

## **DESIGN & ACCESS STATEMENT**

*this document is an integral part of the:*

**6 Erroll Road RM1 3DJ**

**(Convert single dwelling home C3 into C4- small HMO)**

Prepared by Scientific Designs:



The Eastbrook  
835 Dagenham Road  
Dagenham  
RM10 7UP  
02085148369  
[info@scientificdesigns.co.uk](mailto:info@scientificdesigns.co.uk)



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## INTRODUCTION

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This statement has been prepared in support of full planning application change of use - single dwelling house (C3) into a small HMO (C4) for 5 beds – 6 persons. The statement below outlines the understanding of the local character of the property 6 Erroll Road RM1 3DJ. It states how the proposal fits into its environment and suits its ongoing and future needs.

This document is to be read in conjunction with the following Architectural Drawings and documentation:

2-D Plans:

1. 6 Erroll Road RM1 3DJ-SD. 26017 \_LocationPlan
2. 6 Erroll Road RM1 3DJ-SD. 26017 \_A101
3. 6 Erroll Road RM1 3DJ-SD. 26017 \_A102
4. 6 Erroll Road RM1 3DJ-SD. 26017 \_A103
5. 6 Erroll Road RM1 3DJ-SD. 26017 \_A204
6. 6 Erroll Road RM1 3DJ-SD. 26017 \_A105

## EVALUATION & APPRAISAL

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### USE

The application site is situated in an established residential area. Our clients wish to convert the house into a small HMO.

### AMOUNT

The proposal has been designed to convert the existing dwelling into a small HMO for 6 people.

### LAYOUT

The internal layouts have been designed so as to adhere to the Space Standard for each type of room. The property comprises three floors- Ground Floor, First Floor and Loft Floor.

The internal layouts have been designed so as to adhere to the HMO guideline.

|                                      |          |           |
|--------------------------------------|----------|-----------|
| Kitchen / Dining Room – Ground Floor | shared   | 26.97 sqm |
| Living Room – Ground Floor           | shared   | 21.94 sqm |
| Bedroom 1 – Ground Floor             | 1 person | 14.61 sqm |
| Study – Ground Floor                 | shared   | 08.93 sqm |
| Bedroom 2 – First Floor              | 1 person | 09.66 sqm |
| Bedroom 3 – First Floor              | 1 person | 13.32 sqm |
| Bedroom 4 – First Floor              | 1 person | 12.17 sqm |
| Bedroom 5 – Loft Floor               | 2 person | 22.14 sqm |

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The communal space will be shared by all the occupants. Storage for 6 cycles at the rear of the house will be provided.

The waste and recyclable waste will be collected in council-provided wheel bins at the front of the house.

## APPEARANCE

The proposal seeks to be sympathetic to the character of the existing street scene. There are no external changes proposed to the house.

The presence and network of good transportation won't affect the street scene and living standards of the people nearby. Therefore, there will not be any adverse impact on the ecological balance of the environment.

## ACCESS

### VEHICULAR/TRANSPORT LINKS

The proposed house is in the proximity of the highway, and hence, access to the national road network. There are options for bus routes within few minutes of walk from the site and convenient access to Ilford train station by walking 0.7 mile.

## CONCLUSION

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The proposal accords with planning guidance. The proposed development is designed in such a way as to be sympathetic to the character of the street scene and to have a minimal impact on neighboring properties. We, therefore, believe that this is a scheme that the council can support.