



14 Hill Crescent DA5 2DB

DESIGN & ACCESS STATEMENT

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Contents

Introduction.....	2
Site Description.....	2
Site Transport Links & Opportunities.....	2
Proposed Works	2
Planning Policy Statement	3
Precedent Study	4
Accommodation Requirements.....	4
Proposed Accommodation	5
Conclusions.....	5

Introduction

This planning statement has been prepared on behalf of Mr S Smith to accompany a full planning application to facilitate a change of use from a single dwellinghouse (C3) to a 7 bed 7 person HMO (C4) 14 Hill Crescent, Bexley, Kent, DA5 2DB

Site Description

This existing two storey detached 4-bedroom property is located on large plot on Hill Crescent. The property has a large front and rear garden. The property is set within an area of varying size detached houses of varying styles near Beley Nature Conservation area.

Site Transport Links & Opportunities

Within 1 mile of the site is Bexley train station, accessible by bus within 7 minutes. It is a 20-minute walk from the site, and it is a 5-minute cycle commute to the station. It takes less than 40 minutes for professionals to commute to Greater London by public transport.

The site is located 3.5 miles North-East of Queen Mary's Hospital supporting professional tenants such as doctors or nurses with a short commute into work by public transport or bike.

The site is located 4 miles from University of Greenwich Southwood Site offering a commute for young professionals studying. Tenants may commute by public transport, bike & walking. This property presents a great opportunity contributing to the local community's housing needs.

Proposed Works

The work is to be carried out include:

- Internal alterations to facilitate 7no bedrooms.
- All bedrooms are far in excess of the minimum requirements for a single person occupancy (10.8 min-23.7sqm max). The bedrooms will therefore offer ample space to provide a comfortable room layout for the occupant.
- Off road parking
- Installation of refuse storage

- Construction of drop curb providing 3 cars with off street parking

Planning Policy Statement

Policy H9 of the London Plan values HMO's in meeting the local councils strategic housing needs. This is further supported with Policy H12 of the London Plan which encourages the supply, holding and refurbishment of specialised housing which meets an identified need.

Policy D3 of the London Plan identifies existing sites as an opportunity to meet housing needs and sets out that existing sites should be optimised to sustainable capacity.

Policy CS10 of the Core Strategy identifies a significant need for one bedroom accommodation.

Policy CS01 of the Core Strategy also backs

Policy D3 of the London Plan and signals a focus around sustainable development to increase efficient use of land.

Other Relevant Planning Policies include:

- NPPF 2019 Chapter 5 Delivering a sufficient supply of homes.
- Chapter 9 Promoting sustainable transport.
- Chapter 12 Achieving well designed spaces.
- The London Plan (2021) Policy D3 Optimising site capacity through the design led approach.
- Policy D6 Housing Quality and Standards
- Policy D11 Safety, security, and resilience to emergency
- Policy D14 Noise Policy
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste Capacity and Net Waste Self Sufficiency
- Policy T2 Healthy Streets
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking Policy
- T6.1 Residential Parking
- Supplementary Planning Guidance: Residential Extensions, Basements and Conversions
Guidance Supplementary
- Planning Document (December 2018)
- Mayors Housing SPG (2016)

Precedent Study

Table 1. Planning applications that indicate a precedent for this type of development.

Planning Applications				
Reference		Description	Application	Status
23/03000/FUL	70 Fieldfare Road London SE28 8HR	Change of use from Class C3 (dwellinghouse) to class C4 (HMO (House of Multiple Occupation) for a maximum of three people incorporating changes to rear fenestration.	Full planning	Approved
23/01952/FUL	1 Parkhill Road Sidcup, Kent DA15 7NW	Change of use from Class C3 (dwellinghouse) to Sui Generis HMO (House of Multiple Occupation) for a maximum of 8 people.	Full Planning	Approved
23/01222/FUL	3 Days Lane Sidcup Kent DA15 8JL	Change of use from Class C3 (dwellinghouse) to class C4 (HMO (House of Multiple Occupation) for a maximum number of 6 persons following hip to gable roof extension and provision of rear dormer.	Full Planning	Approved
23/01373/FUL	62 Holly Hill Road Erith Kent DA8 1QD	Change of use from Class C3 (dwellinghouse) to Class C4 (HMO (House of Multiple Occupation) for a maximum number of 6 persons	Full Planning	Approved
22/00381/FUL	2a First Avenue, Bexleyheath, DA7 5SX	Change of use from dwellinghouse (Class C3) including the conversion of garage to a habitable room to provide a 6 bed House of Multiple Occupation for a maximum of 6 persons (HMO) (class C4).	Full Planning	Approved

Accommodation Requirements

The 'Rent it Right' standards set out the following requirements:

- Single bedroom with separate amenities should have a floor area min. 6.51m²
- Double bedroom with separate amenities should have a floor area min. 10.22m²
- Single bedroom bed-sits are to have a minimum floor area of 12m².
- Shared kitchens must be positioned one floor away from any bedroom.
- Shared bathrooms should be positioned one floor away from any bedroom.
- Shared kitchens 3 occupants should have 1000mm sink & drainer.
- Shared kitchens up to 3 occupants should be at least 5.5m².

Proposed Accommodation

The proposed accommodation will comply with the 'Rent it Right' standards with the following:

- All bedrooms have a floor area above 7.5m²
- All Bedrooms that are to be bed-sit accommodation are all above 12m²
- All bedrooms have access to a bathroom on the same floor
- All bedrooms have access to the kitchen positioned one floor away
- The kitchen/living/dining room is 17.1m²

For the reasons above the accommodation exceeds the 'Rent it Right' requirements and therefore provides a high standard of living for a HMO property.

Conclusions

In general, Bexley's policy framework aims to deliver high-quality development that improves the quality and distinctive identity of places and contributes to their success and popularity as places to live, work, and stay.

The proposed development will offer high standards of living accommodation aimed at professionals. The proposal will bring new affordable shared accommodation to the borough of Bexley.

The property sits within an expansive premises with plenty space for parking for a min. of 7 cars. The site offers sufficient space for cycle & refuse storage space.

With excellent travel links in and around London this property is situated in a desired location for commuters. The proposed development is also backed by local Planning Policies such as H9, H12, D3 of the London plan & CS01 & CS10 of the Core Strategy Plan. The proposed development makes excellent use of a C3 dwellinghouse with a conversion into a HMO property, offering high end communal amenities. The construction works required to convert this property are considered a 'minor fabric uplift' and in return we are offering 7 spacious bedrooms exceeding all minimum standards.

For the reasons expressed above we believe that the planning application for a change of use from a C3 dwellinghouse into a C4 HMO property should be approved.