

Design & Access Statement

22 Trosley Avenue,
Gravesend,
DA11 7QW

prepared by:

hmo designers.

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This desktop study has been prepared by **Hmo designers** and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

This document provides an insight into our design process and what constraints and opportunities have driven the design at this stage. The images and designs in this document are for discussion purposes only and subject to further collaboration with the client team.

THE BRIEF

INTRODUCTION

WIDER CONTEXT

STREET SCENE

AMENITIES AND TRANSPORT

FLOOD RISK

PLANNING CONTEXT

INTERNAL LAYOUT

SPACE STANDARTS

WHY HMOS ARE NEEDED

CONCLUSION

REFERENCE: 0087

PREPARED BY: KT

REVISIONS: *

The Brief

hmo designers have been appointed to prepare and submit an application to modify an approved 6-bedroom, 6-person HMO to accommodate 7 occupants by designating one room for double occupancy.

Introduction

Description:

22 Trosley Avenue is used as a residential house but has been approved for conversion into a 6-bedroom HMO (REF: 20240557), with construction underway. We are now seeking approval to accommodate a total of 7 occupants by designating Bedroom 3 as a double bedroom.

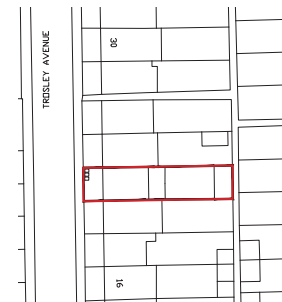
The building spans three floors, including a loft conversion, and has been designed and approved as a 6-bedroom HMO. Constructed to a high standard, the property will provide substantial indoor and outdoor amenity space for residents.

Our proposal does not involve any structural changes; the only adjustment is to reclassify one of the bedrooms from single occupancy to double occupancy, allowing for a total of 7 occupants.

Planning permission has been granted for a new infill extension (Ref. No: 20240790), which will provide additional amenity space to support the extra occupant. This ensures we can maintain a high-standard HMO with the necessary amenity provisions.



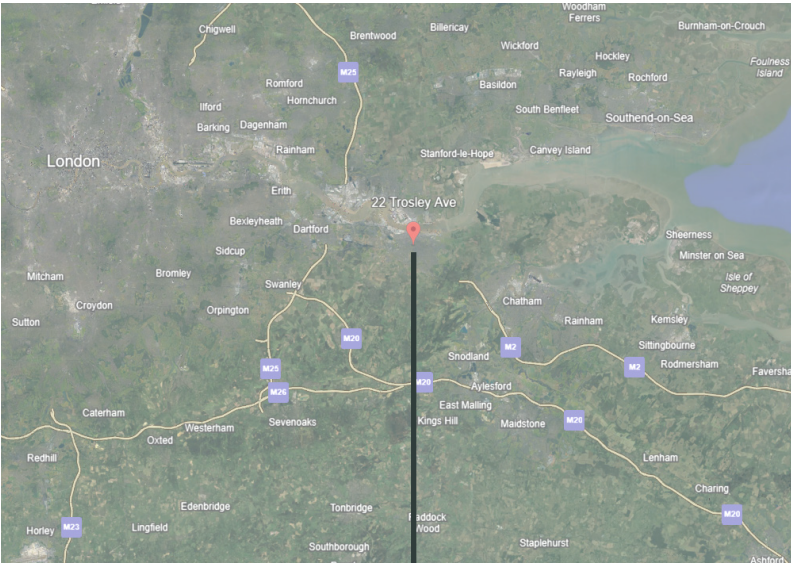
FRONT PHOTO



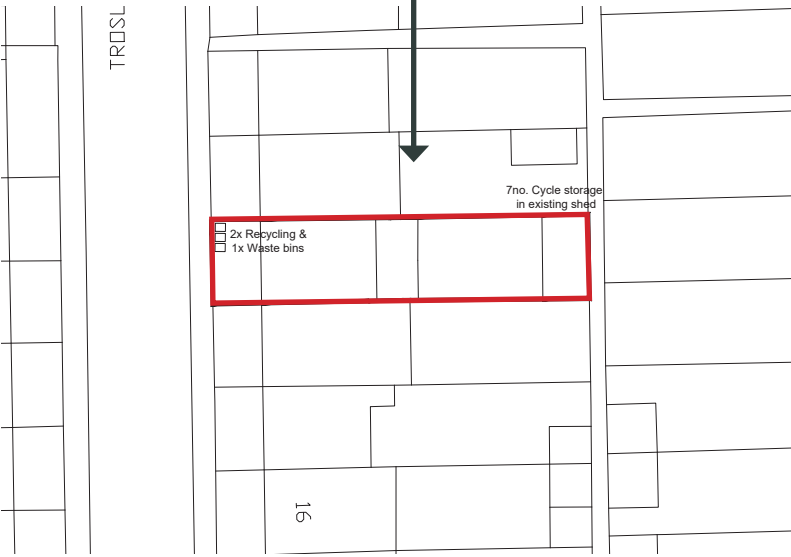
LOCATION PLAN

Wider Context

The property is located on Trosley Avenue in Gravesend, approximately 0.7 miles east of Gravesend Railway Station, which offers direct high-speed services to London St Pancras in around 22 minutes, making it ideal for commuters. The A2 is situated about 2 miles south, providing easy access to the M25 and routes toward both London and the Kent coast. Gravesend town centre lies roughly 1 mile to the west, offering a variety of shops, restaurants, and amenities. Additionally, Bluewater Shopping Centre, located about 6 miles southwest, provides extensive amenities. This strategic location offers excellent connectivity, making it attractive for commuters, young professional and other diverse demographics.



Wider Context



Site Location

Street Scene

22 Trosley Avenue is located in a predominantly residential area that features a cohesive streetscape of terraced houses. Access to the property is directly from Trosley Avenue, with a generous rear garden that provides ample outdoor space.

The surrounding properties are primarily two-storey terraced homes with traditional architectural features, including bay windows, pitched roofs, and a combination of brick and rendered facades. This consistent design language across the street creates a unified and attractive appearance, adding to the area's established residential character. There are no proposed external alterations in this application, ensuring no impact on the street scene.



1- Trosley Avenue - Street View



2- Trosley Avenue - Street View

Amenities and Transport

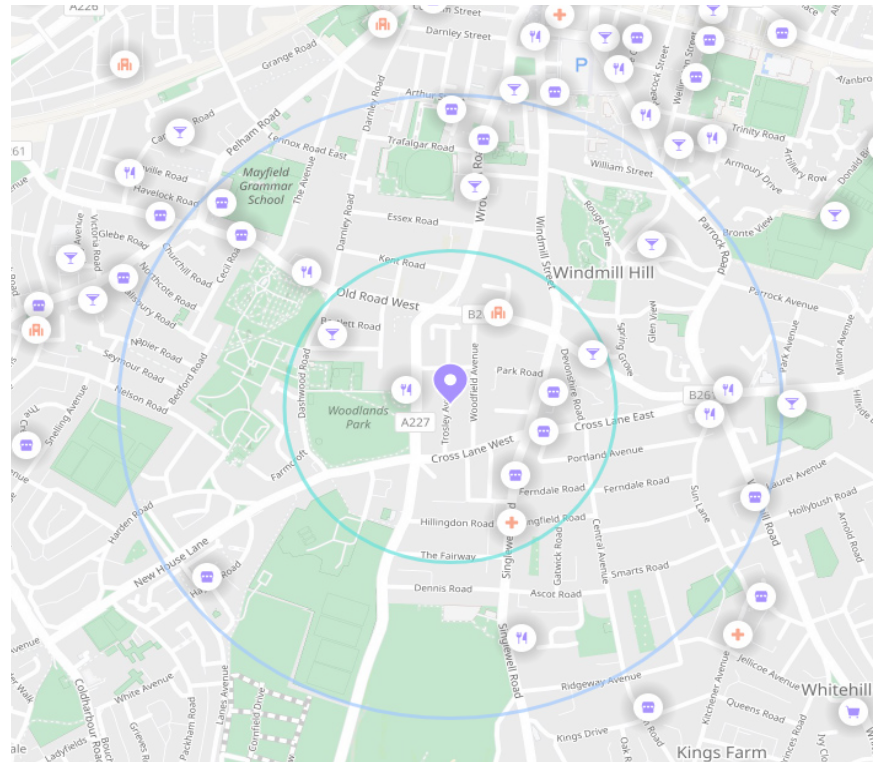
Amenities and Transport:

The site benefits from excellent amenities and local transportation.

+There are supermarkets and other facilities within 0.4 to 0.6 miles of the site, as indicated on the map. This includes a major supermarket, Tesco Express and CO-OP located 0.5 miles away.

+The site is approximately 0.7 miles (around a 18-minute walk) from Gravesend Railway Station, which provides direct services to London and other major destinations. Convenient bus links are also available, with the nearest bus stop only 300m away (approximately a 4-minute walk).

+The area offers numerous open spaces, including parks, with the nearest being Woodlands Park, which is within close walking distance from the site.



Near By Bus Stop



Gravesend Railway Station

Flood Risk

INTRODUCTION:

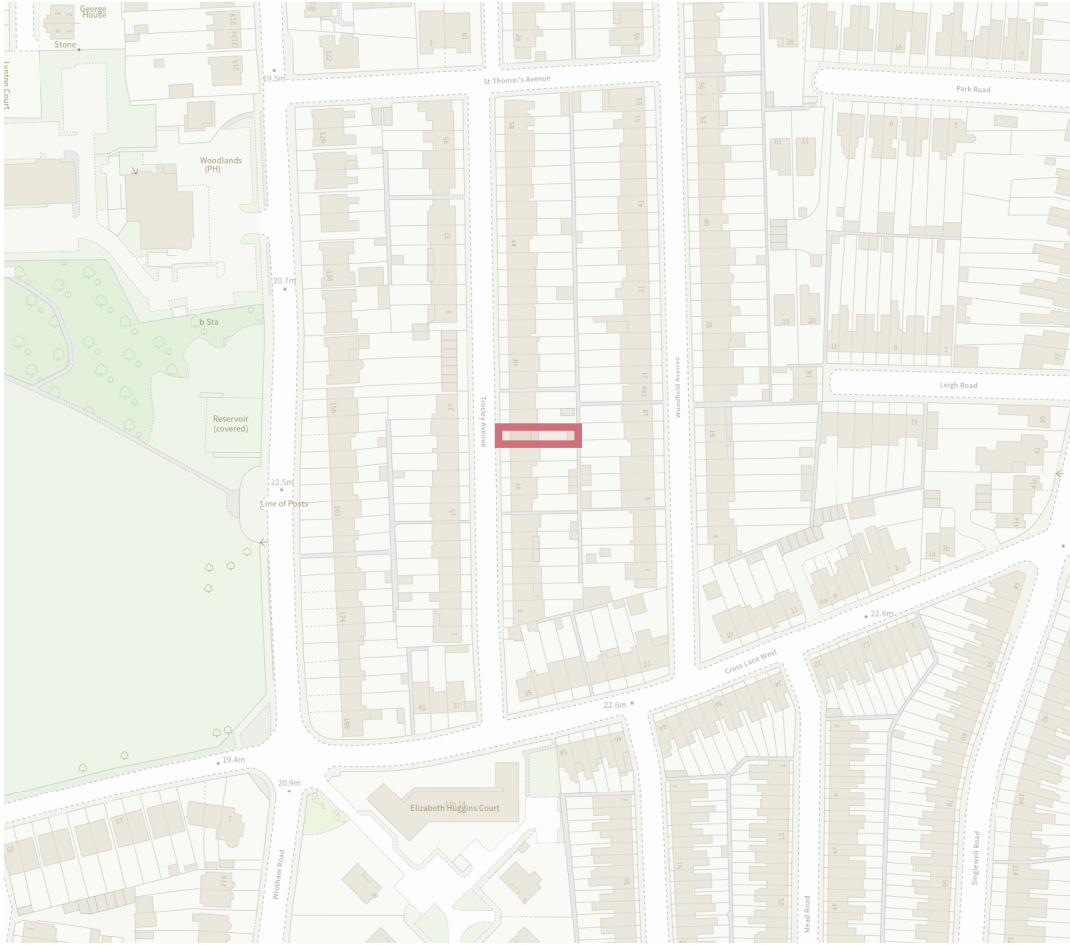
22 Trosley Ave is located in a Flood Zone 1 area, which has a low probability of flooding.

LOW RISK:

The annual probability of river or sea flooding is less than 0.1% (1 in 1,000 chance) in any given year.

KEY:

-  Your site boundary
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Flood Risk Map

Planning Context

RELEVANT PLANNING HISTORY:

- Prior approval application for a single storey rear extension with a depth of 6 metres, maximum height of 2.80 metres and eaves height of 2.80 metres. Ref. No: 20240397 | Status: Refused
- Application for a Lawful Development Certificate in respect of change of use from C3(Dwellinghouse) to C4 (HMO), erection of a single storey rear extension, erection of a dormer extension in the rear roof slope and addition of 2no. rooflights in the front roof slope. Ref. No: 20240557 | Status: Certificate Granted
- Erection of a single storey rear extension with roof light to replace existing single storey rear projection. Ref. No: 20240790 | Status: Application Permitted

RELEVANT LOCAL POLICY:

- Gravesham Local Plan
- Local Development Framework Core Strategy Development Plan
- Residential Design Guide Supplementary Planning Document
- Parking Standards Supplementary Planning Document
- Guidance on Standards for Houses In Multiple Occupation(HMOS)

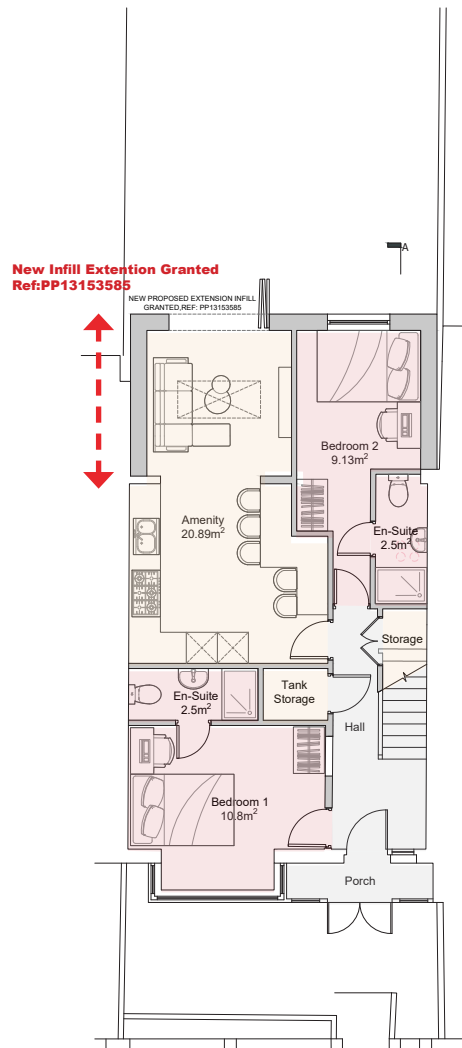
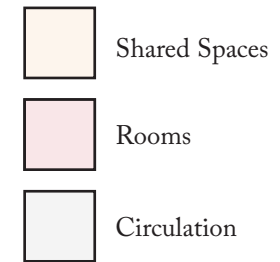
Internal Layout

Internal Layout:

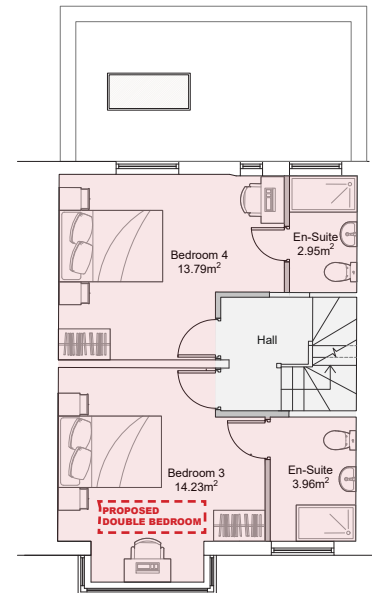
A planning application for an infill extension has been granted (Ref: PP13153585), significantly increasing the amenity space to accommodate an additional occupant in Bedroom 3 of the HMO.

For this application, there are no material changes to the layout, as all necessary alterations have already been approved. The ground floor layout, as shown, provides amenity space with direct access to the shared outdoor area, allowing occupants to utilise the garden and communal spaces effectively. All areas are designed with optimal light distribution in mind; bedrooms are located in well-lit areas, while spaces with less natural light, such as the middle of the property, are allocated for circulation, en-suites, and utilities. This layout is specifically crafted to enhance the quality of life for both current and future occupants.

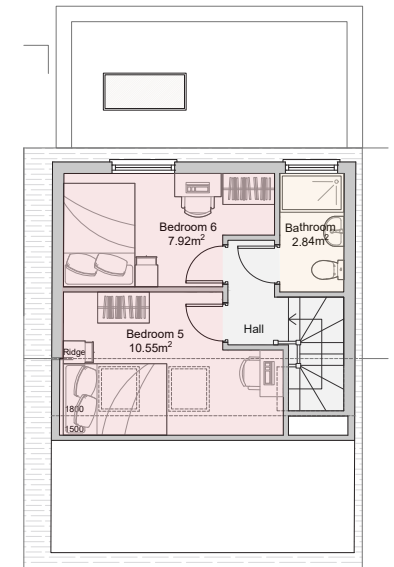
Our proposed HMO development aligns with Policy CS19 of the Gravesham Local Plan Core Strategy by meeting high design and layout standards and ensuring the property is fit for purpose and adaptable to users' needs. The development provides a high standard of amenity for occupants, exceeding nationally described space standards.



Ground Floor



First Floor



Loft Floor

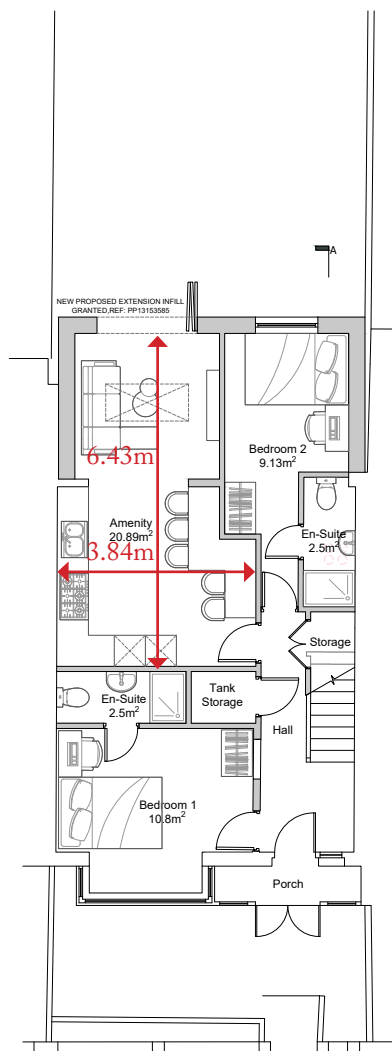
Space Standards

Space Standards:

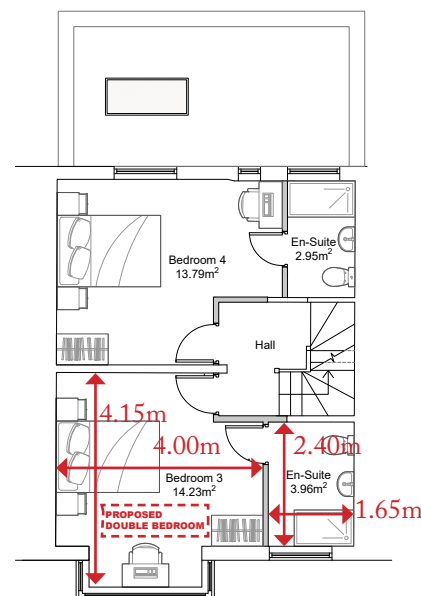
All spaces comply with Gravesham Council's Guidance for HMO Standards, with all rooms exceeding the minimum requirements. We propose that Room 3 accommodate double occupancy, making the HMO suitable for 7 occupants. Room 3 surpasses the council's minimum space standard of 10.22m² for a double room, offering 14.23m².

For a 7-person HMO, the council requires a minimum kitchen size of 11m², which we exceed with a kitchen area of 13.65m². Due to the additional space from the infill extension, our total amenity area reaches 20.69m².

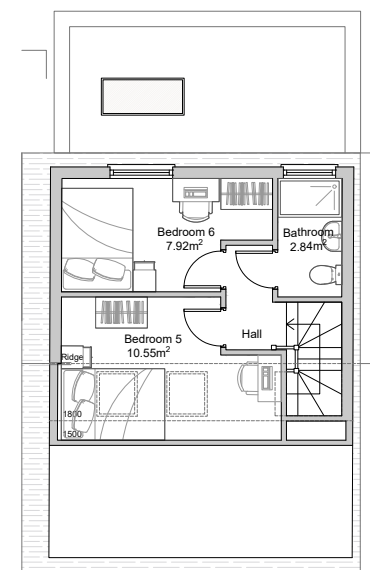
We aim to provide ample space for both current and future occupants, with generous indoor and outdoor amenity areas. The living room has direct access to the rear garden, offering additional outdoor space for residents.



Ground Floor



First Floor



Loft Floor

Why HMOs are Needed

Why HMOs Are Needed:

Over the last 10 to 15 years, the UK private rental and HMO (houses in multiple occupation) sectors have grown strongly. The main reason is affordability issues arising from house price growth considerably outperforming wage growth. The average house price is now £250,000, so a first-time buyer needs a deposit of around £37,500 (15%) to acquire a suitable mortgage, whilst average salaries are only at £30,800. The deposit required in London is considerably more as the average house price here has reached over £500,000.

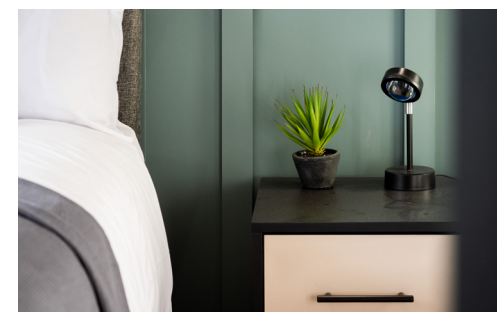
For many people not on the property ladder, rental is the only option. There is also some commentary which would suggest that there is even a growing apathy to house ownership among 21–35 year-olds, especially in the capital.

Young Professionals:

Young professionals are increasingly choosing to live in HMO accommodation with fixed rental costs, including all bills, rather than renting their own house or apartment, which comes with higher associated costs. Rising rent prices and low salaries offer little opportunity for young people to purchase their own properties. There is a growing need for high-end HMO properties aimed at young professionals who are seeking affordable living options.

As the nature of work changes, with many professionals working remotely or adopting hybrid models, our proposal includes amenities within the rooms to support home working. Each room will be equipped with high-speed wired and wireless broadband, as well as a desk to create a comfortable and productive environment for tenants working from home. This feature caters to the modern workforce and ensures that the property is suited for both living and working.

Furthermore, millions of people have felt isolated during the Coronavirus pandemic, and HMO properties provide an opportunity for young professionals to build social connections, fostering social capital and helping to reduce feelings of isolation and mental illness in young adults.



Examples Of Work

Conclusion

The recent approval for an infill extension has increased amenity space, allowing for an additional occupant while fully complying with Gravesham Council's HMO standards. By exceeding council requirements for room sizes, kitchen space, and overall amenity provision, this design ensures a comfortable and spacious environment for all residents.

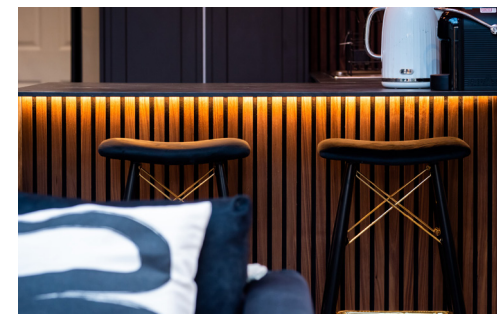
The layout has been thoughtfully crafted to optimise natural light, with bedrooms positioned in well-lit areas and central spaces designated for circulation, en-suites, and utilities. The ground floor offers direct access to a generous rear garden, enhancing communal experiences and fostering a cohesive residential environment. This design approach not only meets but also surpasses local standards, promoting the well-being of current and future occupants.

The proposed cycle storage in the existing shed, with capacity for seven bikes at the rear of the property, will help promote sustainable travel by encouraging residents to adopt eco-friendly methods and reduce car usage, which in turn lessens congestion. Additionally, our management plan (attached as part of our submission) further supports sustainable travel practices. We have also included a parking report (attached in our submission), which demonstrates that ample parking is available if needed.

Overall, the design fosters a high-quality, well-connected living space, providing ample indoor and outdoor amenities. The property's highly accessible location, combined with its thoughtful design, makes it an attractive option for a range of residents and offers affordable accommodation.

We are seeking approval to change Bedroom 3 from single to double occupancy. Alongside this proposal, a comprehensive management plan has been implemented to ensure that the additional occupant will have no adverse impact on other residents or neighbouring properties.

In summary, we believe that designating Bedroom 3 for double occupancy aligns with the council's objectives by providing additional dwelling space, helping to alleviate housing demand by accommodating one more resident.



Examples Of Work

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