



PLANNING, DESIGN AND ACCESS STATEMENT

“Conversion of the existing HMO into two self-contained units consisting of one 3-bed and one 1- bed flats”.



438 St. Anns Road, Tottenham, London N15 3JH

January 2023

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1 INTRODUCTION

The current design and access statement has been prepared to support an application for a full planning permission for the conversion of the existing HMO building into two self-contained units consisting of no1-three bedroom and no1-one bedroom flats.

The application site is 438 St Anns Road, Tottenham, London N15 3JH. The extent and the location of the site is identified on the accompanying site location plan.

This Statement demonstrates that:

- (i) The proposed development would be appropriate for the site and locality.
- (ii) The proposed development would comply with the appearance, the setting or character of any neighbour properties as there are no external alterations.
- (iii) The proposed development satisfies the overarching objectives of relevant planning policy at national and local levels.

2 SITE AND CONTEXT

2.1 Context Description

The site is located on the north side of St Anns Road , between the junction with Harringay Road and Green Lanes on the west and the junction with Glenwood Road on the west to the south of West Green.

The site is surrounded by 19th century terraces fronting St Ann's and Glenwood Road. To the west is a collection of 5 x 3 storey terraces with commercial frontage onto St Ann's Road. Directly to the south are 3 storey apartment buildings. To the East is a similar terrace building.

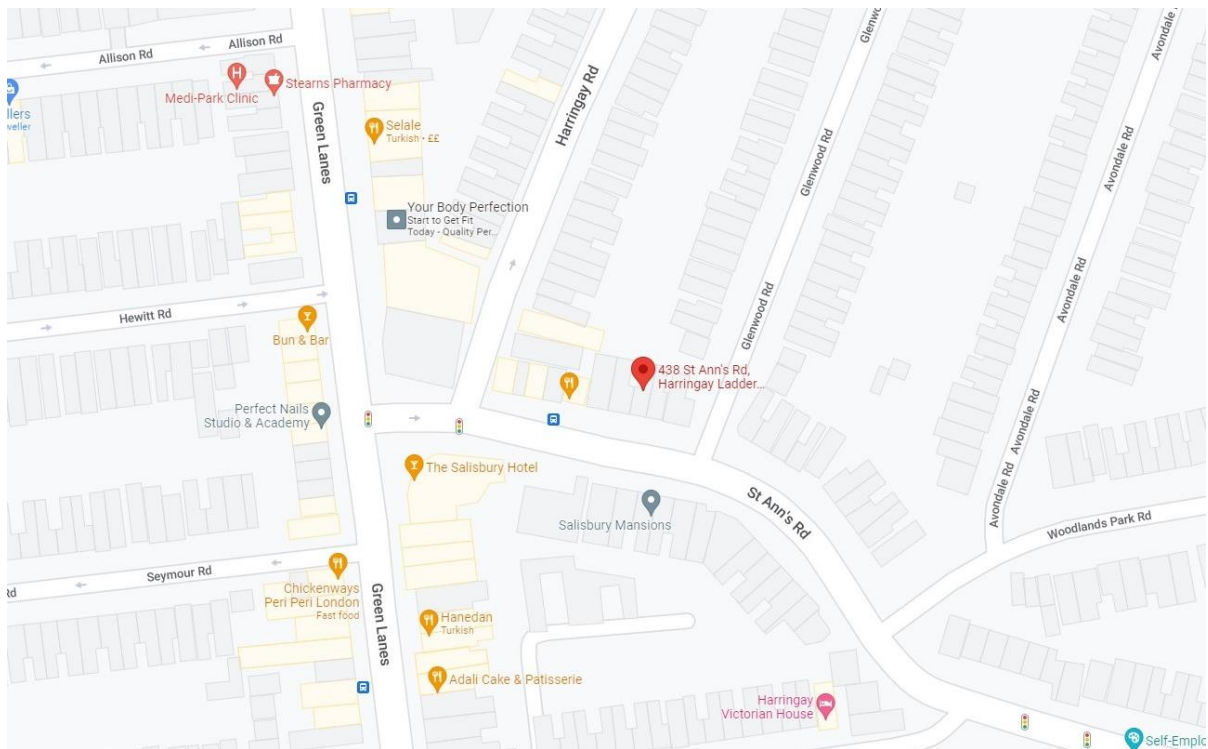
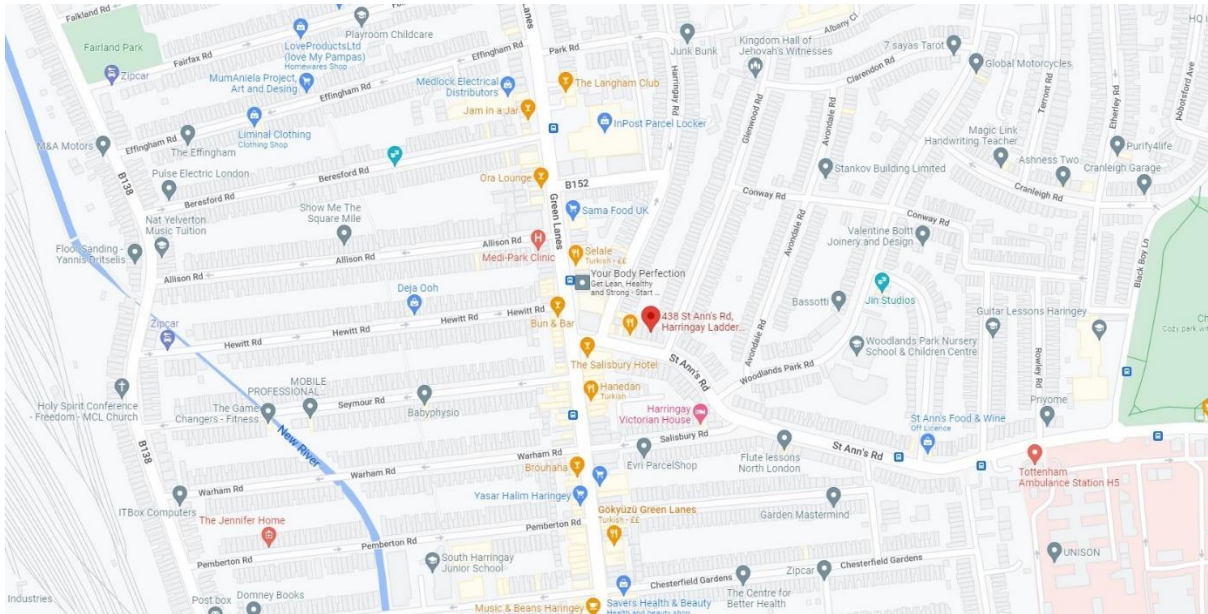
The surrounding area has a broad and diverse mix of residential and commercial properties. Green Lanes to the West of the site is predominantly characterised by 19th century stock brick terraces with restaurants/commercial units on the ground floor fronting the street. The Salisbury Hotel on the corner of St Ann's Road and Green Lanes is a grade II listed pub designed and built by John Cathles Hill, founder of the London Brick Company.

A double storey brick terrace building with pitched slate roof currently occupies the site.

St Anns Road does not have a Conservation Area or Landscape setting designation.

The nearest shops are on Green lanes which is approximately 2min walk to the West.

Parking on St Anns Road and all adjoining streets is permit only.



Site Location

2.2 Local Analysis

The environment is dominated by residential properties as soon as you cross the threshold from Green Lanes.

This section of St Ann's Road is a small thoroughfare, of domestic scale, connecting the busier Green Lanes with Seven Sisters.

The area is characterised by traditional building materials of brick, (red and yellow stock), and slate tiles.

The site is located in a mixed use area, both commercial and residential uses.

The site is located in Zone 3 with great transport links via the Piccadilly line and mainline trains into Moorgate and Old Street, making it an appealing location for a broad range of people.

2.3 Site Description

The existing site is addressed as 438 St Anns Road, has an area of approximately 440,00² and it currently contains a mid-terraced, 2-storey Victorian property with an existing loft on the roof.

At present the property is laid out as an HMO over all floors with 6 bedrooms (two of them and a living- dining space and kitchen on the ground floor, 3 bedrooms and one bathroom on the first floor and one more room in the loft). The property is as originally built.

The site is not located in a Conservation Area and has no listed status either.

The site features outdoor space in the front and to the rear of the current property, which will be divided for communal (front) and private (rear) use in the new scheme.



Aerial View



Location Plan



Existing and Proposed Block Plan



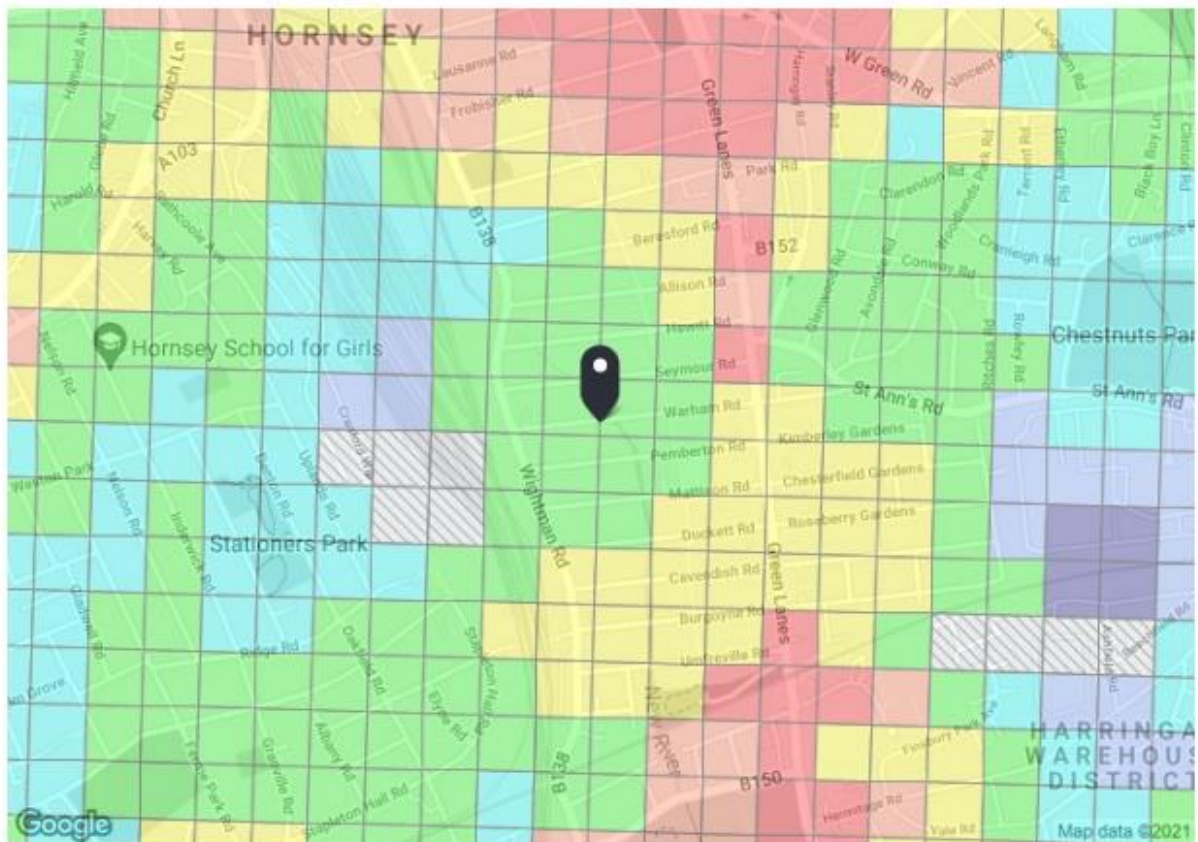
Existing Building

2.4 Existing Access

The existing property is set over ground, first floor and roof levels.

The site has immediate access from St Anns Road and it is located near public transport (Haringey Green Lanes Overground is about 0.4 miles, Haringey Rail Station is about 0.5 miles, Turnpike Lane Underground is about 1.1 miles and additionally there are regular bus routes with bus stops nearby).

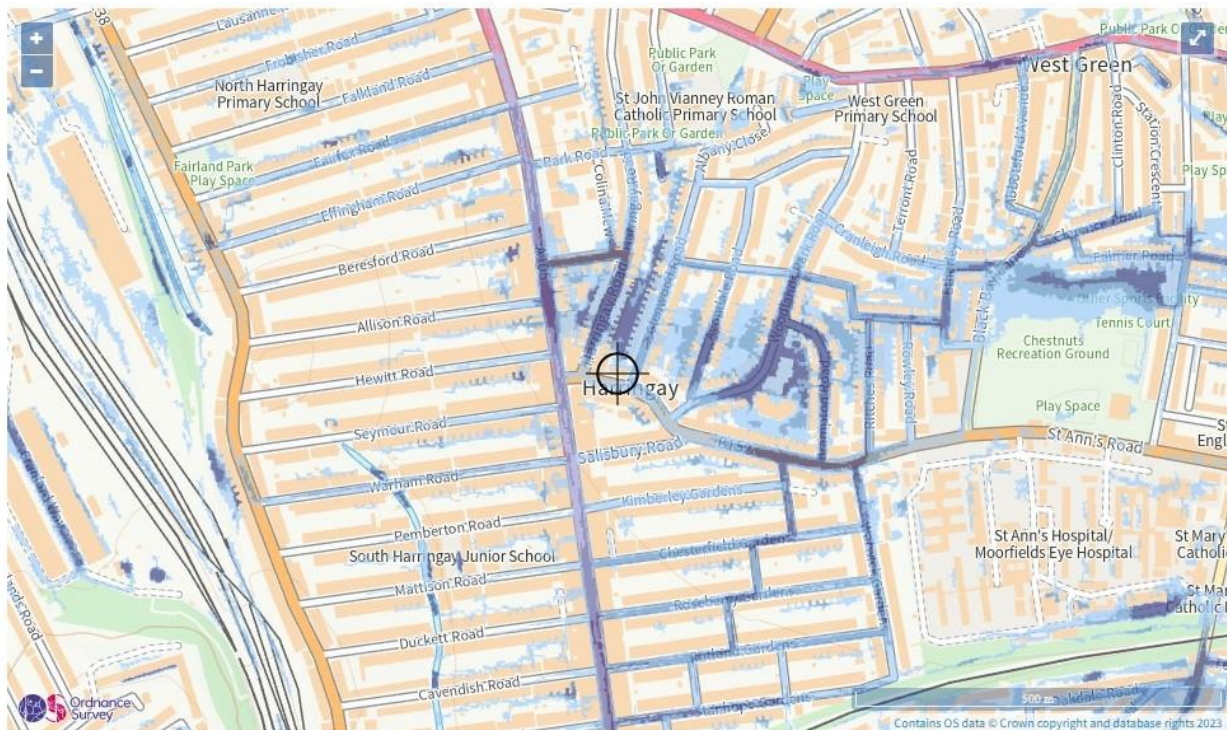
The PTAL rating is 3.



PTAL map

2.5 Flood Risk

According to the Environment Agency's online mapping system, the site is located within Flood Zone 1 which corresponds to an area with a very low probability of flooding.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Flood Risk map

3 The application proposal

When designing the proposed it was important to consider this context and Haringey Local Plan (DPP) which states that *'all new developments and change of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area'*. As the look of the property remains unaltered the proposal manage to meet the guidelines and not affect the local character.

The proposed building will provide residential use on the ground level, first and roof levels. Two self-contained residential units.

3.1 Use

The use of the site will continue to be residential but with a greater number of larger units (2) to aid Haringey in meeting their need for more new family homes.

The proposal is for the conversion of the existing HMO in two self-contained units.

3.2 Layout

The proposal consists of a family 3-bedroom unit on the ground floor and the rear part of the first, and of a 2-bedroom unit on the front part of the first floor and the roof level.

Both flats have common existing access from St Anns Road. The ground floor flat has access to a rear garden.

Because of the new arrangement, the existing window of the second room on the ground floor, facing the rear side, will be replaced by a new door to match existing and will provide access to the rear of the garden. Additionally, the existing door in the existing living dining space will be replaced by a new window.

On the first floor and the roof floor there is no alterations.



Existing and proposed floor plans



3.3 Scale and Massing

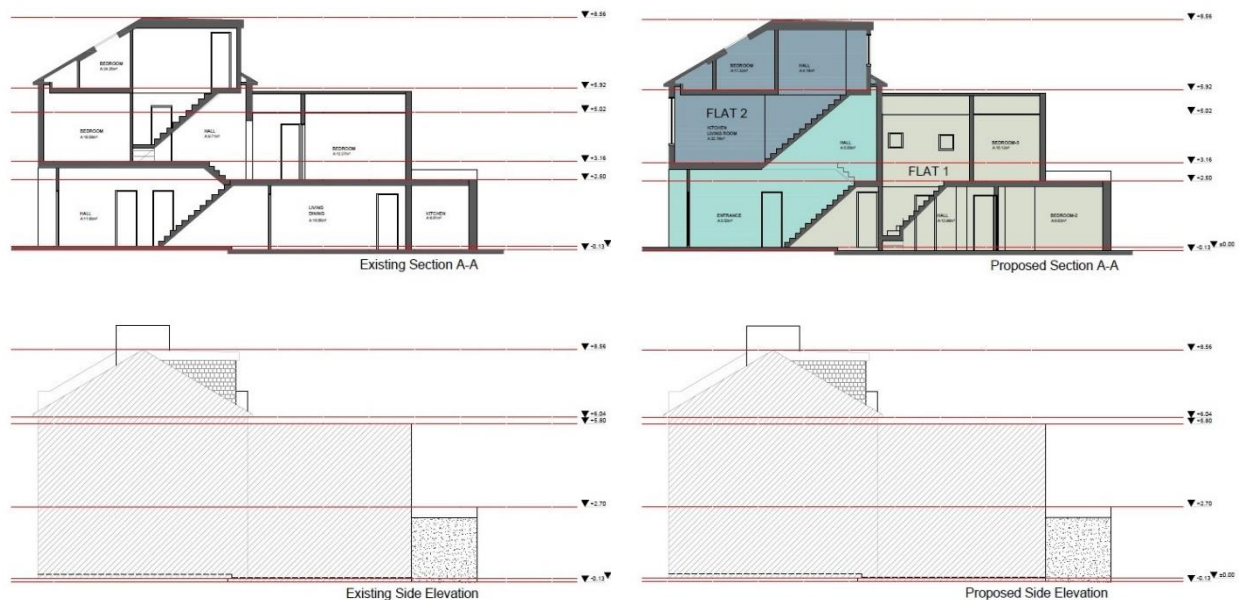
Considering that the new proposal consists of the conversion of an HMO to self-contained units with no further intervention on the external of the building, the existing scale and mass will not be affected.

The interventions are mostly internal alterations, and the elevations will remain unchanged.

3.4 Appearance

The surrounding built area has a consistent built theme. That includes residential, terraced, and detached, 2 and 3 -storey buildings, with principally brick façade, typically constructed between 1900 and 1929.

The existing building follows the above described architectural style and, as no external alterations are proposed, its appearance won't be modified.



Existing and Proposed Section and Side Elevation

3.5 Materials

No material changes are proposed.

3.6 Amenity and Landscape

Amenity spaces and landscape layout will be as existing.

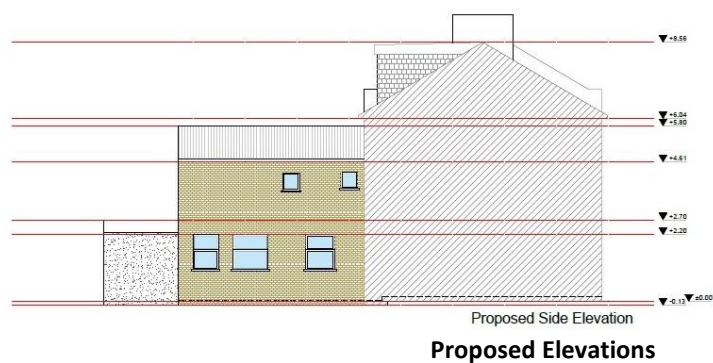
The existing ground floor garden will be part of the 3-bed flat.

3.7 Access

The main access to the site will be as existing, from St Anns Road.

3.8 Refuse and Recycling

The house refuse, and recycling space is still allocated to the front side of the existing building. The bins will be collected from the property, as is the current method and in similar fashion all of the houses on the road.



4 Sustainability

The proposal do not increase the GIA of the existing buildings.

The proposal is for adaptive reuse of an existing building and therefore, reduce construction waste and embodied carbon associated with new build schemes. The building's fabric will be upgraded to comply with Part L1b U-values for existing buildings and will include new windows and doors to a higher thermal performance.

In line with Local, Regional and National low energy recommendations the following will be provided:

- Water reduction and low flush toilets
- Low emissivity glass and high-performance window frames
- A-rated condensing boilers and low energy light fittings.

5 Planning History Context

- HGY/2013/0906 | 438 St Anns Road London N15 3JH: Formation of rear dormer and insertion of 2 rooflights to front roof slope. | Decision date: 03/07/2013 | Permitted Development
- OLD/1987/1700 | 438 St Anns Road London N15 3JH : 22/9/87 Conversion into two self-contained 1 bedroom flats. | Decision date: 30/11/1987 | Refused

6 Planning policy

Any development proposal should be in accordance with the development plan, as required by the Planning Acts. In this instance this comprises **the Haringey's Local Plan Strategic Policies (2013)**, the **Development Management Policies (DPD) (2017)** and the **London Plan (2021)**. In addition, we refer to the **National Planning Policy Framework (2021)**.

6.1 The Haringey's Local Plan Strategic Policies (2013)

SP1: The application scheme will support the objective to achieve healthy and sustainable communities for the whole of the Borough and to maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.

SP2: The application scheme will support the objective to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed its minimum strategic housing requirement.

3.2.4 The Council's annual housing target is provided through:

- Development and redevelopment on large sites (over 0,25ha) and small sites (below 0.25ha), and conversions from residential and non-residential properties;

- Non-self-contained homes (those are homes that share accommodation facilities or services, such as hostels, residential care homes and student accommodation); and
- Vacant properties brought back into use (these are home homes that have been unused for at least six months).

3.2.10 The Council recognise converted and shared houses as an important source of housing in the borough, especially for small and low income household. Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the Mayor of London's Housing SPG, and other relevant design guidance, in terms of minimum floor space, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development.

SP4: The application scheme will support the objective to reduce energy use in buildings and working towards a low carbon borough.

4.1.28 The existing housing stock represents a large proportion of carbon emissions in Haringey.

As much of the housing standing today will still be in use in 2026, it is necessary to improve the energy efficiency of the existing stock to achieve local, regional and national aspirations for carbon emission reduction.

6.2 Development Management Policies (DPD) (2017)

1.2 The Development Management DPD sets out criteria based policies against which planning applications will be assessed, including policies which give effect to the designations shown on the adopted Policies Map.

POLICY DM1: It is contended that the scheme complies with Policy DM1 as it supports the objective to achieve a high standard of design and contribute to the distinctive character and amenity of the local area by meeting the following criteria:

- Relates positively to neighbouring structures, new or old, to create a harmonious whole;
- Makes a positive contribution to a place, improving the character and quality of the area;
- Confidently address feedback from local consultation;
- Demonstrates how the quality of the development will be secured when it is built; and
- Are inclusive and incorporates sustainable design and construction principles.

Additionally the application scheme relates positively to its locality, having regard to:

- Building heights;
- Form, scale and massing prevailing around the site;
- Urban grain, and the framework of routes and spaces connecting locally and more widely;

- Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- Rhythm of any neighbouring or local regular plot and building widths;
- Active, lively frontages to the public realm; and
- Distinctive local architectural styles, detailing and materials.

Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The proposal should be supported by the Council as:

- It provides appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and lands;
- It provides an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- It addresses issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to rise from the use and activities of the development;

POLICY DM4: The application scheme will comply with the provision and design of waste management facilities.

All proposals will be required to make on-site provision for general waste, the separation of recyclable and organic material for composting.

POLICY D17: The application meets the requirements of policy DM17 for Houses in Multiple Occupation and specifically can be converted from an HMO to self-contained accommodation because follows the following circumstances:

- The property is located in a Growth Area and the existing HMO is not registered.

6.3 The London Plan (2021)

The London Plan is the statutory spatial development strategy for the Greater London area in the United Kingdom that is written by the Mayor of London and published by the Greater London Authority.

The regional planning document was first published in final form on 10 February 2004. In addition to minor alterations, it was substantially revised and republished in February 2008 and again in July 2011. As of June 2012 minor alterations were made to the Plan in order to comply with the National Planning Policy Framework and other changes in national policy. The new London Plan published in March 2021 is currently in effect and replaces all previous versions.

The scheme complies with a series of London Policies:

Policy D.3: Development proposals should:

- enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- be street-based with clearly defined public and private environments
- facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users
- achieve safe, secure and inclusive environments
- provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
- deliver appropriate outlook, privacy and amenity
- provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- help prevent or mitigate the impacts of noise and poor air quality
- achieve indoor and outdoor environments that are comfortable and inviting for people to use
- respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
- aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy

Policy D.6: Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1 of the London Plan) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

- Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
- A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.

- A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
- A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.
- The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.
- Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

Table 3.1 - Minimum internal space standards for new dwellings[^]

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

Policy H.1, dealing with increased housing supply and **Policy H2** on small sites (which support small housing developments) both support the proposed scheme.

Table 4.1 sets the ten-year targets for net housing completions that each local planning authority should plan for. Boroughs must include these targets in their Development Plan Documents.

Policy H.10: Housing size mix

Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

- robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment
- the requirement to deliver mixed and inclusive neighbourhoods
- the need to deliver a range of unit types at different price points across London
- the mix of uses in the scheme
- the range of tenures in the scheme
- the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity
- the aim to optimise housing potential on sites
- the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock
- the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

6.4 The National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) was published on 27 March 2012. It is now the only source of national policy on how the planning system should deal with housing. The NPPF has therefore applied since 27 March 2012, with some limited protection for existing local plans. For 12 months planners may give full weight to post-2004 local plans if there is a 'limited degree of conflict' between the plan and the NPPF. In other cases, and from March 2013, less weight will be given to existing plans.

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate, and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

The main (relevant) objectives of the NPPF as far as they apply to residential development are:

- Ensuring the vitality of town centres.

- Promoting sustainable transport.
- Delivering a wide choice of high quality homes.
- Requiring good design.
- Promoting healthy communities.
- Conserving and enhancing the historic environment.
- Facilitating sustainable use.

The following NPPF objectives support the proposed scheme:

Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8: There are three dimensions to sustainable development: economic, social and environmental. The social role includes ‘supporting strong, vibrant and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations’.

Paragraph 11: Reference to the presumption in favour of sustainable development, which involves ‘approving development proposals that accord with an up-to-date development plan without delay’.

Paragraph 152: The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

7 Summary and Conclusions

The application’s proposal represents the change of use of the existing 6-bedroom HMO to 2 high quality self-contained flats.

The scheme will not affect the surrounding buildings and local context as there are no external alterations on the existing building.

The proposal comply with the National Planning Policy Framework, the London Plan and the Haringey’s Local Plan, and on the basis of this assessment we would conclude that the scheme is well judged and in keeping with the building and locality.