

Table 3. Minimum room sizes, where there is separate kitchen facilities and a lounge/dining room

Type of bedroom	Nature of occupation	Minimum floor space
Single room	One person (over the age of ten)	6.51m ² .
Single Room	Child under the age of ten	4.64 m ²
Double room	2 people co-habiting as a couple	10.22m ² .
Double room	2 children under the age of ten	6.31m ²
Twin room	2 individuals	If you intend to let a room to 2 individuals who are not living together as a co-habiting couple please contact Residential Services for further advice.
Lounge/living area	1-3 people 4-6 people	8.5m ² . 11m ² (plus 1 square metre for each additional person sharing the lounge/living room.

Table 5. Minimum floor area for kitchens

Number of occupants per kitchen	Minimum floor space
One person	5.5m ²
2 people	6.5m ²
3 people	7.5m ²
4 people	8.5m ²
5 people	9.5m ²
6 people	10.5m ²
7 people	11.5m ²
8-10 people	14.5 m ²

THIS DRAWING WAS PRODUCED USING CAD AND ON NO ACCOUNT SHOULD BE AMENDED BY HAND.

ALL WORKS TO BE EXECUTED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS/CODE OF PRACTICE.

NOTES AND DRAWINGS ARE SOLELY FOR THE PURPOSE OF OBTAINING BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

ALL DIMENSIONS SHOWN ARE FOR REFERENCE AND SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

Design and Access Statement

Description
The proposal is to change the use of the property from C3 (3 bed dwelling house single house hold) to C4 HMO (3-bed). The existing kitchen, lounge and dining area provide accommodation for the three occupants and these spaces meet the HMO space standards. All facilities match the requirements of the council. The council's licensing department can inspect the property. Bin storage and a secure metal shed for up to 4 adult bikes will be provided to the rear of the property, as per other HMO properties in the area. Side access is available therefore the bins and bikes are easily transferred to the rear from the front after the bin collection day. With out moving these items through the house. No bikes are to be stored in the front garden, thereby having no impact on the street scene, or cluttering the appearance of the dwelling.

Daylight: and Sunlighting Assessment
No building work is involved in this proposal and so there are no daylight issues raised.

Landscaping Details
The landscaping arrangements remain the same.

Noise Impact Assessment No building work is included in this application

BIN STORE DETAILS
DESCRIPTION
Stores 3 x 240 Litre Wheelle Bin Stores
Pressure Treated Timber
Heavy Duty 3x3 Posts
Freestanding Unit
(H)131cm x (W) 246cm x (D) 79cm

OTHER KEY FEATURES
Includes Weather Resistant Fillings
Featheredge Board Cladding
Consisting of 3 compartments, each of which are designed to store a 240 litre wheelle bin.

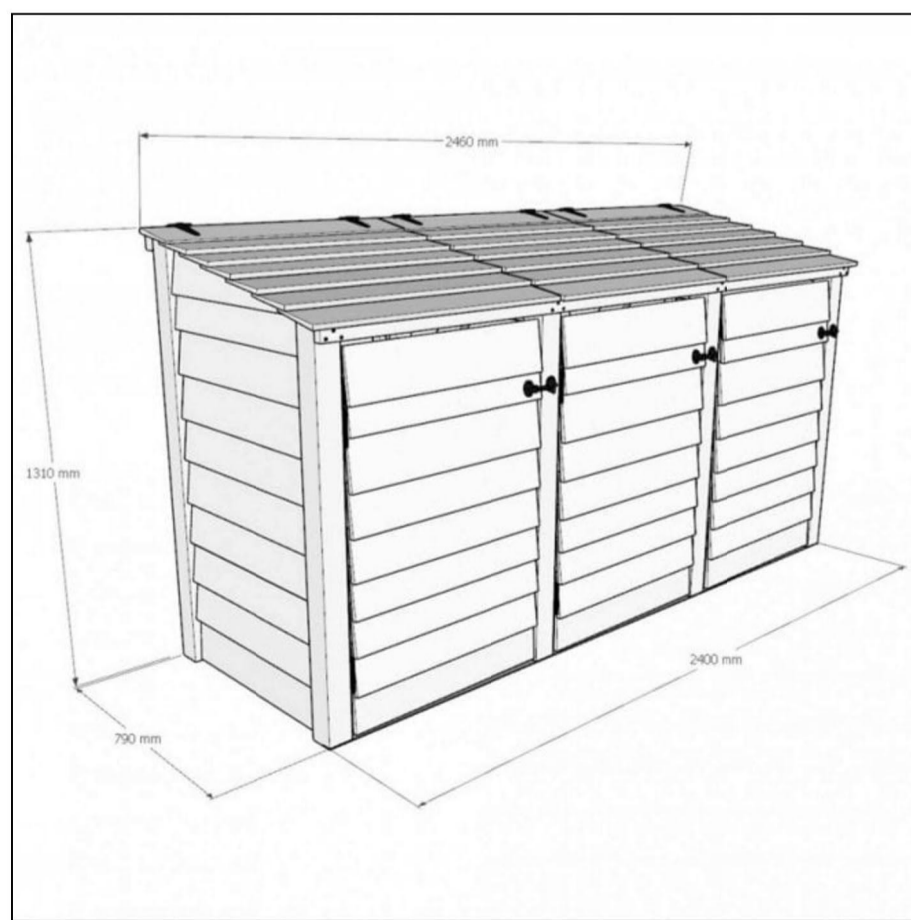
With featheredged cladding contained within heavy duty 3x3 posts to ensure its stability and robustness, this triple bin storage unit ties up what can be seen as unsightly wheelle bins.

All of the included wood has been pressure treated. This is a premium wood preserved that has been injected into the timber to help prolong its lifespan and furthermore help to prevent wood rot and insect damage.

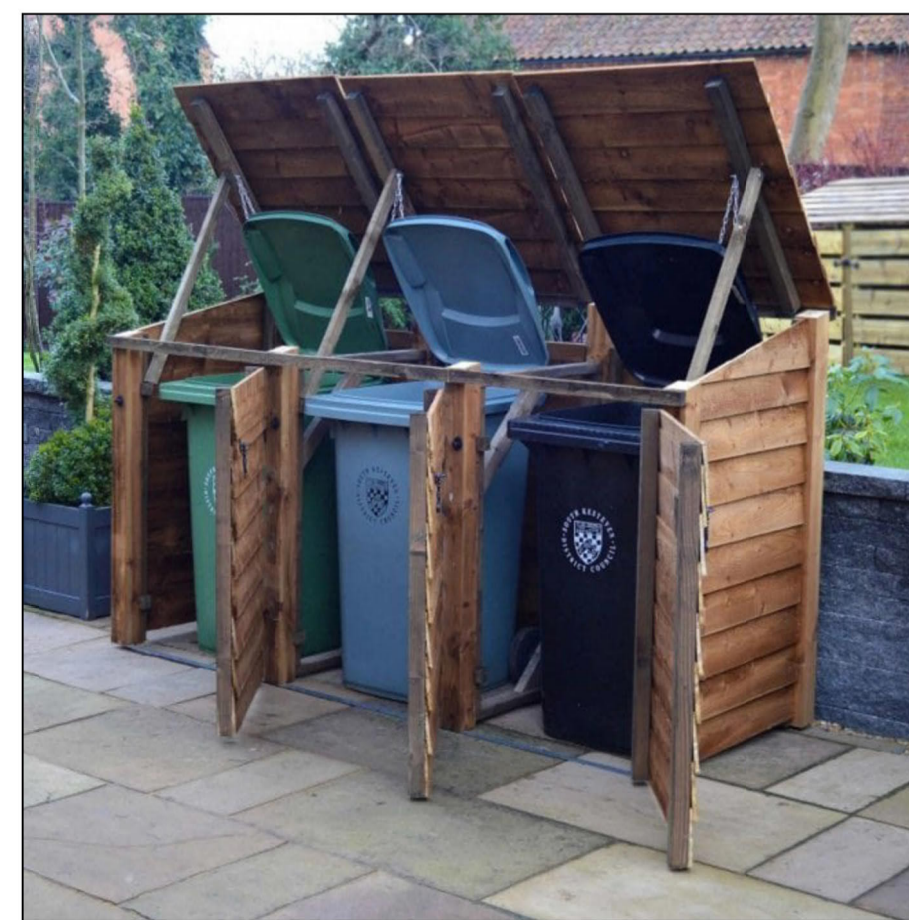
MODEL
RUTLAND COUNTY MORCOTT TRIPLE WHEELIE BIN STORE
CONTACT
T: 0333 577 1926
E: sales@gardenstreet.co.uk

BIKE SHED DETAILS
Unit Dimensions
Height: 1140mm (3ft 8")
Lid open: 1960mm (6ft 5")
Width: 2306mm (7ft 7")
Depth: 1653mm (5ft 4")
Weight: 122Kg (19.2 stone)

Asgard Steel Storage
1392 Leeds Road, Bradford, BD3 7AE
03456 580 730
Order Online: www.asgardsss.co.uk



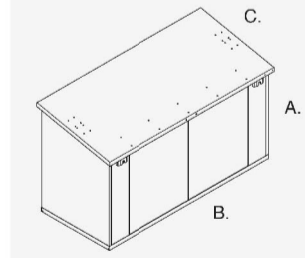
BIN DETAILS



access plus.

29 inch bikes are becoming a common place amongst cyclists, however with a large wheel base storage can be an issue. The Access Plus allows you to store larger bikes (29ers) with all your riding equipment and have room to spare! The Access Plus is a tough all-metal storage unit designed to give you the easiest possible access to your bikes and riding equipment via two large reinforced doors and a gas-lift reinforced lid.

Manufactured from heavy gauge galvanised steel, the Access Plus offers both security and reliability. This weatherproof shed is designed to hold up to 4x 29" bikes* and features a full metal floor (can be bolted to the ground), a 3-point locking system (shrouded padlock system with internal steel deadbolts on the doors), and a hidden ventilation system allows air flow inside, designed to keep condensation to a minimum.



key features

- ACCESS PLUS SECURITY**
- Tough 3-point locking system
 - Shrouded twin lock
 - Integral full metal base with fixings for securing the unit to the ground.
 - Designed for own padlocks (recommended level 8 disc lock)
 - Maintenance free with no repainting or rotting
 - Internal fixings with no externally exposed fixtures, safe and secure
 - Easy self assembly with instructions provided
 - Installation service available
 - Accessory packs available
- ASGARD FEATURES**
- Weatherproof construction made from strong, thick, galvanised steel
 - Supplied with a 10 year warranty as standard
 - Maintenance free with no repainting or rotting
 - Internal fixings with no externally exposed fixtures, safe and secure
 - Easy self assembly with instructions provided
 - Installation service available
 - Accessory packs available

dimensions

UNIT DIMENSIONS	BASE DIMENSIONS
A. Height: 1140mm (3ft 8")	2450mm x 1150mm
Lid open: 1960mm (6ft 5")	DOOR APERTURE
B. Width: 2306mm (7ft 7")	1800mm
C. Depth: 1653mm (5ft 4")	DOOR CLEARANCE
Weight: 122kg (19.2 stone)	870mm

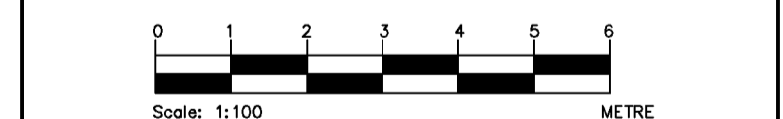
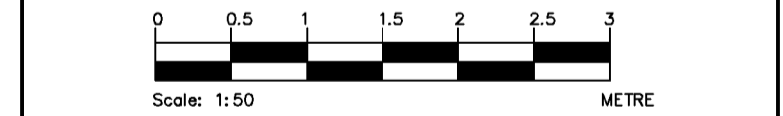
All dimensions and weights are approximate. This unit requires 100mm at the rear for the lid to open.



"We wouldn't hesitate in recommending for keeping your pride and joy inside"

- Decent World

BIKE STORAGE DETAILS



REV	DATE	BY	CHK'D	APPR'D

Architectural Designer
Professional Planning & Architectural Services

<https://diamondlettingsandsales.co.uk/>
07427 980467 (Designer)

PROJECT:
139A Oxford Road
Headington, Oxford OX3 0RB
CLIENT:
Diamond Estates & Homes Ltd

DRAWING TITLE:
Proposed Layout

Status	Scale & Paper Size	Issue date
PLANNING	1:100	29/12/2023
Drawing Number	Revision	
A101		

Diamond Estates & Homes
93 St Clements Street
Oxford
OX4 1AR
01865 981225 (Lettings)
01865 981332 (Sales)
info@diamondestatesandhomes.co.uk