



**Design & Access Statement**

**Proposed Change of Use to**

**HMO**

**At**

**31, Izane Road,**  
**Bexleyheath, Kent**

**DA6 8NU**

## 1. INTRODUCTION

2. The Existing property is currently a Large Family Dwelling which has been extended to the rear replacing an existing UPVC conservatory. A separate Householder Planning Application has been submitted for the retention of the extension as it exceeds that permitted under permitted development rights.
3. The Existing Loft has also been converted and the conversion works have been completed.
4. The Applicant would now like to apply for a Change of Use from a Single Dwelling House into a 6 Bed House of Multiple Occupation.
5. The External appearance of the property will remain unchanged with minor internal alterations to be carried out in order to provide 6 individual bedrooms, Shared Bathrooms and Communal Living & kitchen Areas.



Front Elevation



Rear Elevation

## 2.00 LAYOUT

1. The internal floor area will provide a usable living area of around 168m<sup>2</sup>
2. The internal layout provides separate Living Kitchen & Dining space to the ground floor with an additional living room to the rear of the first floor. 6 Good sized Bedrooms will also be provided.
3. The Rear Garden is extensive and provides Private amenity areas for the occupants of the property.

Prepared by G Deakin