

DESIGN & ACCESS STATEMENT

6 Lower Park Road, Belvedere, DA17 6EE **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 to HMO containing six single Bedrooms with shared Bathroom, Dining and Kitchen facilities.

USE

The property will officially change from a single dwelling to a HMO.

AMOUNT

The existing floor area is 147.5m² and this will not change.

LAYOUT

The layout is conventional with six Bedrooms along with a shared Kitchen, two shared Bathrooms and one shared Dining Room. 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 brick paved parking area will accommodate two vehicles. 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 the side of a hill and the ground floor is raised approximately 900mm above the entrance approach. Due to the existing entrance steps and internal stairs this building is not suitable for wheelchair bound disabled people.

The rear garden can accommodate three secure storage units for six bicycles.

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