



V&L Architects Ltd

01794 524200

info@VL-architects.co.uk

1756: Design & Access Statement

Planning application for
35 Chapel Street, Newport, IOW

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Director: Laurence Wright BA (Hons) Dip. Arch. ARB. RIBA

Website: www.vl-architects.co.uk

Company number: 13959299

The Architects in this practice are registered as such under the Architects Act 1997



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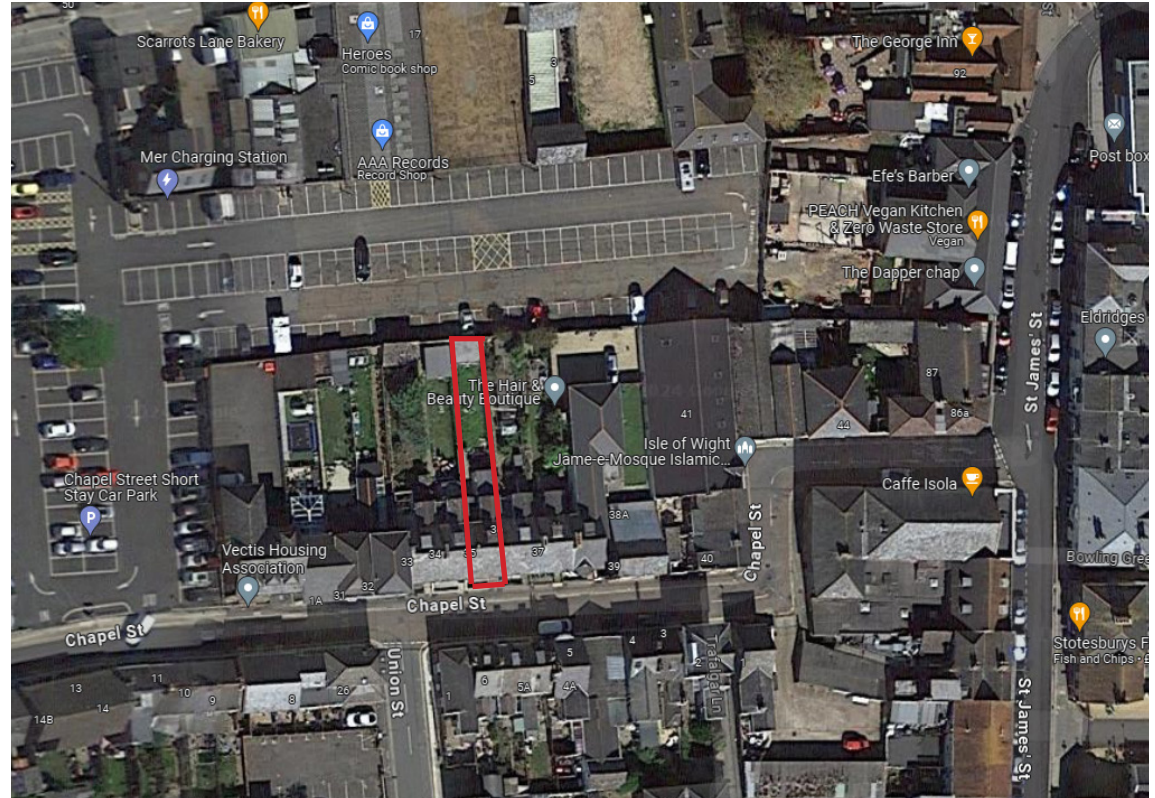
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Introduction

35 Chapel Street, Newport is a three bed mid-terrace house. The property enjoys a long back garden that stretches back to the neighbouring car park. A rear access gate provides access onto the car park.

The property is located in the centre of the town and within walking distance of the town centre and all its amenities. A public car park to the rear allows for resident parking through the use of a permit or parking ticket.

The house currently enjoys the following accommodation internally: living, dining, kitchen, bathroom at ground floor, bed 1 & 2 with a bathroom at first floor and a third bedroom within a loft conversion.



NOT TO SCALE

Proposal

The proposed development is simply to apply a change of use to allow the property to have dual function C3 (residential) & C4 (HMO). The proposal makes no external changes to the property other than maintenance and up keep.

Minor internal renovation work and the alteration of bathroom layouts will allow the property to meet the standards required for HMO licensing. In this regard, all rooms will meet the requirements for HMO guidelines issued by the local authority including bathroom/shower room facilities, shared communal space along with the necessary fire separation between rooms and for the stairwell. Fire detection will also be introduced to the property in accordance with the HMO standards.



NOT TO SCALE

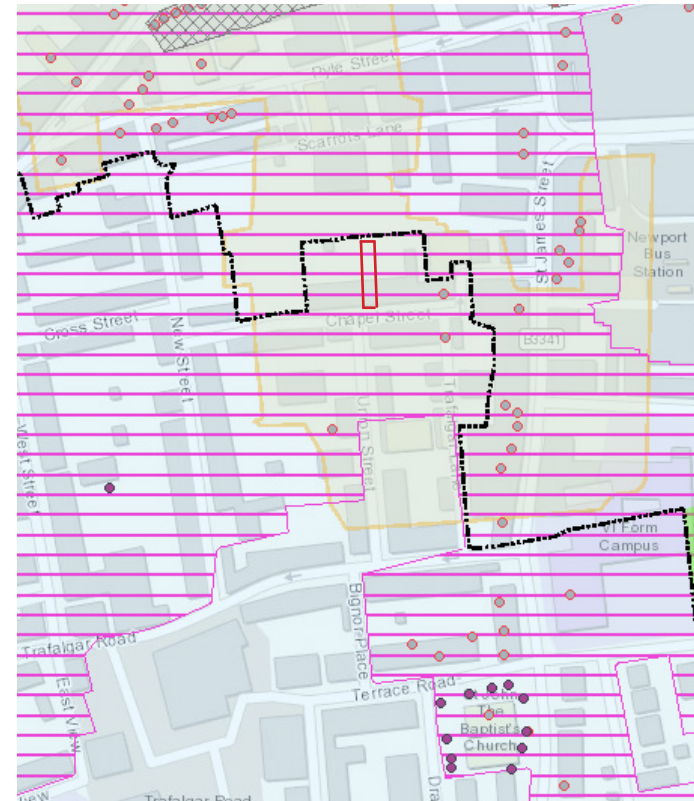
Policy

The property is located on the Isle of Wight and therefore falls under the IOW Council's planning & HMO policies.

Of the current Local Plan the following policies apply:

The property is located within the Newport Conservation Area. It is just outside of the Character Area boundary.

The property is in an area known as Medina Valley (Area Action Plan Policy) that is recognised for being a centre of commerce. The area is acknowledged as being suitable for development. This would therefore be an ideal location for an HMO providing affordable residential accommodation within the centre of the town.



NOT TO SCALE

Conclusion

This planning application simply seeks to change the use of this existing dwelling into C3/C4 (residential/HMO) bringing more flexible and accessible residential accommodation to the centre of the town of Newport.

There will be no external changes to the building, no extensions to the building and any impact to the local community.

C4 HMO use in this location will allow single professionals to live close to the centre of town reducing demand on local traffic and improving employment opportunities.



Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

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