Request is for a Change of Use from Public House to a HMO comprising of 12 en-suite bedrooms with a shared dining kitchen.

Reason for Development

190 Deighton Road formerly known as the Woolpack pub has been closed now for nearing 10 years due to the lack of trade in the area along with the antisocial issues it has suffered. The previous owner considered turning the pub into offices but as a result of the lack of commercial interest the plans were abandoned. During the closure the pub has suffered a number of security breaches including an arson attack in early 2007 resulting in fire damage to the roof and inside the building. This has been repaired externally but is still in need of further repairs internally. The building for years has been boarded up and monitored by a 3rd party security company.

We intend to bring this back into use to cover the shortfall of good quality accommodation. An increasing number of people are turning to house shares to provide a solution to the current housing shortage, singular lifestyles and increasing living costs. The intention is to make available good quality affordable living accommodation for predominantly the singles, young couples and the student market with nearby public transport links that will hopefully appeal to the wider community.

The development will be compatible with the surrounding area as this is situated in an area that is largely residential and have a high number of young people looking for short to mid term accommodation.

Careful consideration has been given in order to maintain the existing character of the building and its location on Deighton road. Therefore we will not be making any changes to the outside structure of the building.

The noise would be considerably reduced compared to when this was operational as a pub from afternoon to late evening. The plans for the new development will replace the broken glazing with double glazing, the internal walls will be insulated where possible and the flooring will have quality underlay and carpet in order to reduce the sound further. The windows will be fitted with acoustic air vents in order to allow fresh air into the property without having to open the windows.

The site has good public transport links and street parking but despite that there is parking for 6 vehicles on site (See plan). In order to make this building cycle friendly we have included cycle parking facilities round the back.