



Nodus

# DESIGN & ACCESS STATEMENT

27 CECIL ROAD, SEAFORTH, LIVERPOOL, L21 1DB

JAN 2024

## INTRODUCTION

We are writing to provide a comprehensive Design and Access Statement supporting the planning application for the change of use from C3 residential to C4 HMO for the property located at 27 Cecil Road, Liverpool, L21 1DB. This document is to be read in conjunction with the submitted planning drawings. Please refer to the proposed floor plans for layout proposals and room size information.

27 Cecil Road was identified by our client as being a suitable property that would benefit from being converted into a HMO and offer an opportunity to surpass HMO guideline requirements and help with the shortfall in housing in the local area.

### 1. Amenities:

The property will offer an array of high-quality amenities that go beyond the minimum requirements. Communal spaces will be thoughtfully designed to foster a sense of community and well-being among residents.

### 2. Space Standards:

Each living space will exceed the minimum requirements outlined in HMO guidelines. Spacious bedrooms, well-designed kitchen and communal areas will contribute to a comfortable living environment for residents.

### 3. Safety Measures:

Our proposal includes advanced safety features, such as fire detection and prevention systems, exceeding the necessary standards to ensure the well-being of all occupants.

### Soundproofing:

Considerable attention has been given to soundproofing measures to minimize potential disturbances, thus exceeding typical HMO requirements.

## PROPERTY SIZE AND ALTERNATIVE USE:

The existing property at 27 Cecil Road is notably large, making it less suitable for use as a single-family home. The conversion to a C4 HMO provides an alternative and beneficial use that aligns with the local housing strategy. Key reasons supporting this alternative use include:

### 1. Optimizing Space:

The property's size is optimally utilised through the HMO conversion, ensuring efficient use of space without compromising on quality.

### 2. Meeting Housing Demand:

The local housing demand for shared living spaces is met through the proposed conversion, contributing to a diverse and sustainable housing landscape.

### 3. Preserving Character:

Converting the property to an HMO allows for the preservation of its character while providing much-needed housing diversity within the area.

### 4. Investment:

Our client's investment strategy involves a comprehensive refurbishment plan that prioritizes thermal improvements, energy efficiency, and sustainable practices, ultimately contributing to an enhanced living experience and a positive environmental impact for both residents and the community.

The proposed change of use for 27 Cecil Road exceeds HMO guidelines and addresses the unique characteristics of the existing property. The alternative use as a high-quality HMO aligns with local planning policies, optimising space, and contributing positively to the local housing market.

## **PARKING**

On-street parking is readily available in the vicinity of 27 Cecil Road, offering convenient options for residents with personal vehicles. Additionally, as part of our commitment to sustainable and alternative transportation, we will provide dedicated cycle storage facilities within the property. This ensures a secure and accessible space for residents to store their bicycles, promoting eco-friendly commuting options and contributing to a more sustainable living environment.

Additionally due to the properties location it benefits from being near a number of public transport options including main bus routes and a train station.

## **LANDSCAPING**

The outdoor space at 27 Cecil Road is envisioned as a communal garden for residents, thoughtfully landscaped to enhance the overall living experience. A dedicated patio area will be created within the garden, providing an inviting space for all residents to enjoy. This communal outdoor setting aims to foster a sense of community and relaxation, offering an ideal environment for social interactions and shared activities. The landscaping design will prioritise both aesthetics and functionality, creating a harmonious outdoor space that contributes positively to the overall living quality of the HMO.

## **SCALE**

No alterations to the scale of the property are proposed. Visually on the street scene there will be no obvious differences between the existing C3 use and the proposed C4 use.

## **EXTERNAL APPEARANCE**

New windows are proposed to be installed (Style and Colour to match existing). It is our understanding that planning permission is not required for this alteration.

## AMENITIES

The proposed HMO at 27 Cecil Road in Liverpool, L21 1DB, benefits from a range of local amenities, enhancing the overall convenience and quality of life for its residents. Here is a list of nearby amenities:

**1. Public Transportation:**

Close proximity to bus stops and train stations, providing easy access to public transportation for commuting.

**2. Educational:**

Nearby schools, colleges, or educational institutions for residents with academic pursuits.

**3. Healthcare Services:**

Access to local healthcare facilities, including hospitals, clinics, and pharmacies for medical needs.

**4. Supermarkets and Grocery Stores:**

Convenience of supermarkets and grocery stores for everyday shopping needs.

**5. Restaurants and Cafes:**

A variety of dining options, including restaurants, cafes, and takeout, offering diverse culinary experiences.

**6. Parks and Recreation:**

Proximity to parks or recreational areas for outdoor activities and leisure.

**7. Retail Shopping:**

Retail shopping districts are nearby providing a range of retail, entertainment, and leisure options.

**8. Cultural and Entertainment Venues:**

Access to cultural venues, theatres, cinemas, or entertainment spots for leisure activities.

**9. Fitness and Wellness Centres**

Nearby gyms, fitness centres, appealing to health-conscious residents.

**10. Banks and Financial Services:**

Convenient access to banks and financial institutions for various financial transactions.

**11. Post Office:**

Local post office services for mailing and postal needs.

**12. Places of Worship:**

Access to places of worship for residents with religious affiliations.

**13. Green Spaces:**

Close proximity of green spaces or parks, providing areas for relaxation and outdoor activities.

The diverse range of amenities in the vicinity ensures that residents of 27 Cecil Road have convenient access to essential services and recreational opportunities, contributing to a well-rounded and comfortable living experience.

## PROPOSED CLIENT GROUP

The House in Multiple Occupation (HMO) at 27 Cecil Road is designed to cater to a diverse range of residents, including but not limited to:

1. **Young Professionals:**

Individuals in the early stages of their careers seeking affordable and convenient living arrangements.

2. **Students:**

Students attending nearby educational institutions who prefer shared housing for a communal living experience.

3. **Working Individuals:**

Employed individuals looking for comfortable, well-maintained accommodation with easy access to local amenities and transportation.

4. **Transitional Housing Seekers:**

Individuals in transitional phases of life, such as those relocating for work or pursuing short-term commitments.

5. **Community-Focused Residents:**

Individuals who appreciate a community-focused living environment and the social aspects that come with shared accommodation.

6. **Temporary Residents:**

Those in need of temporary housing solutions, such as individuals on short-term assignments or internships.

The HMO is designed to be inclusive, providing a flexible and adaptable living space that meets the varied needs of its residents. The aim is to create a welcoming and supportive community within the property, fostering a positive living experience for all.

## **WIDER BENEFITS OF A HOUSE IN MULTIPLE OCCUPATION**

A House in Multiple Occupation (HMO) brings several positive aspects to both the local community and residents, contributing to a dynamic and diverse housing landscape. Here are some reasons why we consider the HMO as a positive addition for the area:

### **1. Increased Housing Diversity:**

HMOs provide an alternative housing option, catering to individuals who may prefer shared living arrangements, fostering a more diverse and inclusive housing market.

### **2. Affordability and Accessibility:**

Shared accommodation offers more affordable living options compared to traditional single-family homes, making it accessible to a wider range of residents, including students and young professionals.

### **3. Optimal Use of Space:**

Converting a property into an HMO allows for the efficient use of space, particularly in this case where the property is too large and might not be practical as a single-family home. This optimizes the existing infrastructure and addresses housing needs without extensive redevelopment.

### **4. Community Building:**

Encourages community engagement and social interaction among residents. Communal spaces and shared facilities foster a sense of belonging, creating a supportive environment for those living within the property.

### **5. Local Economic Impact:**

The conversion of properties into HMOs can contribute positively to the local economy. It generates demand for local services and businesses, including property management, maintenance, and nearby amenities.



#### **6. Adaptable Living Arrangements:**

HMOs offer flexibility for individuals who may have temporary housing needs or are in transitional phases of life. This adaptability makes them suitable for a variety of residents, contributing to a more dynamic and responsive housing market.

#### **7. Reduction in Housing Pressure:**

By providing shared living spaces, HMOs can alleviate some of the pressures on the housing market. They offer a practical solution to the increasing demand for housing in urban areas with limited available space.

#### **8. Environmental Sustainability:**

Sharing resources in HMOs can be more environmentally sustainable. With shared utilities and communal spaces, there is potential for reduced energy consumption per resident compared to individual households.

#### **9. Local Housing Strategy Alignment:**

When thoughtfully planned and managed, align with local housing strategies by providing solutions that meet the evolving needs of the community. This includes addressing housing shortages and diversifying available housing options.

In summary, HMOs play a vital role in fostering housing diversity, supporting community dynamics, and optimizing existing infrastructure, making them a positive and valuable component of the broader housing landscape. We believe that 27 Cecil Road is a prime example of a property that would benefit from being a HMO.

## CONCLUSION

In conclusion, the proposed change of use for 27 Cecil Road, from C3 residential to C4 HMO is underpinned by a comprehensive vision of creating a high-quality living environment that exceeds HMO guidelines. Our clients commitment to investing into the property to provide quality accommodation will benefit future residents and provided much needed housing options to the area.

The interior design proposed will be of a high standard, All private and communal rooms are spacious and exceed standards set within the HMO guideline documentation. The property will also embrace sustainability and energy efficiency, contributing to an improved Energy Performance Certificate (EPC). The carefully planned communal garden, along with the landscaped patio, emphasizes our commitment to creating a positive and cohesive living community.

Moreover, our proposal aligns with local housing strategies, providing an alternative use for a property that may not be optimally suited as a single-family home due to its size. The diverse range of residents the HMO will cater to, including young professionals, students, and community-focused individuals, further enriches the local housing landscape.

With convenient access to local amenities, on-street parking, and dedicated cycle storage, the development integrates seamlessly into the existing neighbourhood, fostering a sense of inclusivity and convenience for residents.

We respectfully request approval for this thoughtfully planned HMO, confident that it will contribute positively to the local community, align with planning guidelines, and provide a model for sustainable, high-quality shared housing. Your consideration of this application is greatly appreciated, and we are more than willing to discuss any aspects further or provide additional information as required.

Thank you for your time and consideration.