

DESIGN & ACCESS STATEMENT

this document is an integral part of the:

**59 Creighton Road N17 8JU
(Retention of a HMO house.)**

Prepared by Scientific Designs:



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INTRODUCTION

This statement has been prepared in support of a full planning retrospective application to convert a single dwelling house (C3) into HMO for 5 bed – 9 persons. The statement below outlines the understanding of the local character of the property 59 Creighton Road N17 8JU it states how the proposal fits into its environment, and suits its on-going and future needs.

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

1. 59 Creighton Road N17 8JU- SD.014_A101
2. 59 Creighton Road N17 8JU- SD.014_A102
3. 59 Creighton Road N17 8JU- SD.014_A103
4. 59 Creighton Road N17 8JU- SD.014_A204
5. 59 Creighton Road N17 8JU- SD.014_LocationPlan

EVALUATION & APPRAISAL

USE

The application site is situated in an established residential area. Our clients wish to retain the HMO house.

LAYOUT

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

The existing floor plan had a bedroom of 5.64 sqm on the first floor. We are proposing to convert it into a study room / common room.

We are also proposing an additional single bedroom on the ground floor level. The existing WC on the ground floor will be demolished and a new WC / Shower room is proposed. The internal layouts have been designed so as to adhere to the HMO guideline.

Bedroom 1 – Ground Floor	2 person	14.65 sq m
Bedroom 2 – Ground Floor	1 person	8.16 sq m
Bedroom 3 – First Floor	2 person	13.12 sq m
Bedroom 4 – First Floor	2 person	13.42 sq m
Bedroom 5 – Loft Floor	2 person	21.70 sq m
Living room – Ground floor	Shared area	12.84 sq m
Kitchen – Ground floor	Shared area	7.18 sq m
Study Room – First Floor	Shared area	5.64 sq m

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.

ACCESS

VEHICULAR/TRANSPORT LINKS

The site is located close to White Hart Lane train station, which is 4 minutes walking distance. There is a good connection to all parts of London by public transport. The site has convenient access by tube or bus. There are options for bus routes within a few minutes of walking from the site, which provide convenient access to other places.

The site also benefits from being located close to the local shops and public amenities.

CONCLUSION

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 neighbouring properties. We, therefore, believe that this is a scheme that the council can support.