

WindsorPatania

Design + Access Statement

Date

30/10/2023

Project

15 Buckthorn Avenue

Summary

1. Introduction
2. Existing Lawful Use
3. Property Location
4. Public Transport
5. Planning History
6. Conservation Area
7. HMO Article 4 Area
8. Flood Risk
9. Existing Pictures
10. HMO Standards
11. The Proposal
12. Schedule of accommodation
13. Bikes and Bins
14. Parking
15. Security and Acoustic
16. Overlooking and Existing Outlooks
17. Design Guidelines
18. Materials Selection
19. Conclusions

Introduction

This report is submitted in support of the planning application for the change of use of existing 4no. occupants HMO (C4) to a large HMO (Sui generis) 8no. occupants (8no. bedrooms, 8no. en-suites and shared combined area).

The proposal includes the erection of a new ground floor and double-storey side extension to enhance the overall layout and ensure that all the rooms are compliant with local HMO standards but also provide a high-quality living standard for the tenants.



Existing Lawful Use

The property is currently used as C4 (HMO).

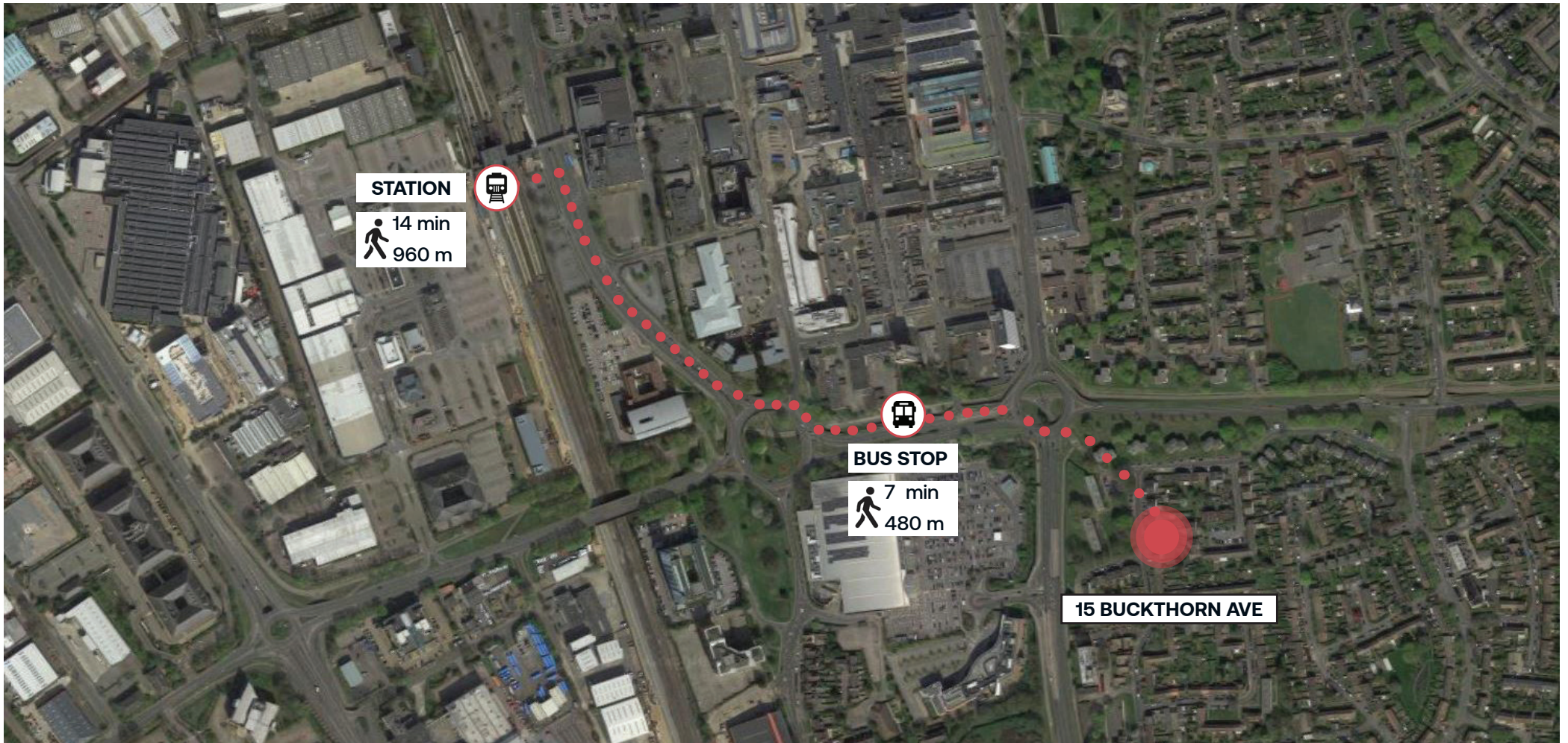


Property Location



Public Transport

The property is located in an area with easy access to the local public transport network within a 7-minute walk of the bus route. Stevenage Train Station is located at a 14-minute walking distance.

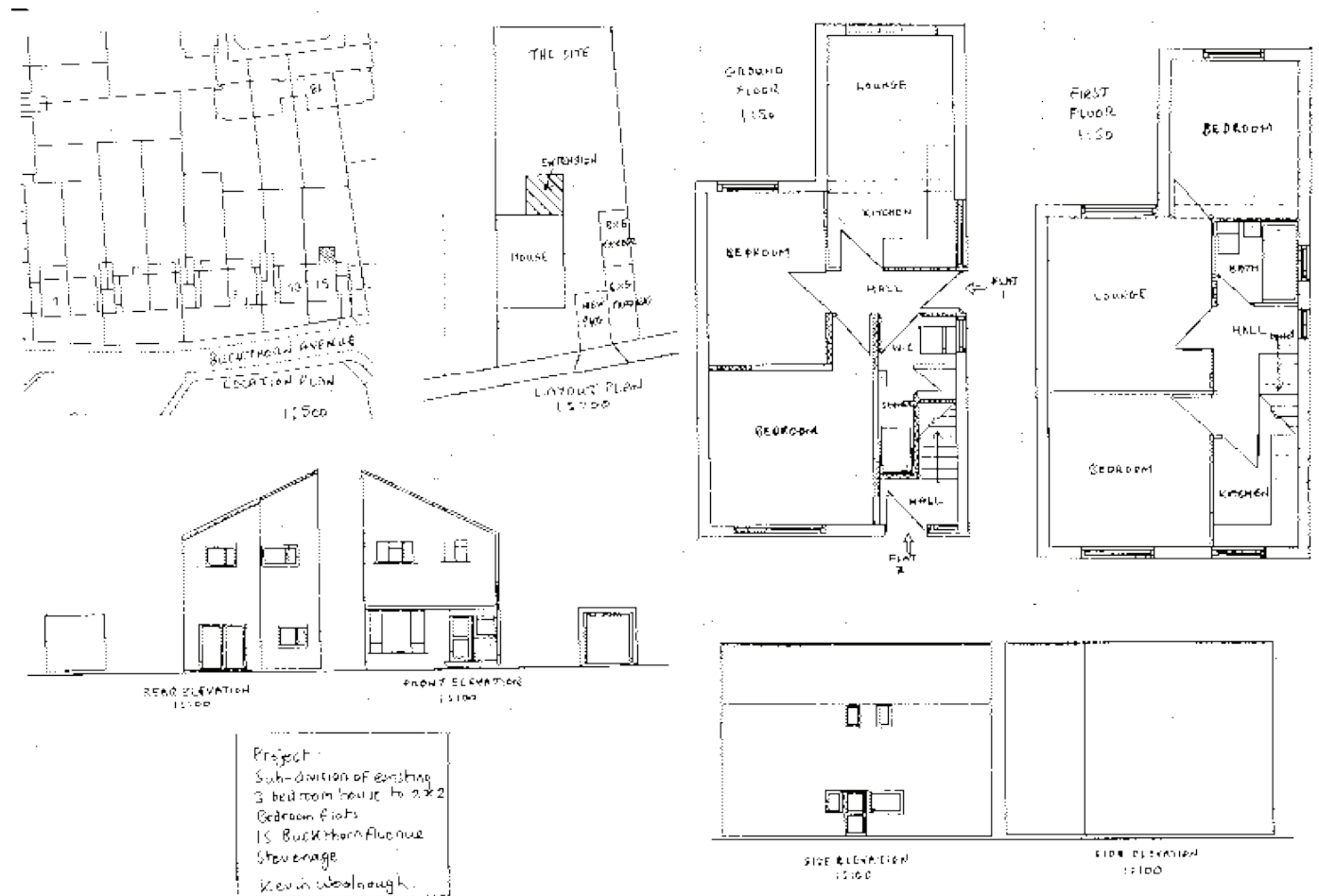


Planning History

There is a previously approved planning applications which is relevant to this property:

- **14 Dec 2007- 07/00730/FP**

Two storey rear extension to facilitate conversion of dwelling in to 2no two bedroom flats | 15 Buckthorn Avenue Stevenage Herts SG1 1TT - Grant Planning Permission



Conservation Area

According to the information presented on the website of Stevenage Borough Council, the property **is not** a part of conservation area. ([See link](#))

The property **is not** a listed building. ([See link](#))

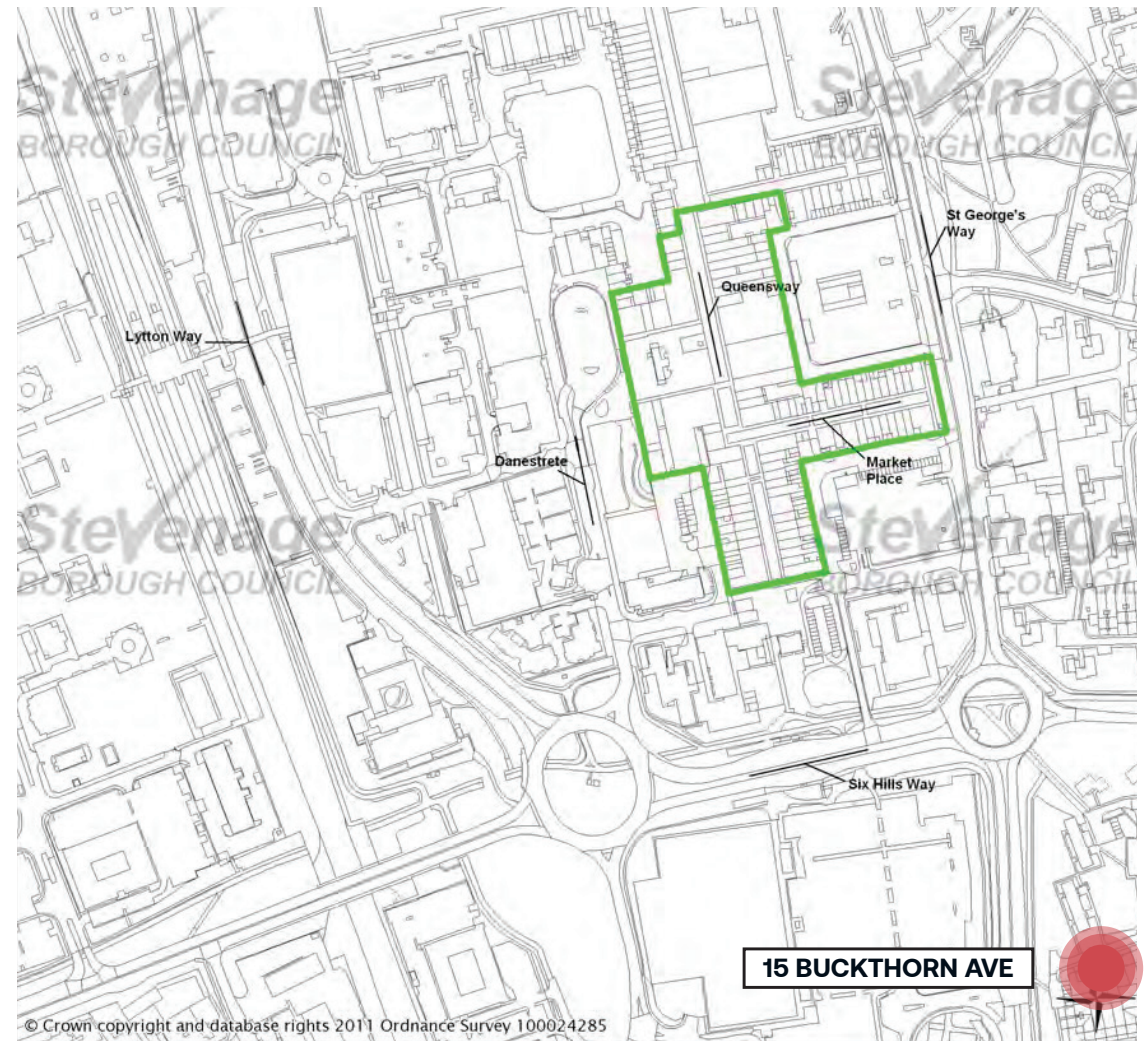
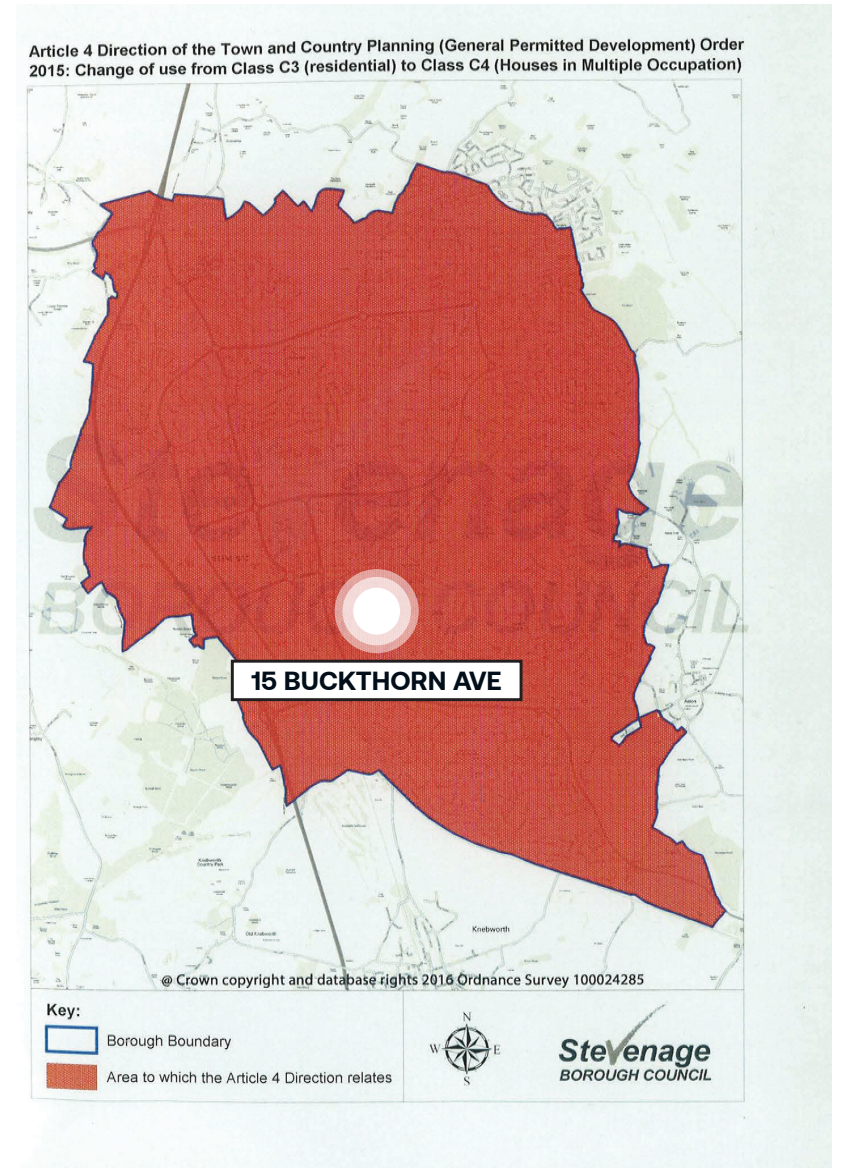


Figure 1 Town Square Conservation Area map (Green line denotes boundary)

HMO Article 4 Area

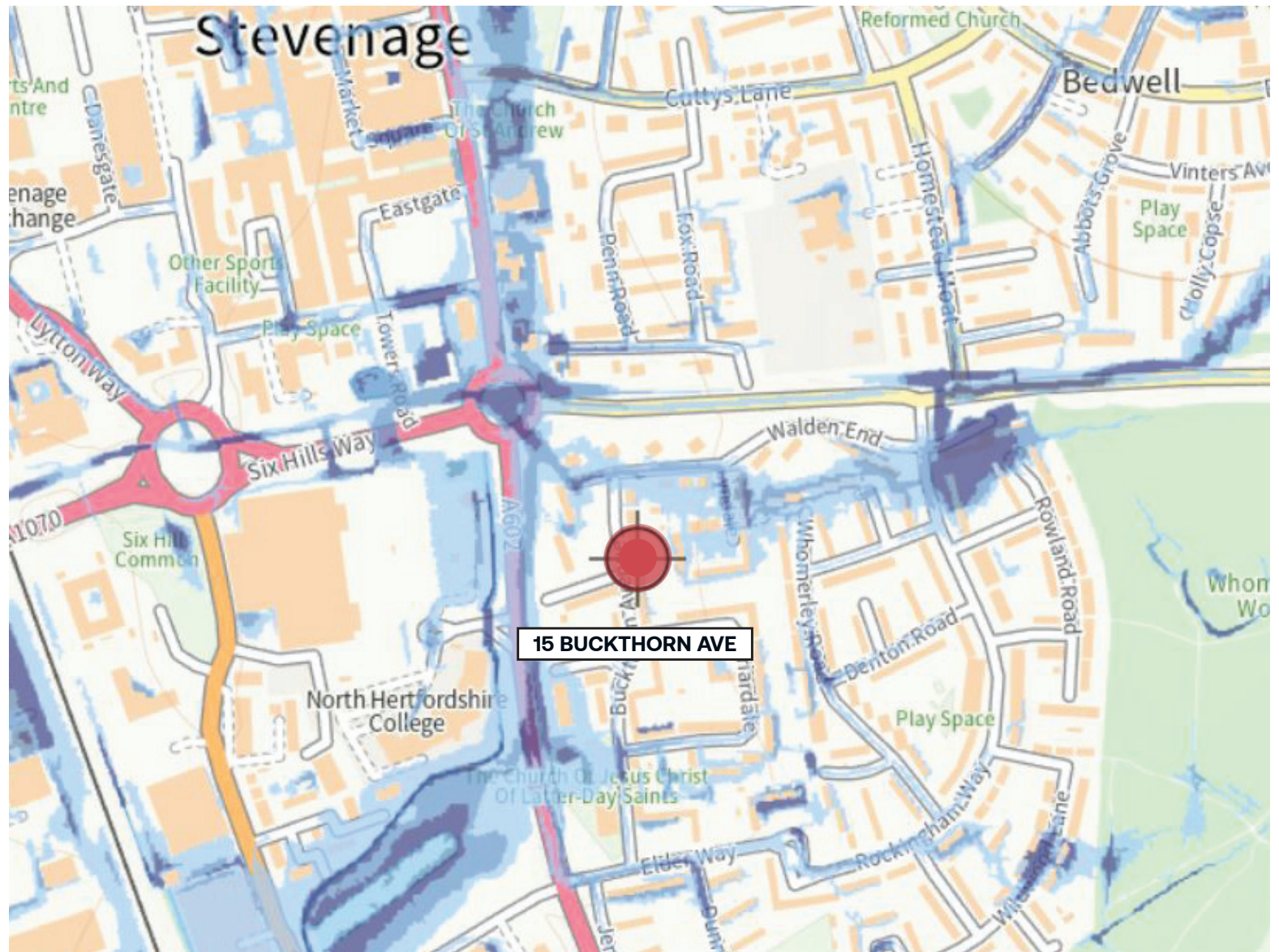
According to the information presented on the website of Stevenage Borough Council, the property **is included** in art.4 with HMO restrictions. ([See link](#))



Flood Risk

As confirmed on the Local Council's website, the property is not subject to flood risk.

[\(See link\)](#)



● High ● Medium ● Low ○ Very low

Existing Pictures



Entrance Hallway



Kitchen



En-suite

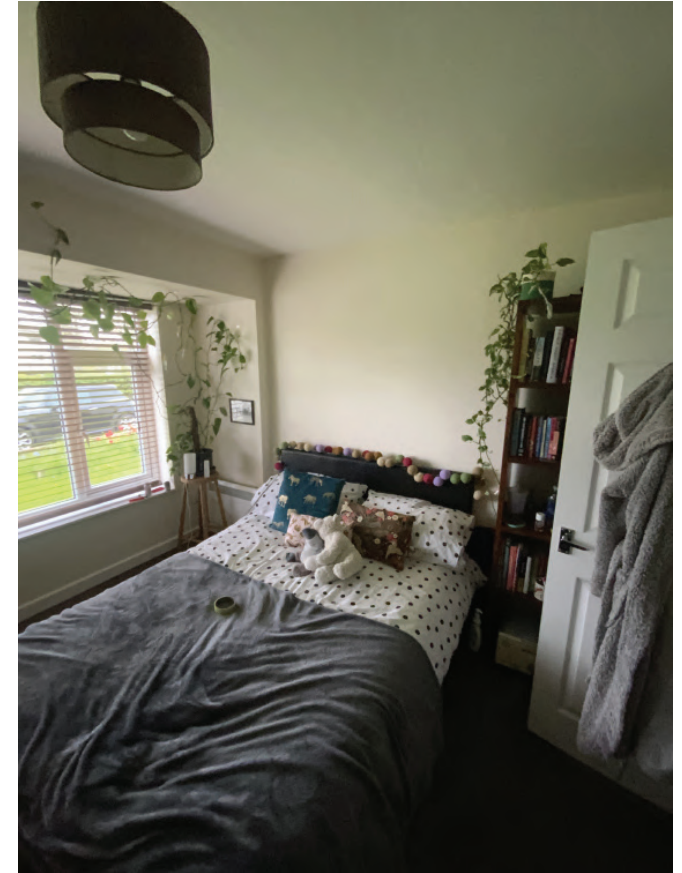
Existing Pictures



Bedroom



Bedroom



Bedroom

HMO Standards

The proposed scheme has been created following the Local Standards for HMO conversions ([See link](#))

Bedrooms

One room units

with kitchen facilities in the room

11m²

with kitchen facilities in a separate room (whether shared or not)

6.51m²

Shared Spaces

Dining/kitchens	
Used by 1-3 occupiers	8.5m².
Used by 4-6 occupiers	11.5m²
Living Rooms or Dining Rooms	
Used by 1-3 occupiers	8.5m².
Used by 4-6 occupiers	11m².
Used by up to 10 occupiers	15m²

The Proposal

The current proposal seeks to renovate and convert the existing property into a Sui Generis Large HMO with 8 no. occupants.

The development will be respectful of the existing context by using volumes and materials matching the existing ones, preserving the building's appearance on the street scene.

With this in mind, the application proposes the following:

1. Change of use of the property from C4 to Sui Generis - HMO
2. Erection of rear extension
3. Erection of double-storey side extension

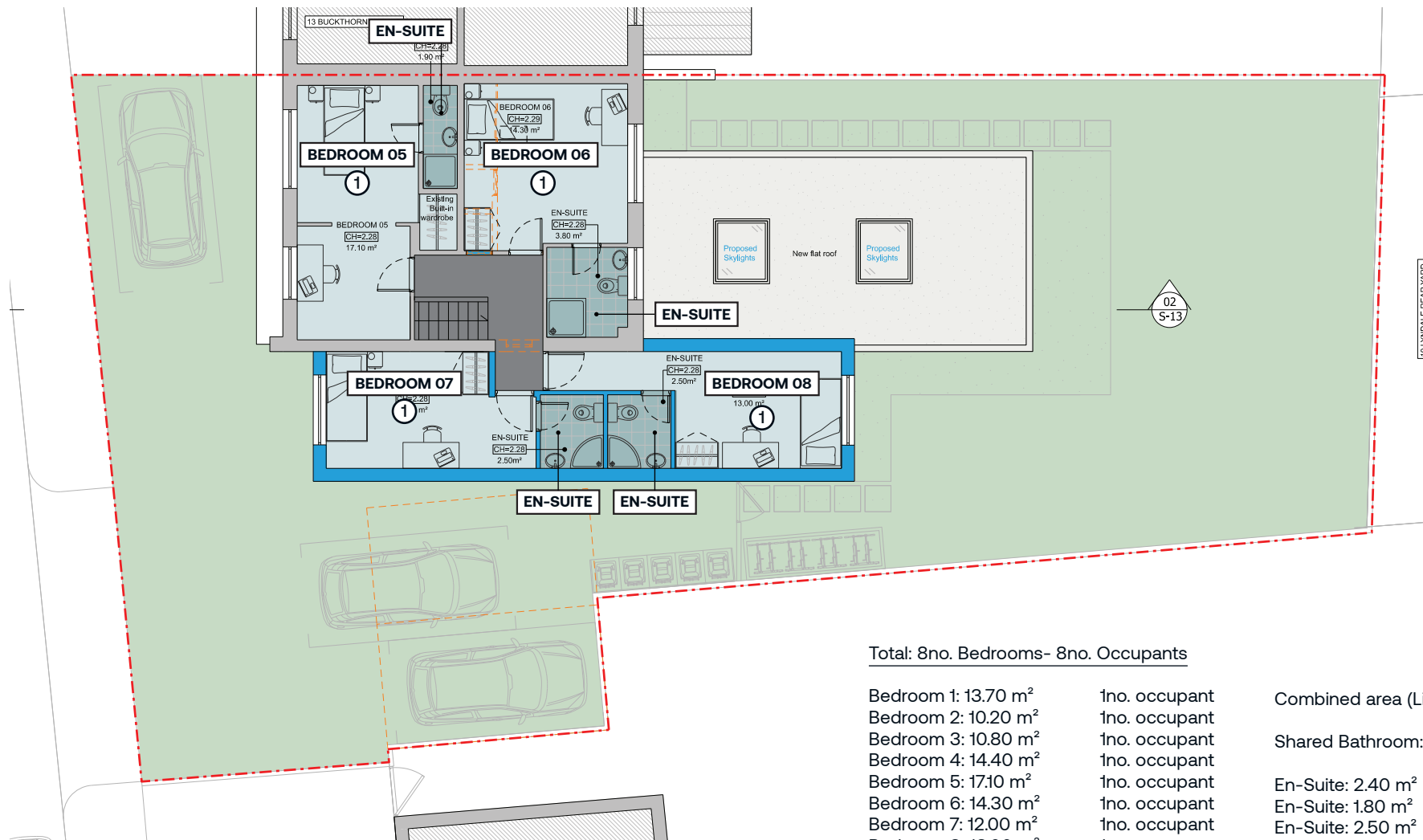


Front Elevation



Rear Elevation

Schedule of Accommodation



Total: 8no. Bedrooms- 8no. Occupants

Bedroom 1: 13.70 m ²	1no. occupant
Bedroom 2: 10.20 m ²	1no. occupant
Bedroom 3: 10.80 m ²	1no. occupant
Bedroom 4: 14.40 m ²	1no. occupant
Bedroom 5: 17.10 m ²	1no. occupant
Bedroom 6: 14.30 m ²	1no. occupant
Bedroom 7: 12.00 m ²	1no. occupant
Bedroom 8: 13.00 m ²	1no. occupant

Combined area (Living/dining/Kitchen): 38.10 m²

Shared Bathroom: 2.60 m²

En-Suite: 2.40 m ²	En-Suite: 1.90 m ²
En-Suite: 1.80 m ²	En-Suite: 3.80 m ²
En-Suite: 2.50 m ²	En-Suite: 2.50 m ²
En-Suite: 2.50 m ²	En-Suite: 2.50 m ²

Legend

Communal areas	Bathrooms	Corridors and stairs	Bedrooms
Garden	Utilities and services	Number of room occupants	

First Floor Plan

Bikes and Bins

Promoting Green Mobility

A bike enclosure hosting up to 8no. bikes are located at the side of the property in the rear yard in a secure area under the surveillance of a security camera.

It is possible to access the rear yard using the dedicated access which is safely connected to the main street.

Promoting Recycling

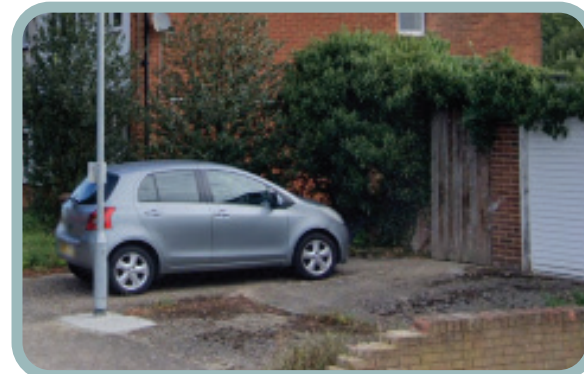
The bins are located at the side of the property with easy access from the main road and located within dedicated bins enclosure.



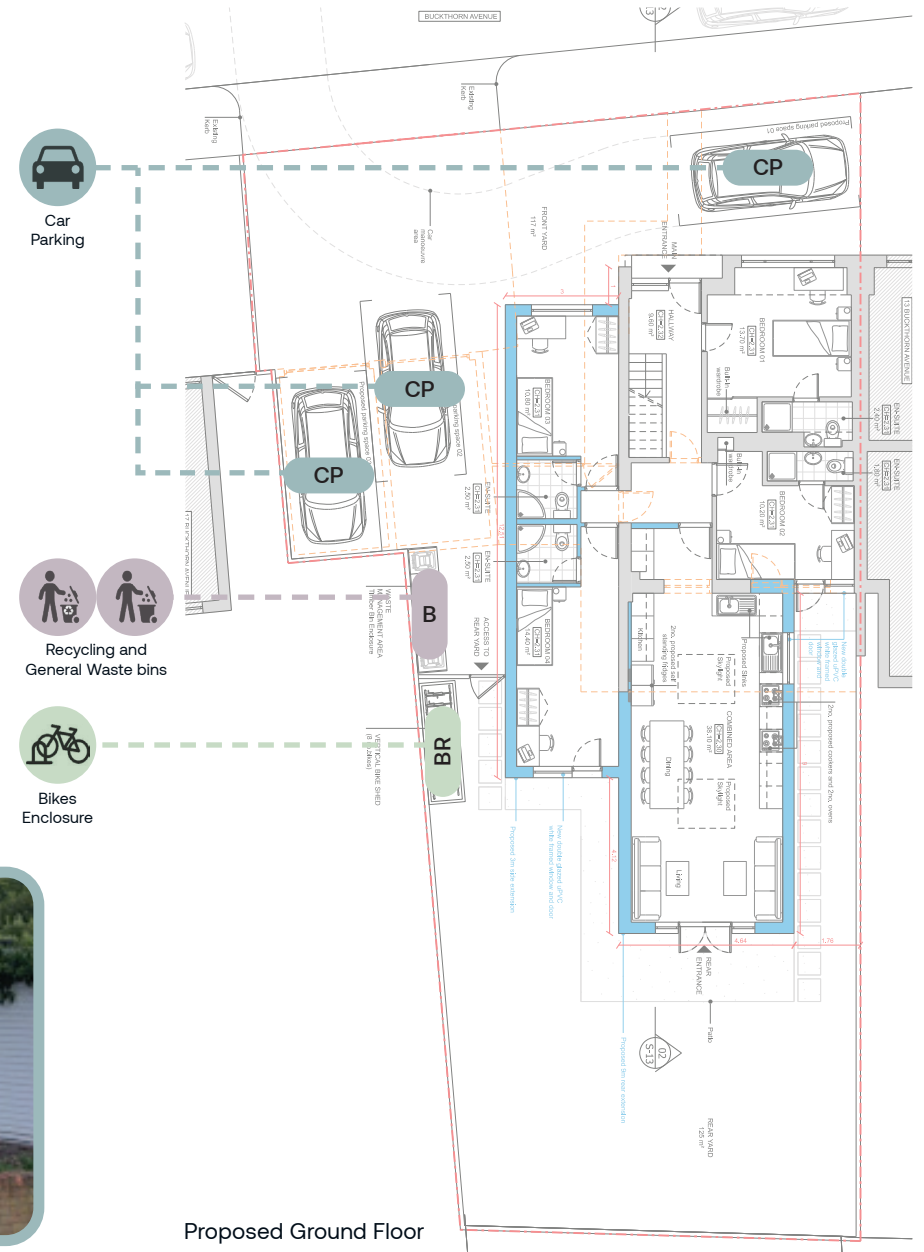
All bikes to be positioned within dedicated enclosures.



All bins to be positioned within dedicated bins enclosure.



The new parking area will consist of 3 no. parking spaces.



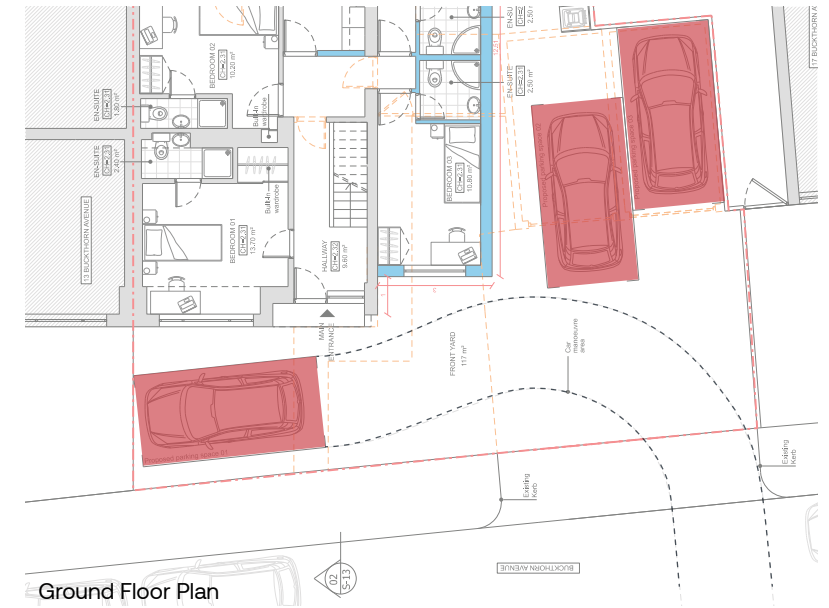
Proposed Ground Floor

Parking

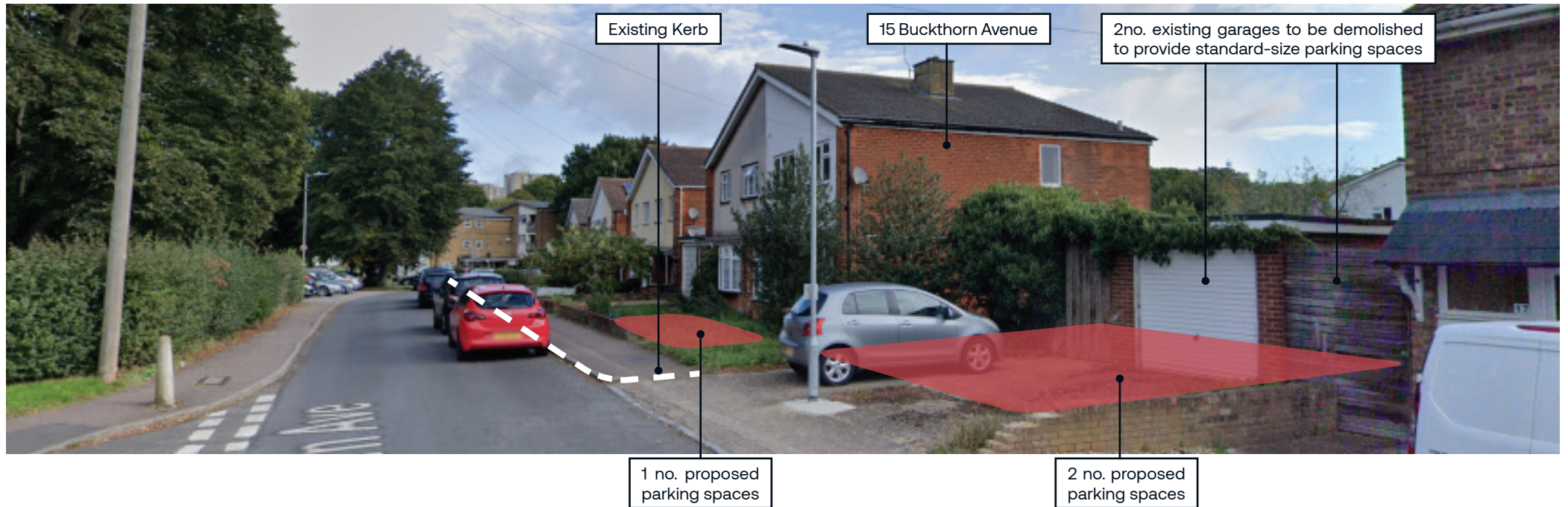
Parking provision

Three compliant parking spaces are proposed at the front of the property, as per proposed plans.

The site is located in a very sustainable location near public transport routes, including bus routes and the railway station. We, therefore, encourage walking and cycling by integrating adequate bike storage facilities as per the previous spread.



Street view



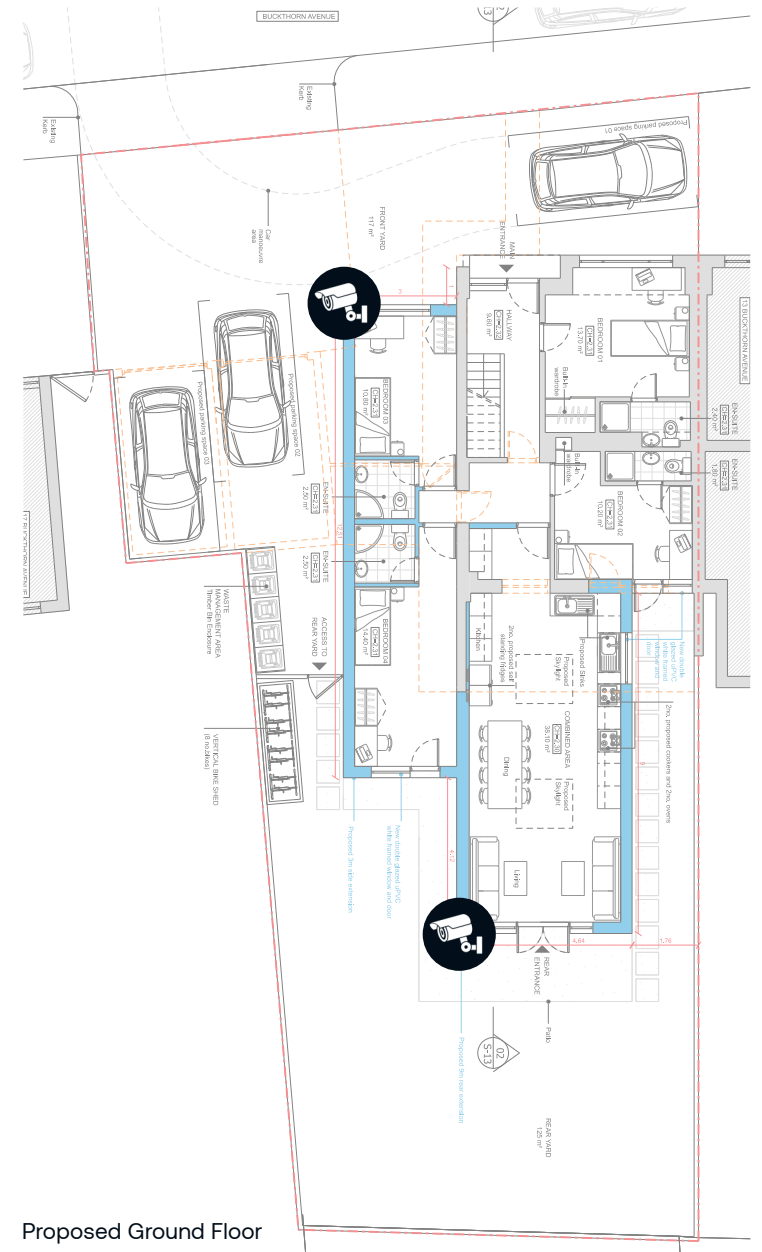
Security

Keeping it safe

All the accesses of the property are provided with security cameras and motion sensor alarms to work as a deterrent and improve the safety of the occupants.
2 no. outdoor surveillance cameras with wifi and 24 hour recording are proposed to be installed.



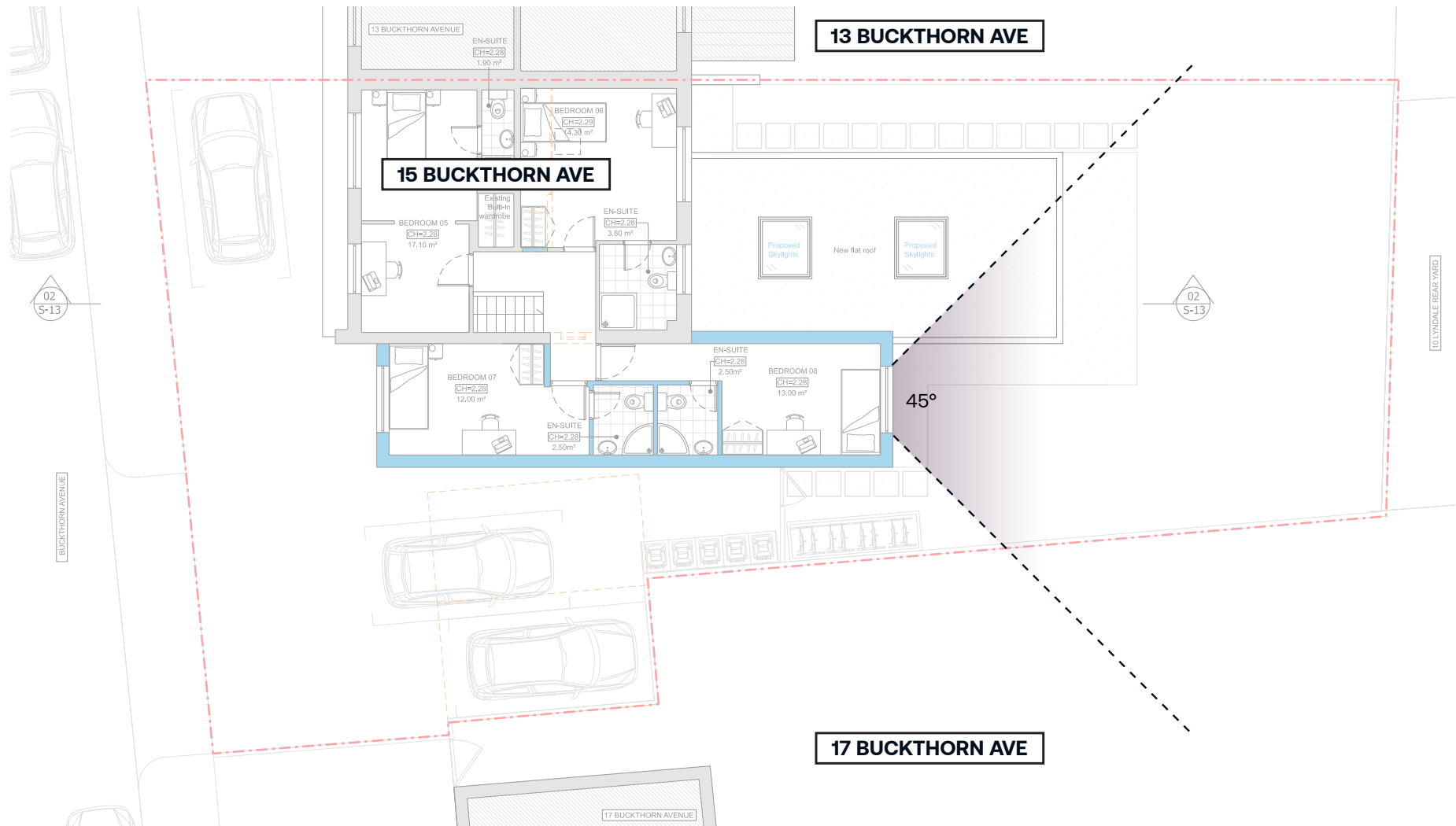
CCTV Cameras location



Overlooking and Existing Outlooks

Preservation of the existing outlook of the neighbouring properties

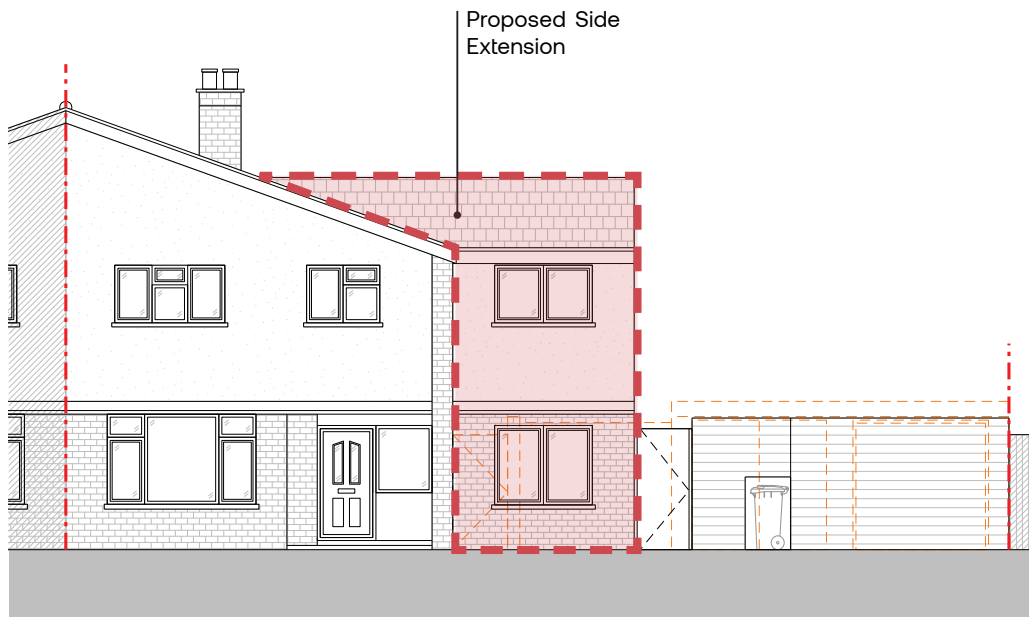
The first floor extension has been designed to avoid obstructing the view of the windows of the neighbouring properties, in full compliance with the 45° rule.



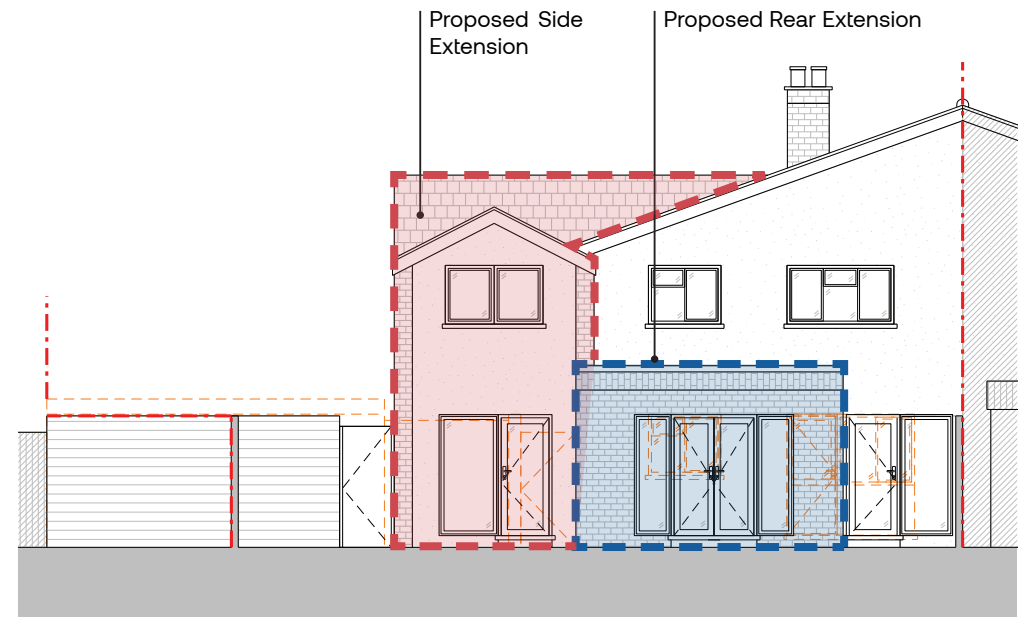
Design Guidelines

The extensions are designed to blend with the main building, improving the appearance of Buckthorn Avenue from the street.

The extensions follow the existing symmetry with new windows. Because of its position and dimensions, the proposed extensions are not going to cause a loss of light to the neighbours' properties.



Front Elevation



Rear Elevation

Materials Selection

The materials chosen for the exteriors are:

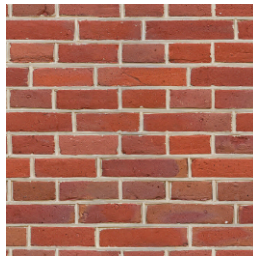
- Painted white plaster for the facade of the side extension in the first floor
- Red brickwork for the facade of the side and rear extensions in the ground floor
- Brown roof tiles
- The new windows will have a white frame to match the existing one.

These materials will give an elegant touch to the new volumes, all to improve the architectural quality of the building, creating an architectural element perfectly integrated with the context.

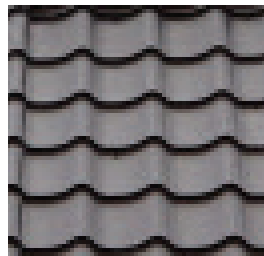
Windows will be in UPVC with double glazed glass to match the existing windows of the building and to improve both acoustic and thermal insulation.



White render



Red brickwork



Brown Roof Slates



White uPVC Window



Conclusion

The renovation with associated extensions complements the existing dwelling and locality.

The new layout seeks to improve and maximize the space for occupants (young working professionals), offering a contemporary kitchen, dining, and living with the garden.

The proposed development will optimize and create more space in the combined area and bedrooms by extending to the rear of the ground floor and loft area. The property will offer generous outdoor and indoor spaces for occupants.

The property is proposed to accommodate 3no. parking spaces.

Car parking provision is a major influence on the choice of means of transport. Due to the demographics of HMO tenants (young people who do not tend to own cars and mostly use public transport, cycle or walk) and the location of the property (within a short walking distance to public transport), we propose to follow green mobility trends.

There is a secure bike shed in the rear yard easily accessible from the main road - 1 bike space per occupant.

The proposed scheme meets both local and national regulations, and it is respectful of the neighbourhood.



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