

**PLANS AND PHOTOGRAPHS FOR ALL THREE PLANNING APPLICATIONS AT THE AVENUE**



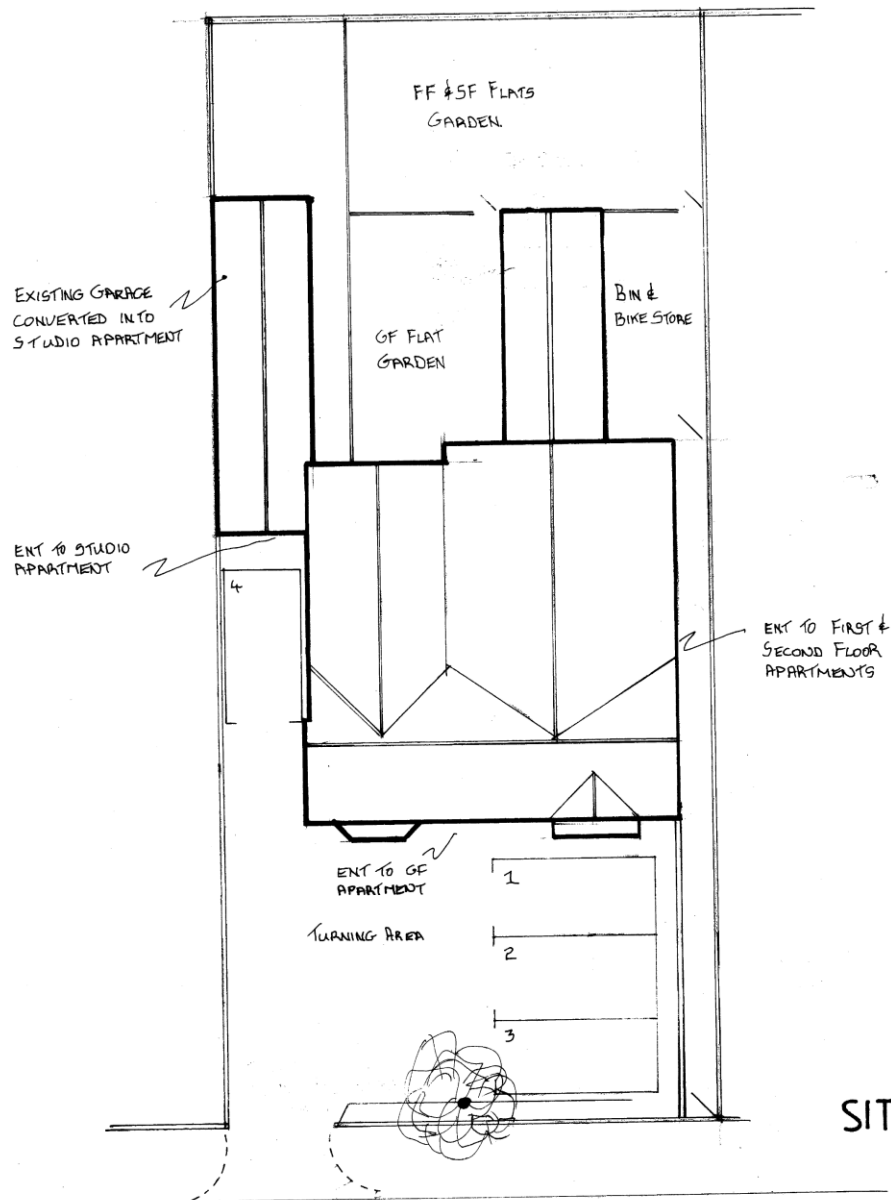
Site Plan

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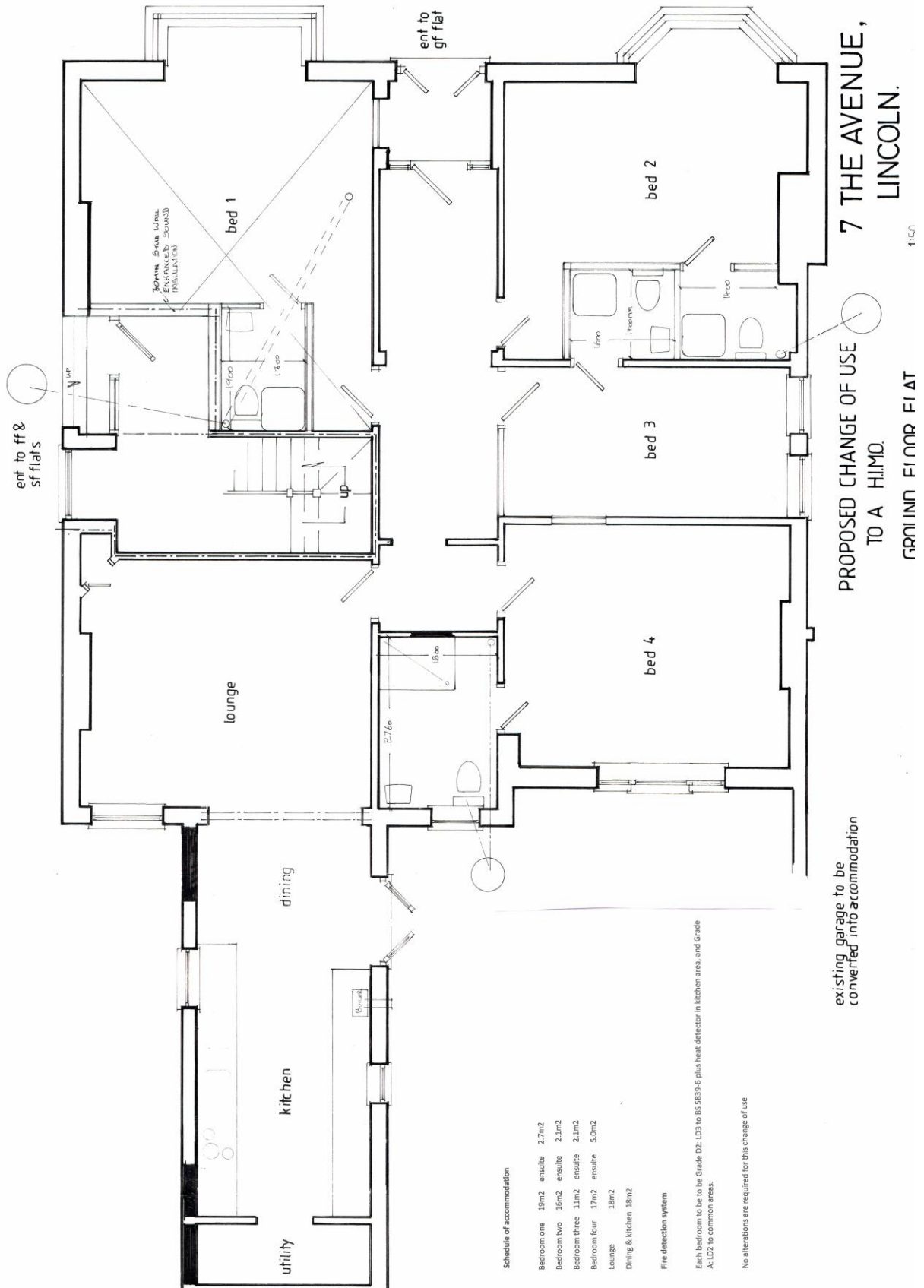
Application Context

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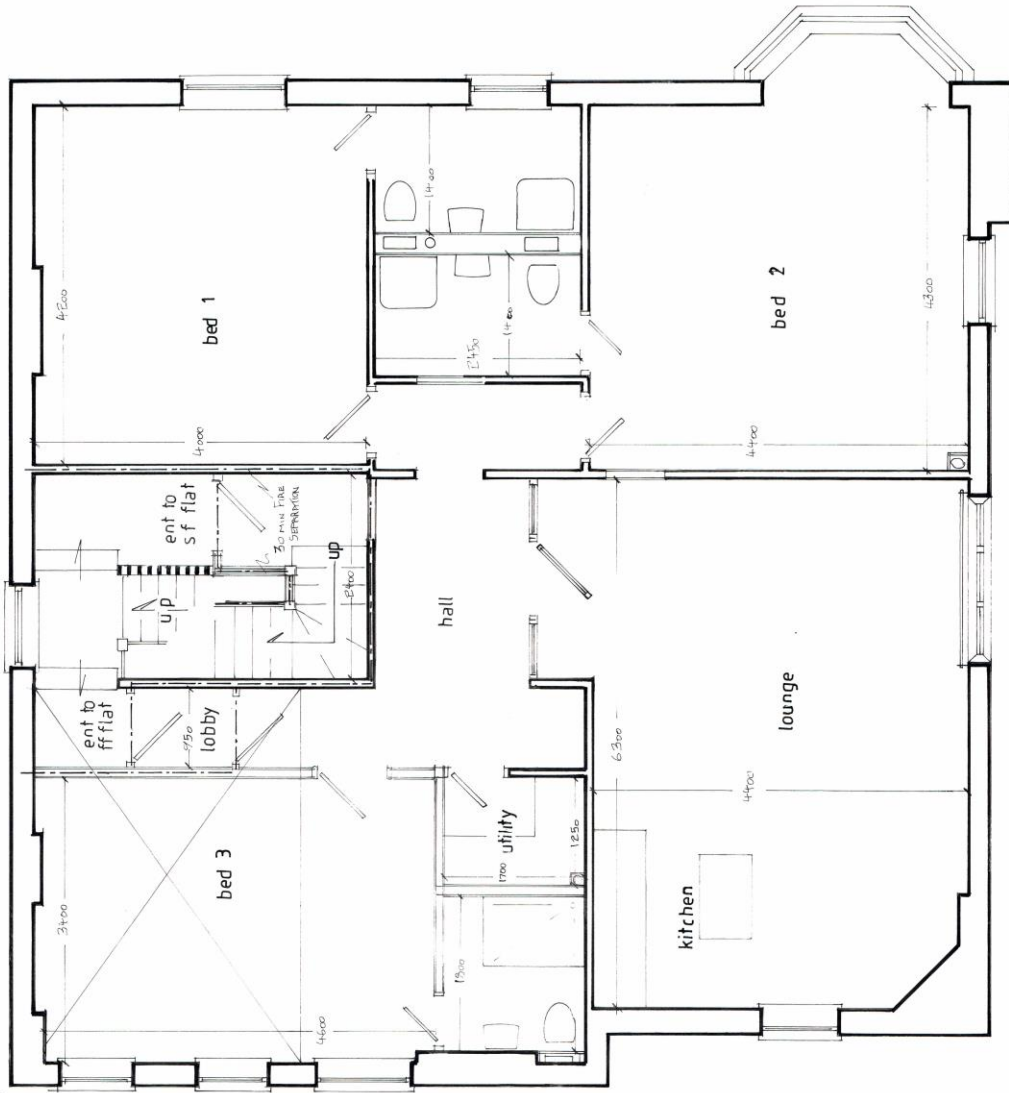


SITE PLAN 1:200

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Ground Floor Layout (2020/0937/C4)



**PROPOSED CHANGE OF USE TO A  
H.I.M.O.  
FIRST FLOOR FLAT 150**

**7 THE AVENUE,  
LINCOLN.**

20-12-20

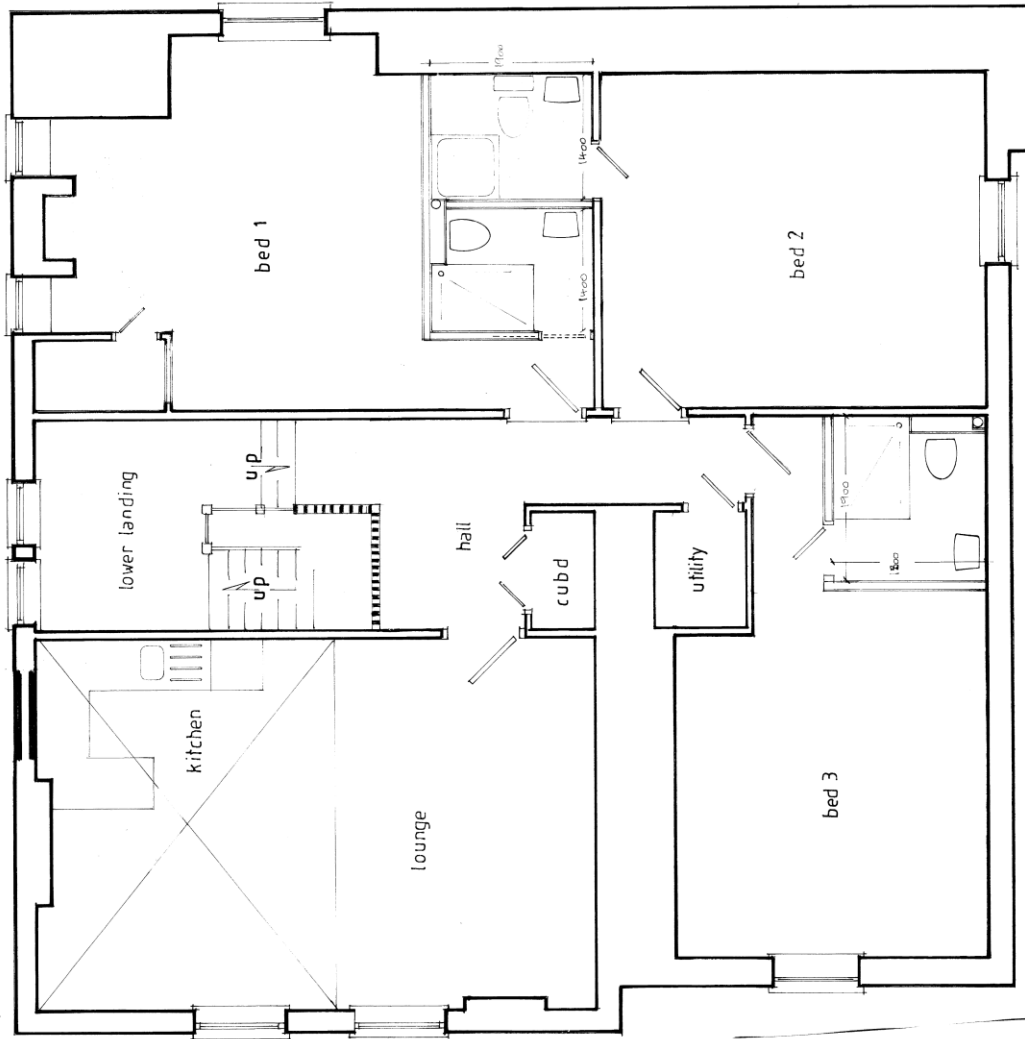
**Schedule of accommodation**

Bedroom one	17m <sup>2</sup>	ensuite	3.5m <sup>2</sup>
Bedroom two	21m <sup>2</sup>	ensuite	3.5m <sup>2</sup>
Bedroom three	16m <sup>2</sup>	ensuite	3.0 m <sup>2</sup>
Lounge	15m <sup>2</sup>		
Dining & kitchen	13m <sup>2</sup>		

**Fire detection system**

Each bedroom to be to be Grade D2; LD3 to BS 5839-6 plus heat detector in kitchen area, and Grade A; LD2 to common areas.

No alterations are required for this change of use



**PROPOSED CHANGE OF USE TO A HMO.  
SECOND FLOOR FLAT  
7 THE AVENUE, LINCOLN.**

**Schedule of accommodation**

Bedroom one	19m <sup>2</sup>	ensuite	2.7m <sup>2</sup>
Bedroom two	18m <sup>2</sup>	ensuite	2.7m <sup>2</sup>
Bedroom three	15m <sup>2</sup>	ensuite	3.1 m <sup>2</sup>
Lounge	13m <sup>2</sup>		
Dining & kitchen	15m <sup>2</sup>		

**Fire detection system**

Each bedroom to be to be Grade D2; D3 to BS 5839-6 plus heat detector in kitchen area, and Grade A; D2 to common areas.

No alterations are required for this change of use

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### **Statement from the Owners – 7 The Avenue, Lincoln.**

Thankyou for allowing this statement to be expressed.

We, the owners of 7 The Avenue, have established The Dog House Living after realising there is a distinct lack of carefully considered luxury student accommodation in our market. 7 The Avenue, was specifically selected due to its existing layout and surrounding attributes.

At the point of purchase, 7 The Avenue consisted of three apartments, one to the ground floor, another on the middle and a final apartment on the top floor. In addition, there was an attached garage down the side of the building.

Our business model had us in search of a property which we could convert into 4 apartments. It became quickly apparent that 7 The Avenue was the perfect fit, not only did we have the ability to keep the same internal structure, with an apartment to each floor, consisting of; Apartment one, ground floor, 4-bedroom, apartment two, first floor, 3 bedroom and Apartment three, second floor, 3 bedroom. We could accommodate our 4<sup>th</sup> apartment by renovating the garage space into a one-bedroom apartment.

Location was a carefully considered factor in the selection process of where to establish the first Dog House. We considered all factors to including; security and accessibility for the students, limited disturbance for neighbouring properties, external storage capability for bins, bikes and car parking to ensure the front of the property remains in a visually presentable and practical fashion. Whilst we have read the neighbouring concerns, we feel the exact position of our property on the main street, a good and fair distance from other residential properties, keeps any potential disturbance away from the houses of concern.

We would like to take this opportunity to provide the members of the committee with a brief insight into The Dog House and what we stand for, we feel this may provide those concerned neighbours with some re-assurance.

As mentioned above, The Dog House Living has been established to combat the challenges which are faced today in the student market sector, typically, low quality housing with a high rentable value. Having experience in construction and engaged Ophelia Blake Interior Design, to complete the interior design work, we felt we are creating a new strand of student accommodation which sets an example for those smaller housing providers.

Each and everyone of our properties is hand selected to ensure our key considerations are available, to mention a few, en-suite bathrooms, secure location with CCTV to the front of the properties for added reassurance, frequent maintience checks to keep the apartments in full working order, a cleaner and gardening service provided as part of the inclusive price, allocated provisions for bins, bikes and parking keeping the visual appearance of the properties presentable, a direct point of contact to a member of The Dog House team for any last minute concerns, private garden space where location allows. In addition to all of the above each Dog House will be individually interior designed throughout to cater for the needs of todays students. I have attached some visuals below for reference.

As you will no doubt understand, it is in our best interest as a company to ensure the students we accommodate are respectful of their properties and their neighbouring apartments. We do have an introduction pack which clearly lays out 'house rules' for the safety and convenience of each other and our company, with a zero tolerance on anti-social

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behaviour – this will of course be closely monitored. With all above being said, we feel strongly the category of student who will be more attracted to our offering will be second and third year and mature students.

Thankyou for listening to our statement of position.

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