

10 JAN 2012

Change of Use Application – Single Dwelling to HMO with 5 bedrooms, 2 Bedsits and an Annex

DESIGN STATEMENT

The following statement will show how and why the change of use at the above property has been carefully considered and designed to be in keeping with its surroundings.

Design

The site is located at 2 de Havilland close, Hatfield. The building is at the end of a row of terraced houses. The area is made up of a mix of buildings mainly terraced houses and flats. There are a high number of HMO properties all within the area.

Historically the property is a C3 dwelling house. It is a 2 storey 3 bedroom property that has been extended with planning approval in 2009. It has an integrated garage that has been converted to an annex. The property has been a HMO since 1995.

There are 3 parking spaces on hard standing to the front of the property as well as some landscaping to the side which belongs to the council. To the rear is an enclosed private garden with 2 further parking spaces.

Due to the highly accessible location of the site there is limited requirement for vehicular access; Hatfield Railway Station is a 15 minute walk away providing frequent services to London and Cambridge. There are several bus stops close to the site which provides regular services to the surrounding areas. There is a large supermarket within 5 minutes walk of the property.

Due to the proximity of the university, Business Park, shopping center & supermarket all within short walking distances. The proposed change of use caters for single use business people and professionals. Providing much needed additional and affordable housing for key workers within the area.

Our client has a lot of experience & knowledge with letting out properties and has incorporated it into this project. There is provision for communal kitchen, wc and lounge area at ground floor. Each bedroom has access either directly or through communal spaces to small washrooms/ shower rooms. There are 2 further kitchenettes at first floor level allowing for different cultures to use the facilities without upsetting other tenants. For religious & hygienic reasons some cultures need separate facilities.

There is already an arrangement with Serco who collect Wastes & recycling once a week, which is stored to the front of property.

The existing parking spaces will be and bicycle anchors/ rack will also be provided as shown on plan. It is considered that due to the highly accessible nature of the site there is limited requirement for car parking provision.