centre. The site is accessed from Bedale Avenue for pedestrians and vehicles. The property is on an easy walking route and on public transports main spine routes into York Centre. There are ample shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Bedale Avenue.