

Planning Design and Access Statement for Change of Use from C3 to Sui Generis - 8 Bedroom HMO

32 Bridgeway, Hermitage Lane, NG18 5HA

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1. Introduction:

Our proposal entails converting the existing residential property located at 32 Bridgeway, Hermitage Lane, NG18 5HA, into an 8-bedroom House in Multiple Occupation (HMO). Situated at the border of residential and industrial estates, the property enjoys convenient access to local amenities and public transportation. It is worth noting that this detached 5-bedroom house is the last property on the street within a residential area adjacent to a railway and an industrial estate. The property boasts ample parking space for several cars at the front (east elevation), with neighboring gardens providing decent distance (north) to adjacent properties. At the rear (west), a large garden is present, while a public footpath and green area followed by a tramline separate the residential area from the industrial estate on the left side (south). A bus stop is conveniently located in front of the house, and essential local amenities, including hospitals and shopping areas, are within a 10-minute walking distance.

2. Proposed Works:

The proposed works will not increase the footprint of the existing property. Minor external alterations, such as replacing garage doors with windows and installing an additional window on the south elevation, are planned to provide daylight and create new rooms. The property currently comprises 5 bedrooms, three bathrooms on the first floor, a large lounge, and a kitchen dining area including the garage on the ground floor. These features offer ample space for the proposed conversion.

Our proposed changes include:

- Conversion of existing rooms to create eight individual bedrooms, each equipped with essential amenities.
- Installation of communal areas, including kitchen facilities, bathrooms, and shared living spaces, to promote social interaction and community living.
- Implementation of necessary safety measures, including fire detection and alarm systems, to ensure the well-being of residents.

3. Access:

Access to the property will primarily be maintained through the existing front entrance, which leads directly to the ground level's common facilities and 4 ensuite double bedrooms. The upper level hosts four more double bedrooms with private bathrooms. The planned conversion adheres to British Standards and fire safety guidelines, ensuring seamless ingress to the property's kitchen and dining area while also serving as a secondary evacuation path in conjunction with the primary entrance and communal kitchen and dining area. The property benefits from excellent accessibility to public transportation routes, local

amenities, and essential services, making it an ideal location for residents requiring convenient access to amenities.

4. Fire Strategy:

To assure the safety of the residents against fire-related dangers, a comprehensive strategy will be enacted, encompassing:

- Installation of an advanced automatic fire detection system, conforming to LACORS Grade D specifications, for early fire identification.
- Implementation of a residential misting or sprinkler system, designed to activate autonomously upon fire detection, thereby curtailing flame propagation and mitigating fire hazards.
- Provision of sufficient emergency escape lighting, ensuring clear guidance to safety during fire emergencies, particularly in shared spaces and evacuation pathways.
- Installation of FD30-rated fire-resistant doors on escape routes, complete with intumescent strips and cold smoke seals to impede smoke permeation and enhance protection.
- Design of protected evacuation routes within the property's layout ensuring a secure exit strategy during fire incidents.
- Installation of a comprehensive Grade A LD2 fire alarm system, offering superior protection with interconnected alarms across all levels and heat detectors in kitchen zones for prompt fire alert to residents.
- Distribution of fire safety equipment, such as extinguishers and blankets, in the kitchen and strategic areas, coupled with resident training on their utilization.
- Dissemination of fire safety information to residents, detailing property-specific fire safety features, emergency procedures, and conducting regular evacuation drills for familiarity with emergency protocols.

5. Regulations and Standards:

We are committed to upholding the highest standards of safety, welfare, and habitability for our residents in compliance with local regulations governing Houses in Multiple Occupation (HMOs). Our adherence to the following standards ensures that our property provides a safe and comfortable living environment for all occupants:

- **Minimum Room Sizes:** Each bedroom within the HMO exceeds the minimum floor area requirements set forth by local regulations, ensuring residents have adequate living space.
- **Fire Safety:** Our property is equipped with a comprehensive fire safety system, including smoke detectors, fire alarms, and fire-resistant doors. Regular fire risk assessments are conducted, and escape routes are maintained to ensure swift evacuation in case of emergency.
- **Gas and Electrical Safety:** Annual gas safety checks are performed by qualified engineers to ensure all gas appliances and installations are safe and compliant. Electrical installations and appliances are inspected regularly to prevent hazards and ensure residents' safety.
- **Amenities:** The property features ample kitchen and bathroom facilities to accommodate all residents comfortably. The number of appliances, sinks, toilets, and showers or baths exceeds the requirements outlined by local regulations.
- **Noise Insulation:** Measures have been implemented to minimize noise transmission between individual units within the HMO, ensuring residents' comfort and privacy.
- **Waste Management:** Adequate waste disposal facilities are provided, including bins and recycling provisions, to maintain cleanliness and hygiene standards throughout the property.
- **Structural Integrity:** Regular inspections are conducted to ensure the property's structure and fabric are well-maintained, addressing any maintenance issues promptly to uphold structural integrity.
- **Health and Hygiene:** We maintain high standards of cleanliness and hygiene throughout the property, including communal areas, to promote the health and well-being of our residents.

- **Management and Licensing:** We are fully compliant with all licensing requirements for operating an HMO, demonstrating our commitment to responsible management and adherence to regulatory standards.
- **Tenant Information:** Residents are provided with essential information upon tenancy, including details of their agreement, rent payment procedures, emergency contacts, and relevant health and safety advice, ensuring they are well-informed and supported during their stay.

6. Conclusion:

In summary, the proposed conversion of the property to an 8-bedroom HMO represents a beneficial use of the existing infrastructure, addressing the growing demand for affordable housing options within the area. We are committed to ensuring that the development complies with all relevant regulations and standards, thereby contributing positively to the local community.