



81 Hamilton Road, Reading, RG1 5RB

**Application for submission of details to comply with conditions 3; 4; 12; 15 of
Planning Permission ref. 171562 granted on 08/12/2017.**

Design Statement

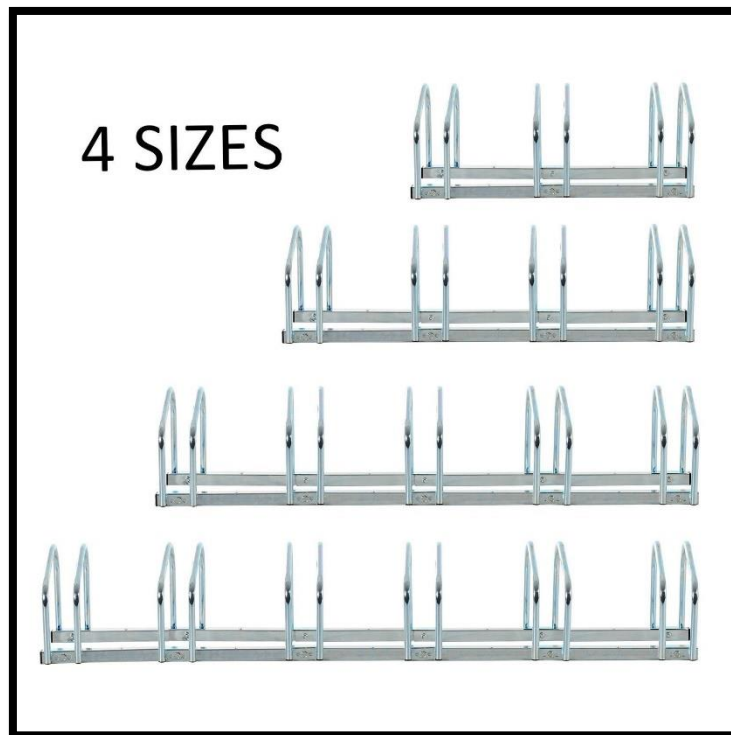
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1. Condition 3 - Bike storage

The submitted drawing numbered '07' presents location of the bike racks, sufficient for storage of 7x bikes. Below is a manufacturer's photograph of a product with dimensions. The manufacturer is 'HOMCOM' and it is proposed to use one racks for 4x bikes and one for 3x bikes.



Technical details:

3 Rack:

Material: Q235 steel

Colour: Silver

Net Weight: 4.5kg

Overall Dimension: 70.5L x 33W x 27H (cm)

Spacing between Tyre Pipes: 5.5 cm

Spacing between Tyre Racks: 25.5 cm

Round Pipe Size: $\Phi 1.6 \times 0.1T$ (cm)

Square Pipe Dimension: 3L x 3W x 0.1T (cm)

Suitable for holding 3 bikes securely in space efficient way

Custom label: AA0-023



4 Rack:

Material: Q235 steel

Colour: Silver

Net Weight: 5kg

Overall Dimension: 95L x 33W x 27H (cm)

Spacing between Tyre Pipes: 5.5 cm

Spacing between Tyre Racks: 25.5 cm

Round Pipe Size: Φ 1.6 x 0.1T (cm)

Square Pipe Dimension: 3L x 3W x 0.1T (cm)

Suitable for holding 4 bikes securely in space efficient way

Custom label: AA0-024

2. Condition 4 - Bin storage

The submitted drawing numbered '07' presents location of the bin storage area, sufficient for storage of 8x bins. Each space would measure approximately 600mm x 600m.

3. Condition 12 – Management of HMO

This paragraph has been written in response to the Conditions and Reasons attached to the Decision Notice 171562 for planning application, and in particular condition 12. It sets out the measures and procedures for the management of all the communal parts of the HMO, both internally and externally, as requested in this condition.

General

The property is to be fully licensed as an HMO, and therefore subject to all associated regulations. This includes the appointment of a license holder and manager, who will apply strict controls to the letting and management of the property. The management agency is Cintra Estates based in Reading (78 Christchurch Road). They have been chosen as managers because of their knowledge, their care for, and their considerable expertise in letting property in the local area.

There are a number of processes, documents and checklists that will be used by the management company, to ensure that the house is run in a safe and appropriate way for the well-being and safety of all tenants, neighbours and the wider community, alter alia:

Document	Description
Quarterly Inspections	Details the process for carrying out inspections of the property every three months



Quarterly Inspections Checksheet	A checklist detailing all of the items that form part of the quarterly inspection.
In House Notice Board System	Details the items that are put on display for all tenants in the entrance hallway to the property
The Assured Shorthold Tenancy	The Assured Shorthold Tenancy Agreement which will be used for all tenants

It is of particular importance to both the landlord and the management company to ensure that tenants are respectful of the house, other tenants and the community. Rooms will only be rented to tenants who will be vetted and interviewed before being accepted.

Responses to the specific points raised

a) Management of noise from tenants both within the property and externally within the garden

The AST Agreement makes specific provision for dealing with noise. Under the Unacceptable Behaviour section there is a clause which states:

‘You must not cause a nuisance to or annoy any person living in, visiting or working in the area around the property. This includes loud music or other noise which can be heard outside the property between 11:00pm and 9:00am, or which will annoy anyone at any other time.’

Repeated failure to observe the conditions of the tenancy will result in initiation of the process to terminate the tenancy.

It is hoped and anticipated that the tenant selection process described above will ensure that all tenants living at the property will be respectful of the property and the neighbours.

b) Management of the disposal of refuse

Information regarding council refuse collection is displayed on the notice board in the property. The tenants are informed about correct usage of the bins (splitting refuse, recycling and garden waste, placing bins on the driveway for collection, not causing obstruction, ensuring lids are closed and not inconveniencing neighbours). The management company will ensure that this is being adhered to during its quarterly inspections (see d, below) and will address any concerns by meeting with tenants directly. The management company will ensure that the number of bins at the property is adequate, and will liaise with the Council refuse team to request more, should they be required.

c) Repairs and general maintenance of the property including all external areas and boundaries

All tenants can inform the management company of any maintenance issues by email or phone. Urgent matters will be addressed immediately; non-urgent matters will be added to a list to be actioned on next Maintenance Day (when all important but non-urgent matters will be investigated and corrected). A gardener is employed to visit periodically and keep the external patio garden and driveway free of



weeds and leaves. He will also inform the management company of any issues with refuse if he spots them.

The Management Company has considerable experience of letting and managing property, and has a team of tradespeople on call to deal with maintenance issues.

d) The carrying out of regular inspections by the landlord/agent.

The management company will carry out complete inspections of the property every three months. Please see the attached documents "Quarterly Inspections" and "Quarterly Inspections Checksheet" for details.

e) Use of the parking areas, amenity space and bin and cycle storage

There is sufficient parking for two cars at the rear of the property and one at the front of the property.

Tenants will be advised that any visitors in vehicles should ensure they do not block the entrance or exit of other vehicles. If space is not available, they will have to make alternative arrangements.

Tenants will be advised that cycles are to be stored within the outbuilding at the rear of the property, each will be given a key to the bike/bin storage door, and will be advised to keep their cycles locked even when kept within the garage.

Tenants will be advised of their responsibility to keep shared spaces clean and tidy, which includes outside amenity space.

f) Responsibilities of tenants ie refuse disposal, accommodation to be kept in an acceptable manner and take reasonable care so as not to damage the property and behave in a reasonable and social manner so as not to cause a nuisance to other tenants and neighbouring properties.

Tenant responsibilities have largely been dealt with above. In addition, the AST contains clauses regarding Unacceptable Behaviour.

Repeated failure to observe the conditions of the tenancy agreement will result in initiation of the process to terminate the tenancy.

Other Conditions

Below are brief responses to the other conditions specified in the decision notice.

1. The development permitted by the planning decision will begin as soon as the HMO Licence is issued.
2. It will be made clear to all tenants that the rooms on the upper floors are single occupancy, that couples are not permitted, that overnight guests are allowed in exceptional circumstances only (and for no more than two nights) and that any contravention of this rule constitutes a



breach of the planning and licensing conditions (see AST). The landlord and the management company take this condition very seriously, and will be particularly vigilant in this regard.

3. During the work the management company will ensure that their trades team do not start noisy work prior to 8am on a weekday (or 9am on a Saturday) and finish by 6pm on a weekday (or 1pm on a Saturday). No work will take place on a Sunday.
4. Nothing will be burned on site as a result of this work.

4. Condition 15 – widened gate

The submitted drawings numbered '04' and '06' presents site plan and elevation plan of the proposed widened gate. The proposed gate would be made of similar material (timber), colour (dark brown) and design.

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