

DESIGN & ACCESS STATEMENT

110 Riverdale Road, Erith, DA8 1PX **Change of Use From A Single dwelling (C3) to HMO (C4)**

INTRODUCTION

This property has been rented out to various tenants over a number years and the owner now wishes to convert it from a single dwelling (C3) to HMO (C4) containing five single occupancy Bedrooms.

USE

The property will officially change from a single dwelling (C3) to a HMO (C4).

AMOUNT

The existing floor area is 100m² and this will not change.

LAYOUT

The layout is conventional with five Bedrooms along with a shared Kitchen/Dining, one shared Bathroom and a shared Toilet. All occupants have access to the existing rear garden area.

SCALE

This property has not increased in size and no external changes are to be undertaken.

LANDSCAPING

The existing rear garden will remain unchanged and unaffected by this application. The existing bin storage area is sufficient to accommodate up to six wheel bins.

APPEARANCE

There are no external alterations relating to this application.

ACCESS

The building is sited on level ground. The existing entrance has a small step but the entrance hall is not wide enough to accommodate a wheelchair. The building is not suitable for ambulant people. The rear garden can accommodate three secure storage units for six bicycles.

The location of this property is within a five minute walk to local bus routes and a 15 minute walk to Erith Railway Station.