

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED CONVERSION OF 6 BELVEDERE TERRACE, FROM A HOUSE OF MULTIPLE OCCUPATION TO THREE SELF CONTAINED FLATS**

The building is situated off West Road, Buxton within walking distance of central Buxton through the Pavilion Gardens or the pedestrianised walk along Broad Walk. Shops and the commercial sector are located in higher Buxton around the Market Square.

The existing property is five bed-sits and two studio flats with their own or shared facilities.

It is the intension of the owner to "change the use" of the property to develop three self contained flats. Works will be internal with no alteration to the external elevations and features. The property stands within the conservation area of higher Buxton.

### **WORK INVOLVED**

The internal work will result in a separate flat on each of the three floors. The common areas of the halls and access stairs will be separated from the flats by new internal or upgraded walls to obtain sound insulation and fire separation to the flanking walls of the flat walls. All separating floors and walls will have sound insulation qualities built in the existing floors, walls will be upgraded above the criteria set out in the Building Regulations. Upgrading of the means of escape and fire detection will be carried out throughout the building after consultation with the building control officer and the fire prevention officer who have both visited the property in pre-consultation inspections.

### **PURPOSE FOR THE APPLICATION**

Houses in multiple occupation are common features in a university town the size of Buxton. They require constant management control as the diversity of occupancy and the short tenancy lets rely on the good management controls. The owner/manager has a hands on approach to safeguard the needs of the tenants but is finding the workload an ever increasing burden on his time and resources.

Mr. Stobart (owner/manager) is in 2013/2014 relocating to Herefordshire and will not be in a position to deal effectively with the day to day running of the establishment and requires a more stable use for his property. The conversion will enable the property to be improved into quality accommodation on longer term tenancies to establish a more settled environment to his tenants and neighbours without constant management intervention. The property will have management control by appointing a direct liaison officer with the new tenants.

The hope is to offer good class rental self contained accommodation in a good central location.

## APPROACH AND PARKING

The approach access will allow the ground floor flat to meet the criteria for persons with disabilities as parking, access and utilities are all on the ground floor with access directly to the rear of the property i.e. waste collection and drying facilities.

Parking now exists for 5 vehicles and will be retained for the new flats which would encompass visitor accommodation.