

DESIGN & ACCESS STATEMENT

Property: Flat 3, 1 Grove Street, NN9 6DP

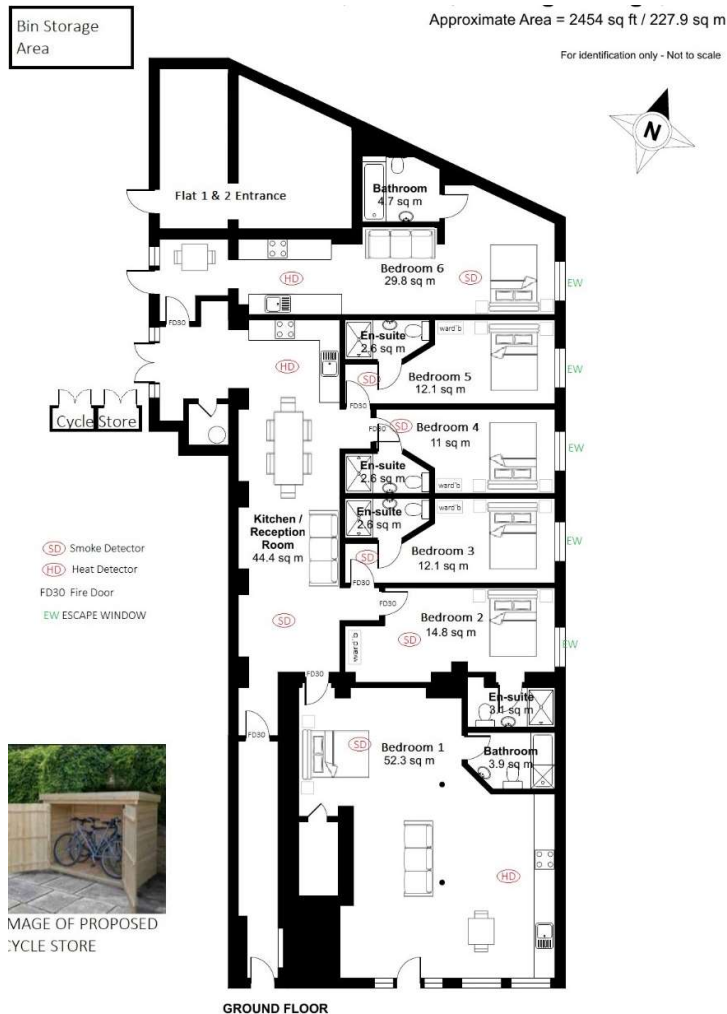
Change of use from C4 (Small HMO) to Sui Generis for 8 persons

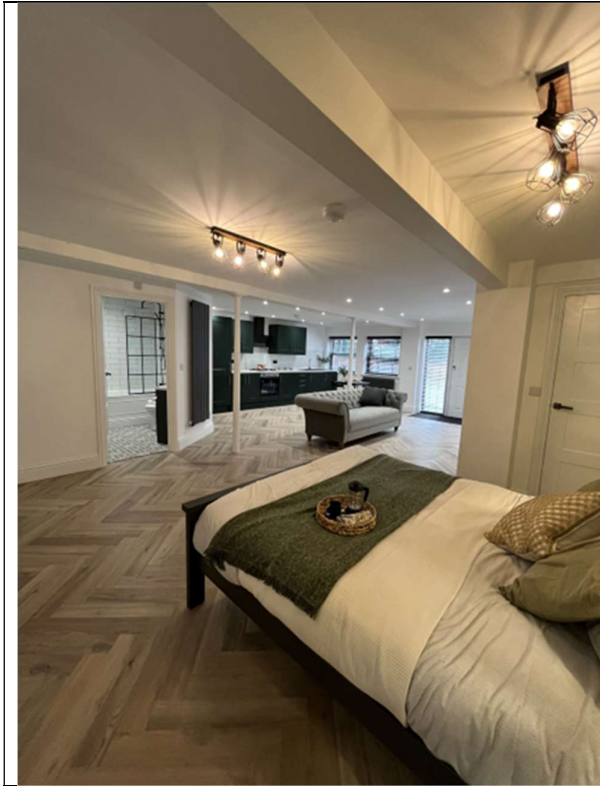
The property is currently a 6 bedroom HMO for 6 persons, the proposal is to increase the number of persons to 8 whilst keeping the same number of rooms.

The property was designed to be high quality providing well in excess of any amenities required, in this case we propose bedrooms 1 and 6 become available for couples who wish to rent them. With bedroom 1 being 52.3m² in size and bedroom 6 being 29.8m² council HMO licencing requirements for 2 people sharing these rooms would be 16m².

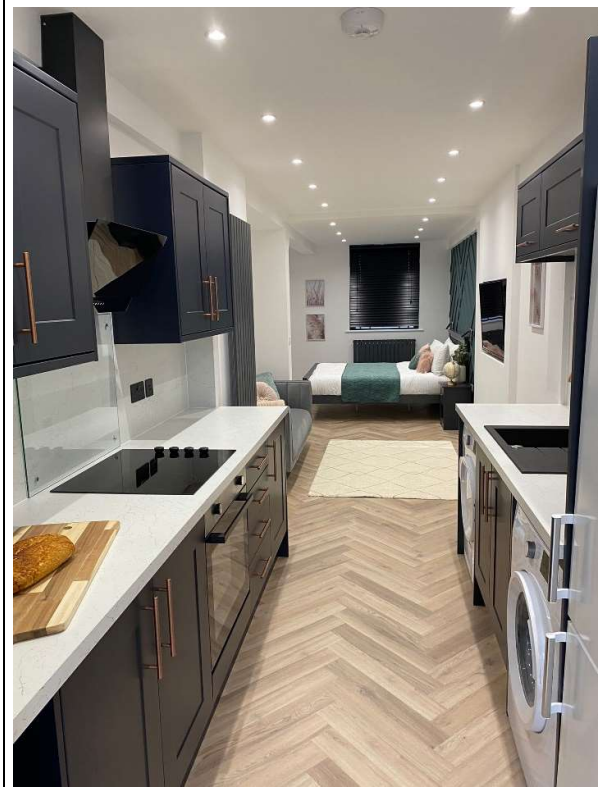
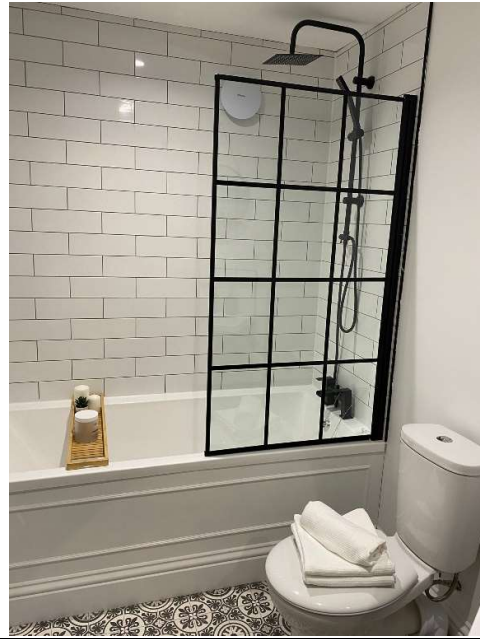
We would also be keeping bedrooms 2 to 5 in the main part of the house as single occupancy so as to keep to these same high standards.

Further consideration has also been given to bin storage including a commercial weekly collection of waste from the property so as to minimise the impact on the shared communal area for bins.





Bedroom 1, is a very large studio room, with own kitchen, living, dining and bedroom areas and large bathroom.



Bedroom 6, is a very large studio room, with own kitchen, living and bedroom areas and bathroom.

