

**8th May 2025**

**Design and Access Statement**

**3 Clytha Crescent, Newport, NP20 2EY**

**Conversion to 6-Bedroom House in Multiple Occupation (HMO)**

**Project Overview**

This proposal sets out the conversion of 3 Clytha Crescent into a high-quality, functional, and safe 6-bedroom House in Multiple Occupation (HMO). The design is focused on providing both private and communal spaces that meet all local authority regulations, ensuring compliance, sustainability, and long-term tenant appeal. The accommodation is aimed at working professionals and students, with the overarching objective of creating a modern, comfortable, and low-maintenance living environment. The scheme has been designed to foster a sense of community while respecting each occupant's need for personal space.

**Site and Layout Considerations**

The property is located in a well-connected area, close to public transport links, local amenities, and employment centres, enhancing its attractiveness to prospective tenants. The internal layout will be arranged over three floors, making efficient use of the available space to accommodate six bedrooms, all of which meet the required HMO space standards. Bedroom sizes will range from approximately 8 to 20 square metres, providing a good amount of shared bathroom facilities. The design ensures smooth circulation between communal and private areas, and accessibility considerations have been integrated where practical to allow for inclusive use of the building.

**Bedroom Design**

Each bedroom has been designed to offer a balance of comfort and functionality. Rooms will be fully furnished with a bed, desk, chair, wardrobe, and additional storage, using durable, easy-to-maintain materials that complement a modern aesthetic. Privacy and security are key considerations; each room will be fitted with a secure lock, acoustic measures to reduce noise transfer, and blinds or curtains to enhance privacy. Maximising natural light is a priority in the design, with each room also benefiting from energy-efficient LED lighting to provide both ambient and task-specific illumination.

**Communal Spaces**

The shared kitchen will be generously proportioned and fully equipped with modern appliances, including an oven, hob, refrigerator, and microwave, along with ample storage allocated to each tenant. A dining area will be created to encourage social interaction among residents. A communal living room will be provided, offering comfortable seating, Wi-Fi access, and the potential inclusion of a television, to foster a sense of community and provide space for relaxation. Shared bathrooms will be provided on each floor of accommodation and be finished to a high standard, using durable materials to ensure practicality and ease of maintenance.

**Safety and Compliance**

The design places significant emphasis on safety, in full accordance with HMO and building regulations. Interlinked smoke alarms and heat detectors will be installed throughout, with fire doors fitted to each bedroom. Escape routes will be clearly marked and supported by appropriate emergency lighting in communal corridors. All external doors and windows will be secure, and access to the building will be controlled at the main entrance, with individual locks provided for each bedroom. The scheme will also comply fully with current requirements for soundproofing, ventilation, and sanitary provision.

**Sustainability and Energy Efficiency**

Sustainability is a driver in the project's development. The building will benefit from high-quality insulation to improve thermal efficiency and reduce energy consumption, helping to lower the property's carbon footprint. Each bedroom will be fitted with an individually controlled radiator,

allowing tenants to manage their own comfort and avoid unnecessary energy use. All appliances will be carefully selected for their energy efficiency, reducing both utility costs and environmental impact.

Waste management will be supported through the provision of clearly labelled recycling and refuse bins, encouraging responsible disposal practices. A new internal bin store will be created to house these facilities in a secure and organised manner. To promote sustainable travel, a secure bike store with capacity for six bicycles will be provided, offering tenants a safe space to store their bikes. Further supporting active and low-carbon travel choices, information on local public transport routes and services will be made available to each tenant upon move-in, encouraging reduced reliance on private vehicles.

### **Interior Aesthetic and Comfort**

The interior design will use a neutral colour palette, accented with contemporary touches to create a calm and inviting atmosphere suited to a wide range of tenants. Finishes will be chosen for their durability and ease of maintenance, ensuring long-term performance and reduced maintenance requirements. Wi-Fi will be accessible throughout the property, with provisions for a communal television in the living space. Additional electrical sockets and suitable lighting will be installed to support tenants who work or study from home.

### **Outdoor and Storage Provision**

The property benefits from a garden area, which will be landscaped to provide an outdoor space for relaxation and informal dining and general amenity.