

Design and Access Statement for 11 Barns Road Oxford.

The proposal is to change the use of the property from C3 (3 bed dwelling house single house hold) to C4 HMO (3-bed). No extensions are planned to be carried out under. The existing kitchen, lounge / dining area provide accommodation for the six occupants and meets the HMO space standards

All facilities match the requirements of the council. The council’s licensing department can inspect the property. Bin storage will be provided to the front of the property, as per other HMO properties in the area. A shed for bike storage will be provided at the rear of the property. Access is limited therefore the bins are proposed to be stored in the front garden. Bike are proposed to be stored in the rear shed for a secure place to keep the bikes.

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

