

DESIGN AND ACCESS STATEMENT

Job No: 2693
Job Name: Change Of Use from C3 TO C4 HMO
Job Address: 329 Midland Road, Royston, S71 4AZ
Client: Blueprint Housing & Investment Ltd



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WALKER DESIGN

Office G22, Bolton Arena,
Arena Approach, Horwich,
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1. Introduction

This Design & Access Statement is to support the Change of Use from C3a (Dwelling) to C4c HMO (Dwelling). It is proposed for the property to house 6 (six) occupants with minimal alterations.

2. Site and Property Description

The site address is approximately 1.3km east along Midland Road (B6428) from the centre of Royston, a suburb to the north of Barnsley.

Located almost opposite the Royston Railway Sports Club, the site sits on the outskirts of the town within a run of six terraced properties along the north of Midland Road.

To the east of the site is agricultural land, railway line and Rabbit Ings Country Park.

North of the application site is a vehicle storage facility and further agricultural land. To the east of the terraced row lies the former Ship Inn, now converted into apartments and access to the now disused Barnsley Canal.

There are excellent public transport routes within the area with both eastbound and westbound bus stops immediately outside the property, with direct services to Barnsley every 10-minutes. The centre of Royston is a mere 5-minute cycle ride or 15-minute walk from the site.

The property dates to circa 1910 and reflects the architectural style of the era; red facing brick elevations with stone cills and mullions to the windows, arched brickwork heads to openings. The roof is finished with interlocking concrete tiles.

The existing layout comprises of a basement, ground and first floor. To the ground floor is a hallway leading to the living room at the front of the property and a kitchen to the rear. At first floor are three bedrooms and a bathroom. The staircase is situated centrally to the premises.

Council registrations do not record any other licensed HMO premises within 50m of the application site.

Although we are not able to confirm and aside from the converted public house 40m from the application site, there do not appear to be any other forms of studio apartments or bedsits within 250m along Midland Road.

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Figure 1: Google Map indicating Existing Site Location

3. Proposed Development

The proposal is to change the use of the existing dwelling from C3a to HMO C4c under the planning classification. Whilst the proposal falls under the same planning classification of C3 dwelling the change of use for full consent is required to C4c HMO, since the borough brought in Article 4 on 14th May 2020.



Figure 2: Existing Floor Layouts

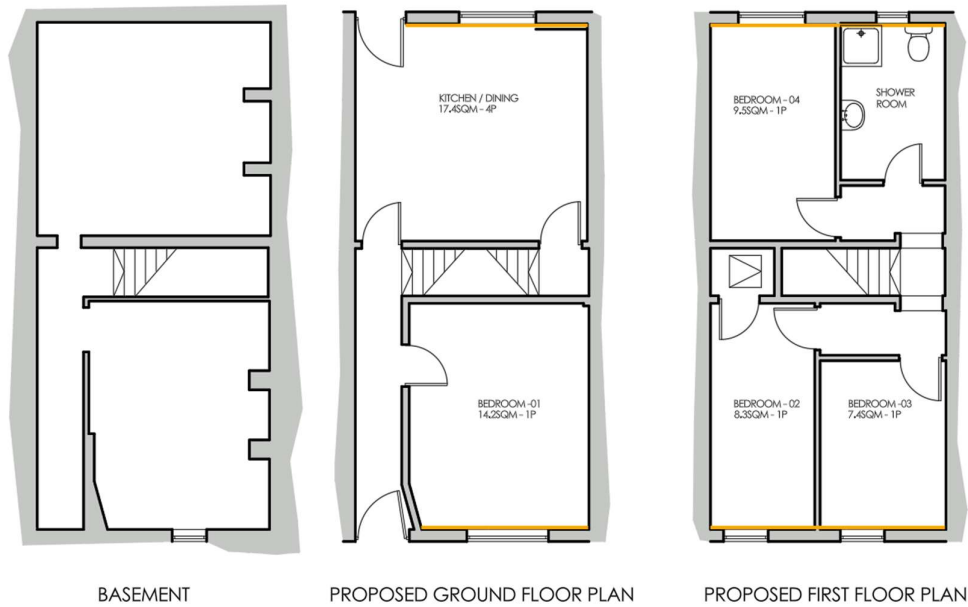


Figure 3: Proposed Floor Layouts

4. Flood Risk

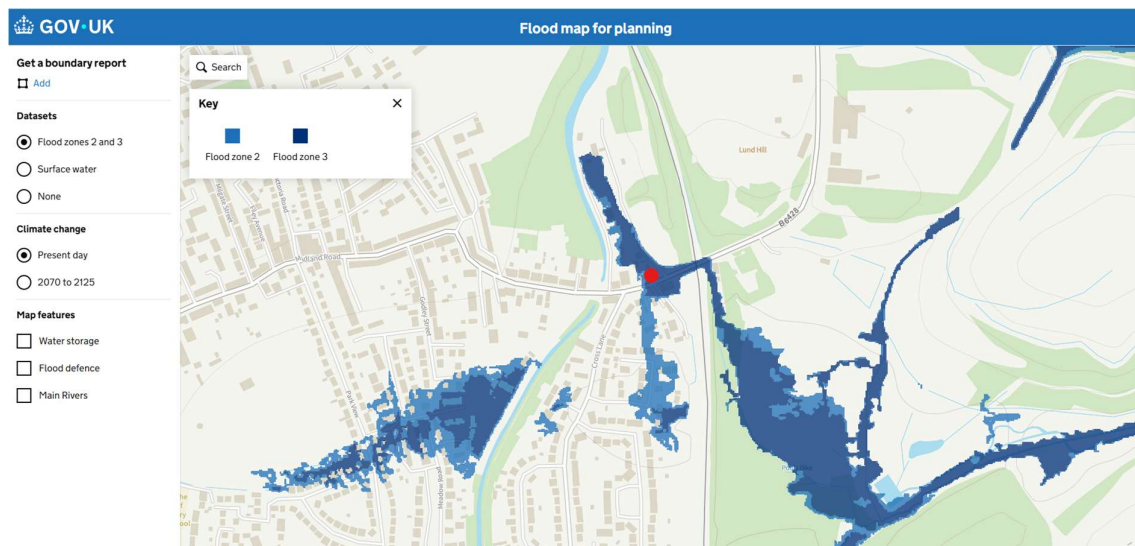


Figure 4: Flood Risk Map with property identified by red dot

The property is situated within Flood Zone 3.

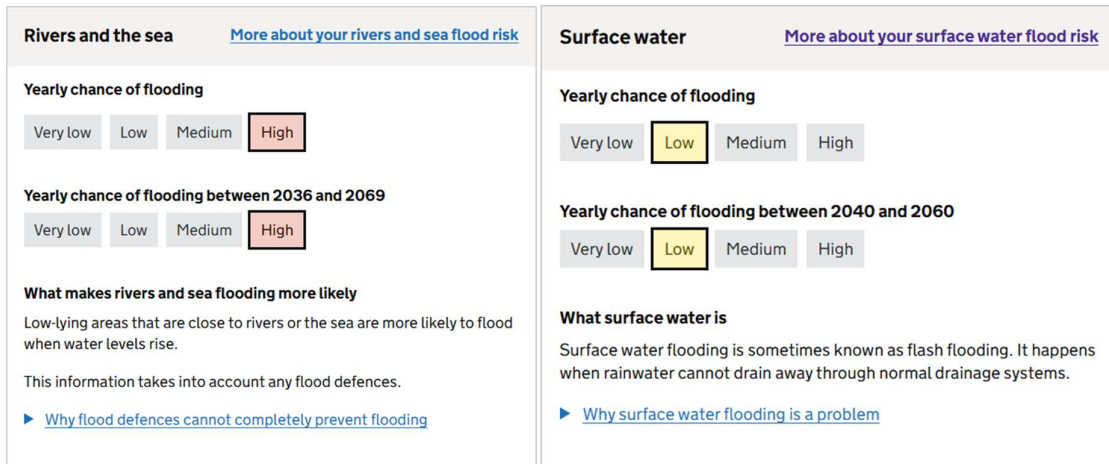


Figure 5: Flood Risk Summary

Barnsley Council recognises that one of the main aims of the planning process is to avoid inappropriate development in areas at risk from flooding and to direct development away from areas of highest risk. Where development is necessary, it's important to make it safe without increasing flood risk elsewhere.

This application relates to a dwellinghouse, established for over 100 years. It is not proposed to amend the existing floor heights or access point to the property.

Therefore, it is not envisaged that a Flood Risk Assessment would be required to accompany the application.

5. Planning

5.1. Planning Policy

The primary policies we have to comply with are:

- Barnsley Metropolitan Borough Council: Amenity Standards for Licensable and Non-Licensable Houses in Multiple Occupation.
- Barnsley Local Plan, SPD Design of Housing Development (July 2023).
- Department for Communities and Local Government: Technical Housing Standards – Nationally Described Space Standards (March 2015).

Amenity Standards In Relation To Ratio Of Persons To Washing Facilities	
1-4 persons	At least 1 bathroom and 1 WC (the bathroom and WC may be combined) Wash hand basin required in bathroom and in separate WC (if provided)

Figure 4: Barnsley MBC HMO Washing Facilities Requirements.

As the bathroom will be located to the first floor, the proposed bedroom to the ground floor will include a wash hand basin to a location agreed on site with the developer.

Shared Houses	No. of Persons	Size
Bedroom (without communal living space)	1	10m ²
Bedroom (without communal living space)	2	15m ²
Bedroom (with communal living space)	1	6.51m ²
Bedroom (with communal living space)	2	10.22m ²
Living rooms & dining rooms	1-3	8.5m ²
	4-6	11m ²
Kitchens	1-3	5m ²
	4	6m ²
	5	7m ²
	6	9m ²
Dining / Kitchen	1-3	10m ²
Dining / Kitchen	4-6	11.5m ²

Figure 5: Barnsley MBC HMO Acceptable Minimum Room Sizes.

The proposal includes for a combined living/dining room and kitchen space of 17.4m², in compliance with the minimum standards of 11m² living/dining + 6m² kitchen.

It is proposed that the basement of the property is made available only for landlord's storage. Consequently, a 30min fire resistant door shall be installed as well as the upgrading of the ceilings throughout the basement to meet 30min fire resistance.

6. 27 Bass Street – Proposed Space Specification

Each bedroom has been allocated as a single occupancy without exclusive facilities, with the exception of a wash hand basin to the ground floor bedroom.

With the benefit of communal living the bedrooms range in size from 7.4m² – 14.2m².

The bathroom and kitchen installations will comply with the corresponding clauses within Amenities Standards for Licensable and Non-Licensable Houses in Multiple Occupation published by Barnsley MBC.

7. Design and Access Statement

It is imperative to assess the application on the amount, layout, scale, appearance and access to reflect on the relationship between the site and neighbouring properties.

7.1. Amount

The internal floor area of the property will not change.

7.2. Layout

The property currently has 2no. ground floor reception rooms with 3no. bedrooms and bathroom to first floor.

It is proposed to convert all rooms to single occupancy HMO rooms with the exception of the kitchen which will become a communal lounge and dining room with kitchen facilities.

7.3. Scale

The scale of the property will remain unaltered.

7.4. Landscaping

The property has a garden to the rear (north). The landscaping is well-maintained and is not proposed to be altered.

The garden is approximately 62m², hence in compliance with clause 28.1 of SPD Design of Housing Development, which states a minimum of 60m².

7.5. Appearance

It is not proposed to alter the appearance of the property, with all elevations being retained in their current arrangement.

7.6. Access:

HMO use lends itself to a demographic with low car ownership and a high use of sustainable modes of transportation. This location is accessible to walking, cycling

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and bus services. Any potential overspill parking onto the surrounding highways will be marginal in comparison to the existing residential use of the property and should be accommodated with minimal additional detriment/severity to road safety, residential amenity, and the operational capacity of the surrounding highways.

Bicycle storage will be provided within an external secure location within the boundaries of the site.

8. Conclusion

The proposal is for a change of use For C3 dwelling to C4 HMO. The current property has 3no. bedrooms and could house a family of 5persons; 2no adults and 3no dependants. Our proposal is for 4 occupants; therefore, there is a reduction in occupancy levels.

The proposal supports sustainable travel with good access to public transport links and road networks.

The internal layouts comply with the National space standards and HMO standards set by Barnsley MBC.

The proposal aligns with National & Local Planning Policies and for reason set about above we see no reason why the Local Authority should not recommend the proposal for approval.