



Design and Access Statement

Project

PP15-1214

***Change of use from Class C3 dwelling to
Class Sui Generis House in Multiple Occupation (HMO)***

At

***114 Sheil Road,
Kensington,
Liverpool,
L6 7UA***

Client

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DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This document has been prepared to accompany an application for Planning Permission to Liverpool City Council. The document is to be read in conjunction with the application form and associated submitted information.

2.0 THE PROPERTY

- 2.1 114 Sheil road is a semi-detached large Victorian domestic property typical of the area located on the boundary of the Newsham park Conservation Area. The property is a substantial three storey building constructed in a design typical for its period, the construction is traditional, the roof being finished in slate on a dual pitched frame and external walls of masonry construction.
- 2.2 The premises have been in long established residential use, class C3 (dwelling). Bedroom accommodation is provided to the upper floors, with reception and ancillary facilities at ground level. One Ground Floor room has previously been converted for use as a bedroom.



3.0 **PROPOSAL**

3.1 Drawings relating to the current proposals are as follows:

DC10	Rev -	Existing Floor Plans and Site Location Plan
DC20	Rev -	Proposed Floor Plans and Site Plan

3.2 The intention is to continue the use of the premises in its original built form with minor internal layout alterations to provide bedrooms and associated ancillary shared accommodation for use as HMO (use class Sui Generis).

3.3 The property sits within a 330m² plot with hard standing to the front parking area and side access path. The remaining external areas are finished with soft landscaping. The intention is to retain this arrangement in its present form with minor alteration to facilitate bin and bicycle storage.

4.0 **Design Rational**

4.1 Demand for large dwellinghouse properties of this type for family accommodation in this area appears to be low. Typically large low price houses require high maintenance costs and the traditional form of construction requires high heating costs. In Modern times this does not lend itself to the majority of the market for family living

4.2 Converting this property to a HMO offers an economical means of preserving the property in a good condition.

4.3 The property is suitably sized for full conversion to HMO without impacting on the amenity of neighbouring properties or the character of the surrounding area.

4.4 A number of properties in the immediate vicinity have had applications approved for subdivision into smaller dwellings.

4.5 The external appearance of the property and communal entrance will be retained in the interest of maintaining the character and appearance of the conservation area. Retaining the original built form and to a large extent internal layout of the property will enable it to be easily converted back to a single dwelling if desired.

5.0 **Policy and Documentation**

5.1 In considering the design access requirements for this development, the following principal documentation has been consulted:

- Liverpool Unitary Development Plan
 - HD10 (Alterations of non-listed buildings in conservation areas)
 - HD19 (Access For All)
 - H7 (Conversion of Buildings for Multiple Occupation)
- Supplementary Planning Guidance
 - Note 7
 - Note 11
- Guidance on Standards and Management of Houses in Multiple Occupation

6.0 **ACCESS**

- 6.1 The building has not been designed for a specific user group. Access to the building would therefore take into account the varying requirements of a broad range of potential users. This would specifically be the occupiers of the residential accommodation, visitors to the property and access for potential service or support staff in maintaining common areas. Consultation has therefore been focussed on guidance provided within the Building Regulations, British Standard BS8300 and further guidance provided by the Centre for Accessible Environments.
- 6.2 The property fronts onto Sheil Road, there is level pedestrian and vehicular access to the frontage with a retained single step up to the ground floor entrance. Ramped access has not been considered as this could impact upon the character of the conservation area.
- 6.3 One ground floor bedroom is included within the proposal with kitchen and sanitary facilities at the same level improving access for people with restricted mobility.
- 6.4 There is off road parking for one car, on street parking is common and available in this area.
- 6.5 Cycle and bin storage facilities will be provided at the rear of the property.
- 6.6 Communal access will be available to the shared rear garden amenity.
- 6.7 There is good access to public transport bus routes on Sheil Road (0.1 miles) and the adjacent West Derby Road (0.3 miles), and Prescott Road (0.6 miles) providing good access to Liverpool City Centre and suburbs.
- 6.8 Local amenities include Newsham Park located 0.1 miles from the property and a wide range of local shops and super markets under 0.7 miles from the property.