

Design and Access Statement.

April 2023

Project: Change of use of the property from family dwelling house (use class C3(a) to HMO (use class C4).

Address: 2 Meads Road, London N22 6RN

This Statement should be read in conjunction with the drawings numbered 21d27H/1, 21d27H/2, 21d27H/3, 21d2H4 and 21d27H/5.

The property subject to this application is a Victorian, late 1800s detached house.

The property has been renovated extensively, added with loft extension, ground floor rear extension and arranged to be used as HMO last year.

Prior the conversion house was having 5 bedrooms suitable for the occupation of a single family up to 8 members.

As arranged for the use as HMO all the rooms are having internal wc/shower facilities and occupiers will share the same kitchen.

On completion of the works, application has been made to L.A. Licencing section and Licence has been issued for letting five rooms to 6 tenants.

Although arrangements of the rooms are at HMO Standards and licence has been issued, property doesn't have Planning Permission for HMO and this application is for obtaining Planning Permission for the change of use of the property.

-The internal area and facilities of the rooms are as indicated on the plans.

All rooms are providing high quality of accommodation and meets the internal floor space and amenity standards of LA. for HMO.

-Using the property as HMO will not harm the residential character of the road and there will be no clustering of flat conversions or HMO on the road.

-As arranged as HMO, number of occupants hasn't been increased and using the property as HMO will not lead to an unacceptable level of noise and disturbance to the future occupiers and to the residents of the adjoining properties.

-Sound insulation and fire resistance between the rooms have been provided according to the Standards.

-Refuse storage will be with the bins supplied by LA. like all other houses on the road. Recycle and refuse storage bins will be kept at the front yard of the house at the location indicated on the plans.

-Car parking on the road is controlled. The property is very close to Turnpike Lane tube station, Turnpike Lane bus station, Westbury Avenue and Woodgreen High Road.

Considering PTA level of the area the future residents of the property will not need to have private cars, therefore converting the house to HMO will not bring increase to the demand of car parking space on the road.

In addition we are providing 5 number cycle parking racks to the front yard.

As it can be seen the proposal is not conflicting with Planning Policies. We believe that it will provide good quality living environment for future residents whilst at the same time protecting the amenity of existing neighbouring residents. The character of the area and the street scene will remain unchanged.

We are hoping that Planning Officer to assess the application positively and grant Planning Permission for the change of use to this property from dwelling house to HMO.