Design and Access Statement

172 Woolram Wygate
Spalding
Lincs
PE11 3PA

Proposed Change of use from Small HMO C4 to Large HMO Sui Generis

Applicant:- Nigel Hutton



1. Introduction:

The following Design and Access Statement has been prepared to support an application submitted by Mr N Hutton for the change of use from Small HMO C4 to Large HMO Sui Generis.

The property was built as a modern 3 bedroom detached house on an ample plot by Ashwoods homes in circa 1997. The property is located on the Southern side of Woolram Wygate, adjacent to the railway line on the Eastern boundary.

2. Background

172 Woolram Wygate was used as a family home up until 2003, with the increased demand for affordable room style accommodation the property has been used as a Small HMO C4 for the last 16 years, the layout allowed upto 6 people to live in the property. The property has been professionally managed over this period of time, with no police visits or anti social behaviour, which are potential issues of concern for neighbours.

With the change to HMO legislation requiring properties with less than three stories to be licensed, South Holland Housing department has granted a HMO licence which has the potential to increase the occupancy level therefore requiring a planning category change.

The layout of the property originally offered one double bedroom on the ground floor, one double and two single bedrooms on the first floor, use of a main bathroom on the first floor and a WC on the ground floor.

The area to the rear of the ground floor provided an open plan kitchen/ diner.

The property underwent a refurbishment and extension in 2018.

3. The Site

The site consists of a single dwelling with a large gravel drive to the front and a grassed garden area to the rear with Access/egress onto Woolram Wygate.

The property has an unusual advantage that although it is in a heavily built up urban area it only has one neighbour on its Western boundary and one on half of its Southern Boundary The Northern and Eastern boundaries are abutted by Woolram Wygate and The railway line.

Parking exists for 5 cars within the gravel area to the front.

The boundaries of the site benefit from 1800mm high close board fences.

The proposed Large HMO is within an area of town with shops, primary schools, play parks and public house within less than a few minutes' walk. The town centre is also within walking distance.

A bus service operates along Woolram Wygate with bus stops close to the site, providing easy access to Spalding, Peterborough, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

The Proposals:

Appearance:

There will be no external alterations to the scale and appearance of the existing dwelling.

Use:
C4 Large HMO

Layout:-

Ground Floor:

1 Large bedroom 19msq with ensuite 4.75msq Double occupancy
1 Large bedroom 15msq Double occupancy
One WC with shower and basin
Large Communal open plan kitchen and living area
Flight of stairs giving access to first floor

First Floor:-

Central landing with two storage cupboards.
1 large bedroom 19msq with ensuite 4.75msq Double occupancy
1 Large bedroom 15msq Double occupancy
1 Medium bedroom 10msq Single occupancy
1 Small bedroom 6.5msq Single occupancy
Main bathroom with shower, bath, W/C and basin

The property has fire doors and smoke alarms to each bedroom and kitchen area.

An area to the left hand side of the property adjacent to the railway line behind a gate is the allocated refuse point.