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DESIGN & ACCESS STATEMENT

for

ALTERATIONS IN RELATION TO CHANGE OF USE

at

**8 BROUGHTON DRIVE
LIVERPOOL
L19 0PB**

APPLICANT: MUNIMENT LTD.

March 2014

Our Ref: 0341-04

1.0 INTRODUCTION

- 1.01 This Design and Access statement is in support of an application for Planning Permission for a change of use of the building from a dwelling house (Use Class - C3) to a 9no. bedroom House in Multiple Occupation (Use Class - Sui Generis).
- 1.02 8 Broughton Drive is currently unoccupied and in a state of disrepair. The current state of the property provides a visually undesirable and unwelcome element to the street scene.
- 1.03 The property is in an area of predominantly residential use with some similarly adapted properties. The proposals for change of use remain in keeping with this use.
- 1.04 In designing the scheme general advice has been sought from Mr Stewart Clark of Liverpool City Council Planning department regarding minimum floor area sizes for room units with en-suite accommodation and from Building Control approved inspectors and Mr Ian Rushforth of Liverpool City Council Environmental Health Services regarding noise reduction measures internally and to the front elevation.

2.0 DESIGN

- 2.01 This application for Planning Permission is for internal alteration proposals that involve the creation of high quality living accommodation through the installation of fire doors, kitchens, electrical services, lighting, etc. and the installation of internal partitions to provide en-suite sanitary accommodation to bedrooms. The application also proposes the introduction of a skylight to the rear roof slope to enable an attic room to again become habitable accommodation and blocking up of existing kitchen door opening and creating a 'knock-through' opening in the existing kitchen/dining wall to create a communal living area with access to the kitchen on the ground floor.
- 2.02 The alterations include;
 - I. Internal partitioning to create en-suite shower rooms in studwork with plasterboard, scrimmed and skimmed and plain edged timber/MDF skirting boards. New partitioning will include noise reducing insulation to Building Control and HMO officer satisfaction.
 - II. The introduction of a roof-light and introduction of door opening and partitioning to create an attic room will provide natural light and ventilation and allow the space to become a habitable bedroom.
 - III. Fire door blanks will be introduced to habitable rooms and common parts.

- IV. Where existing openings are to be blocked up there will be afforded adequate insulation within partitions to enable sufficient sound reduction between common parts and individual bedrooms.
 - V. Introduction of a second kitchen in an existing closet room at first floor level within easy reach of bedrooms on the second floor.
 - VI. The removal of partitioning to create two shower rooms to the first floor accessible to bedrooms that do not have en-suites.
 - VII. Re-roofing in interlocking concrete tile in colour to match the existing roof covering similar to the treatment to other properties on the street.
- 2.03 The scheme endeavours to provide windows/natural light to all habitable spaces and careful consideration has been given to The Liverpool Unitary Development Plan Supplementary Planning Guidance Note 7 (Conversion of buildings into Flats and Bedsits) in designing for this, however, bedroom 9 will be provided with natural light and ventilation from a new roof-light so as to prevent over-looking to other dwellings. Considering accommodation across ground, first and second floors as a whole, this represents 1 room out of 9 habitable rooms that will not be afforded a window. We believe this to be an acceptable arrangement and in keeping with other locally permitted developments where individual rooms have been created with this arrangement.
- 2.04 The design of the proposed room layout is sympathetic and in keeping to the existing arrangement.
- 2.05 In keeping with anticipated Environmental Health Policy and guidance criteria, it is proposed to install double glazed uPVC windows with geometry to match the existing fenestration to replace the original and rotten sliding sash windows to provide adequate noise reduction to the occupier and reduce heat loss.
- 2.06 En-suite shower rooms are stacked vertically, where possible, to minimise the impact of noise transfer into habitable rooms between floors and arranged back to back to minimise the impact of noise transfer laterally into neighbouring habitable rooms.
- 2.07 The rear yard area is to be enhanced through the removal of a temporary timber shed structure that abuts the building. It is proposed that bins will be stored securely in the rear yard, the tenants being responsible for wheeling the bins to the building frontage on collection days. It is also proposed that the rear yard will provide adequate cycle storage.

3.00 ACCESS

- 3.01 The scheme retains the original stepped access to the ground floor and steps internally at ground floor to access the rear of the property and will therefore have limited access for disabled persons.
- 3.04 Full consideration for visually impaired visitors will be made by way of contrasting nosing strips to stairs, and doorways will be suitably contrasting for ease of identification.
- 3.05 The proposed development enjoys the benefit of numerous local amenities; a variety of shops are all within a short walking distance as are high frequency bus routes on Aigburth Road and Cressington train station is 0.1 miles away, within a five minute walk.

**On behalf of Rowley Szilagy LLP
Chartered Surveyors
March 2014**