

Certificate of Lawfulness Application – HMO with 5 bedrooms

PLANNING
DEPARTMENT

10 JAN 2012

DESIGN STATEMENT

No.: 6-2011/2594

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

Design

The site is located at 87 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.

It is a 2 storey 5 bedroom property that has been extended under PD. It has an integrated garage that has been converted to a bedroom. The property has been a HMO since 1995.

There is a small front garden of the property which has some landscaping and storage for recycling and waste. And To the rear there is an enclosed private garden area.

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 property 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 is another kitchenette 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.

There will be bicycle anchors/ racks 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.