

Tomplan Planning Service

# Design and Access Statement

138 Hull Rd, York YO10 3LQ

## **PROPOSED WORK:**

**PROPOSED CHANGE OF USE FROM A DWELLING HOUSE (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPATION WIT UP TO FOUR OCCUPANTS TO (USE CLASS C4) WITH ASSOCIATED INTERNAL ALLITERATION WORKS TO PROPERTY.**

behalf of

Ms Joanna Juzwiak

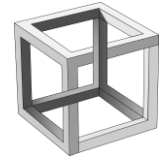
At

**138 Hull Rd, York YO10 3LQ**

Introduction  
Planning assessment  
Design principles  
Opportunities  
Proposals  
Flood risk  
The impact upon the residential amenity  
Highways issues  
Access  
Summary

Submitted to Council to accompany an application.  
March 2024

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**DESIGN AND ACCESS STATEMENT  
PROPOSED CHANGE OF USE FROM A DWELLING HOUSE  
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**INTRODUCTION**

The property owner mentioned above intends to seek household development Planning Permission for the proposed conversion and associated refurbishment of the property into a house with multiple occupations and up to four occupants. This design and access statement combines the necessary elements to meet Planning Approval requirements and actively justify the proposed works.

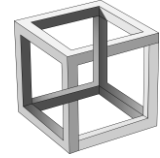
The introduction will provide a detailed overview of the proposed development process, illustrating the steps and considerations taken by the applicant in alignment with pre-application advice regarding what is suitable and achievable for the site. The design and access statement aims to outline the design parameters and principles guiding the proposed conversion, ensuring a comprehensive understanding of the project's scope and objectives.

However, as the proposed works involve only internal alterations to the existing property and the creation of four rooms with en-suite showers and a communal shared Dining-kitchen area, the content of this statement is relatively brief.

**PLANNING ASSESSMENT**

The property itself presently consists of a Two-bedroom terraced house. The property covers a floor area of approximately 77 m<sup>2</sup> internally in a two-storey dwelling. The proposal is to rearrange the internal layout of the floor plan to create four living bedrooms with en-suite each and a dining-kitchen communal shared area for all occupants. Access to the property remains unchanged, in addition to the rear bedroom no2 design, creating a doorway to the rear yard.

All areas can see from the detailed plans accompanying this application that the proposed layout requires only internal alterations to the existing floor layout to succeed. All necessary services are available on-site, with all foul water disposed of via the existing main drain and surface water using the current arrangements.



## **DESIGN PRINCIPLES & PLANNING POLICIES**

The proposed application is determined under the Development Plan unless material considerations indicate otherwise.

The sites within the statutory land use plan as defined by the York Unitary Development Plan (UDP) and specific policies contained therein are considered to be of particular importance to the determination of this application.

The application site is not part of a conservation area.

There is no relevant site history.

The site is located in a Residential area, as stated within the York core strategy.

\*national guidance set out in the National Planning Policy Framework(2023)

\*Draft Supplementary Planning Document Controlling the Concentration of Houses in Multiple Occupations (approved 2012 Am.2014)

## **OPPORTUNITIES**

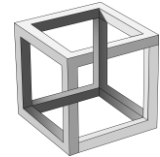
Possibilities: The proposal envisages development integrated with the existing settlement. In the immediate vicinity, there are houses used as student accommodations. Dwellings from 126 to 140 are used as houses in multiple occupations. The proposed house is the only one in this row of houses that has yet to be transformed and is surrounded by 140 and 136, which have already been transformed into HMOs. The conversion proposal seems reasonable due to the surroundings. As suggested in the pre-application, four rooms may be acceptable. This development will ensure that the property's structure is preserved for future generations and will provide a valuable service to the local community in keeping with the use of the surrounding property.

## **DESIGNS PROPOSALS - THE MAIN ISSUE**

Principle of use: The area is intended for residential development; therefore, the proposed use continues.

Development size: The application proposes to maintain the existing usable area of the property; the intention is to raise the standard of single rooms and accommodation only through internal redevelopment by creating four en-suite bedrooms with showers and a dining room-kitchen on the ground floor. As a result, there are no changes to the current external elevations of the building's front, rear and side walls. Only the addition of the rear side elevation created an entrance to the backyard from bedroom 2; see attached drawings.

HMO use: The surrounding properties are entirely occupied by full-time students. The surrounding accommodation determines the change proposal used. The intention is to create spacious rooms for students with a high standard of finishing, providing a comfortable and functional environment for tenants.



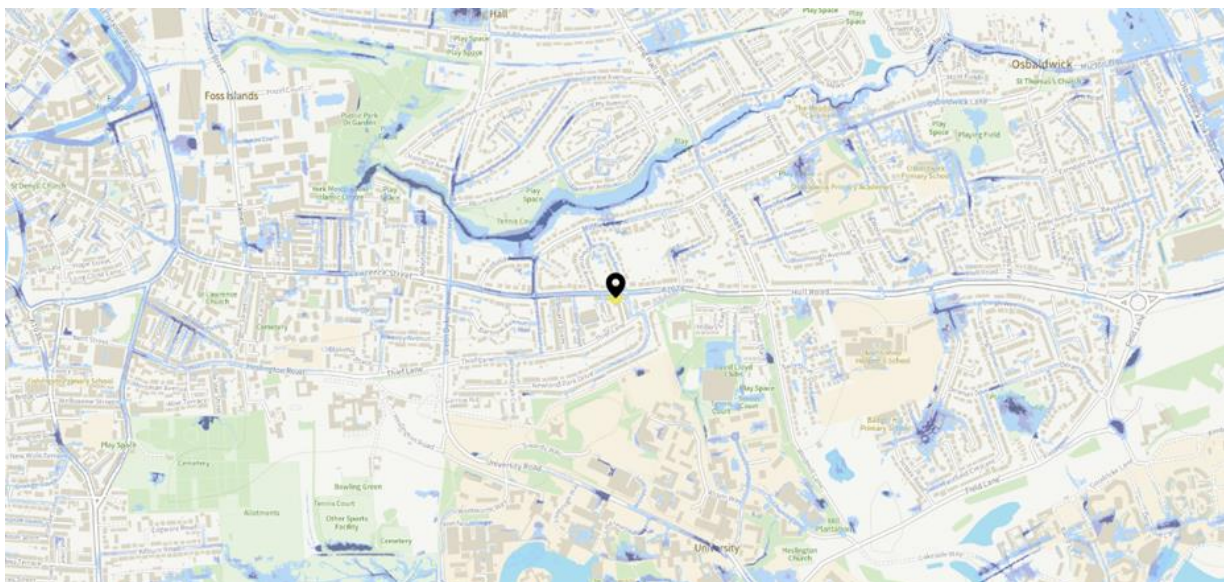
Cycle storage: The property is located close to shops, a pharmacy, a pub and other services. Walking distance and public transport stops are intended to motivate tenants, primarily students who do not have cars, to walk or use bicycles and electric scooters, which will significantly impact environmental protection and quality improvement in the city. The proposal includes safe bicycle storage in the rear yard.

Housing standards: All renovation works will be carried out under the supervision of building control based on previously prepared plans, considering the required Housing Standards and guidelines of the North Yorkshire Fire and Rescue Department. After completing the work, the applicant will apply for the appropriate HMO license.

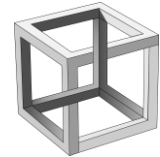
### **FLOOD RISK**

The area around 138 Hull Road, York, YO10 3LQ, has a low risk of surface water flooding, very low risk of flooding from rivers and the sea. This information is not specific to a property. Surface water Low risk of flooding. How likely a flood is Low risk means that this area has a chance of flooding between 0.1% and 1% each year. Manage your flood risk from surface water. An area can still be at risk of flooding even if it has not flooded in the past. You should check your long-term flood risk regularly because the information may change. Lead local flood authorities (LLFAs) manage the flood risk from surface water. They may hold more detailed information. LLFA is York Council.

This information shows the highest chance of flooding on the land 15 metres around a property. It is not specific to a property. See surface water flood risk on a map.



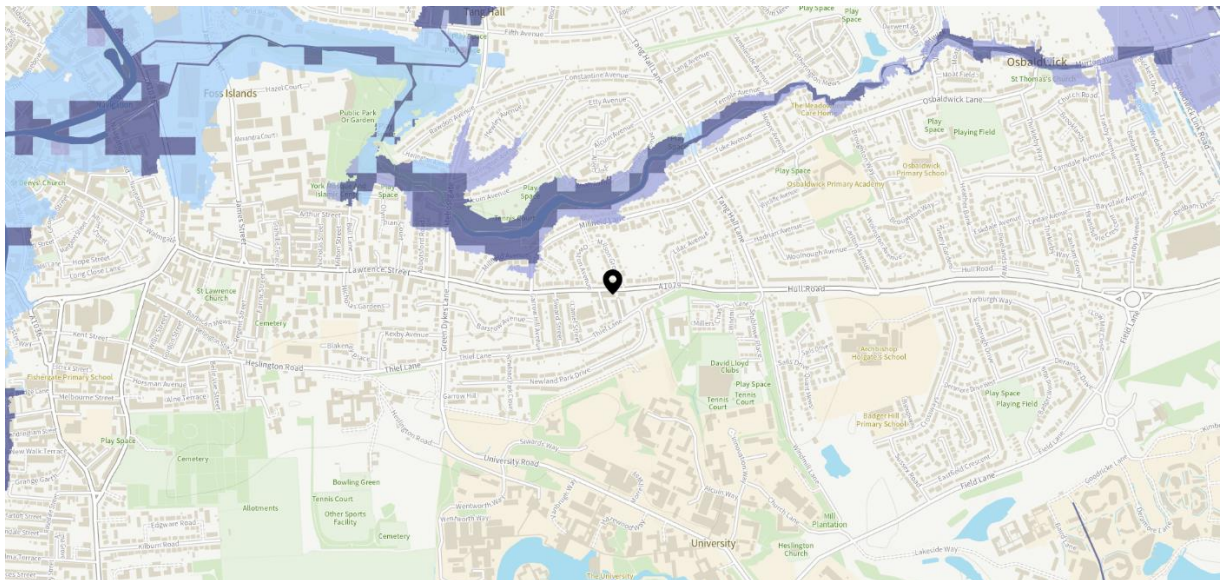
- where any flood water might spread to (extent)
- how deep any flood water could be (depth)
- the speed and direction of any flood water (velocity)



## Rivers and the sea Very low risk of flooding

Very low risk means this area has a chance of flooding of less than 0.1% each year. Manage your flood risk from rivers and the sea. An area can still be at risk of flooding even if it has not flooded in the past. Regularly checking your long-term flood risk is required because the information may change. The information takes into account any flood defences. They can help reduce the chance of flooding but cannot wholly prevent it because: they can fail, water could spill over the top if it is deep enough.

See rivers and sea flood risk on a map.



## Other flood risks

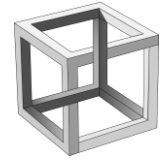
**Reservoirs:** There is a risk of flooding from reservoirs in this area. Flooding from reservoirs is extremely unlikely. An area is considered at risk if a dam or reservoir failure could threaten people's lives.

**Groundwater:** Flooding from groundwater is unlikely in this area.

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## **THE IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURS**

The project does not involve changes to the exterior elevation of the building, ensuring that the privacy levels currently enjoyed by neighbouring apartments remain unaffected. There will be no introduction of new windows that would overlook adjacent properties, maintaining the status quo. Given that the immediate neighbours are housed in multiple occupation properties, the proposed change in use of the building is anticipated to seamlessly integrate with their existing needs in the surrounding area, offering an adaptation rather than presenting any disruption.

## **ACCESS**

The existing access arrangements to the site will remain unchanged, in addition to the rear bedroom no2 design, creating a doorway to the rear yard refer to attached drawings.

## **SUMMARY**

The scheme, regarding the existing property's design and layout and positioning of other properties in the immediate area, is considered to be suitably designed and could be undertaken and integrated without significant effect on the amenities of the local area or the existing residents nearby. Design and access statements are provided as required and shall be included in the attached plans.

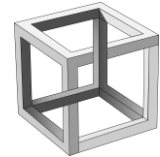
The Design and Access Statement for the property at 138 Hull Rd, York YO10 3LQ, outlines the proposal to convert the existing two-bedroom terraced house into a house in multiple occupations (HMO) for up to four occupants (use class C4) with associated internal alterations. The proposal aims to rearrange the internal layout to create four en-suite bedrooms and a communal dining-kitchen area while retaining the existing access to the property and adding a new doorway to the rear yard from bedroom number two.

The planning assessment notes that all required services are present, and the alterations are confined to the interior, suggesting a straightforward implementation with minimal impact on the external structure. The property is located in a residential area, not part of a conservation area, and needs a relevant site history, simplifying the planning context.

Design principles emphasize compliance with local planning policies and the National Planning Policy Framework (2023), aiming to ensure the development integrates well with the surrounding area, which already includes multiple HMOs. The proposal does not seek to increase the building's footprint, focusing instead on improving living standards through internal modifications.

Opportunities identified include the potential for the development to align with the neighbourhood's existing character, which features several student accommodations and HMOs, suggesting that the conversion of 138 Hull Rd would be a natural addition to the local housing mix.

Regarding flood risk, the property is in an area with a low risk of surface water flooding and a very low risk of flooding from rivers and the sea.



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The impact on residential amenities is expected to be minimal since the proposal involves no external alterations affecting neighbouring properties' privacy or views. The existing access will be maintained, with a new rear doorway enhancing the property's functionality.

The Design and Access Statement for 138 Hull Rd presents a thoughtful and well-considered plan for converting an existing dwelling into a more functional HMO, respecting local planning guidelines, minimizing impact on the surrounding area, and carefully considering environmental risks.

Accordingly, we humbly and respectfully request that the esteemed officers kindly extend their favourable consideration towards our application for a grant of planning permission for the proposal, which aligns with local and national policies. This respectfully concludes the design and access statement.

Tomasz Zadrozny c/c Ms Joanna Juzwiak