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210 West Green Road, N15 5AN

Design and Access Statement.



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Background .

The planning application for

‘Retrospective change of use from a residential dwelling (Class C3) to a HMO for up to 8 tenants (Class C4) and Single storey rear infill extension with internal Alterations’

This statement seeks to describe and illustrate the proposals, provide detail in respect of the site context and assess the scheme in relation to the relevant adopted Planning Policies.

Within the London area, there is a shortage of good quality, affordable and flexible living accommodation. The GLA's Housing Supplementary Planning Guidance identifies the important role of well managed and maintained Houses in Multiple Occupation in providing valuable accommodation.

Location.

The application site is located at 210 West Green Road, N15 5AN at approximate grid reference TQ 32746 89212. The pre-existing property dates from the later half of the 19th Century and consists of a 5-bedroom (9-person) single dwelling house arranged over three floors. The pre-existing property forms part of an end of terrace of similar buildings. The houses within the terrace are of a standard plan; consisting of solid walls with painted brick; further tiled pitched roof together with ground floor rear extension. The houses have modest gardens to the front and large gardens to the rear.

The property at 210 West Green Road has previously been extended into the rear providing further living accommodation. A single storey rear extension has been added along with a two storey side extension.

The proposed HMO will provide four rooms (for the use of eight individual occupants), with four bedrooms benefiting from en-suite facilities. Also a large communal living/dining/ kitchen area is proposed with adequate shared storage space.

The application site does not fall within a conservation area and the subject property is not listed.

Site Plan.



Application Reference: HGY/2018/0943
Proposal : Two storey side extension
Decision: Pemption Granted.

Application Reference: HGY/2018/0506
Proposal : Certificate of lawfulness for proposed rear dormer widow and hip to gable roof alteration, including front roof lights and a single storey rear extension
Decision: Permission not required.

Planning History.



Proposal.

The proposal for the planning application at 210 West Green road, N15 5AN will be as follows:

‘Retrospective change of use from a residential dwelling (Class C3) to a HMO for up to 8 tenants (Class C4) and Single storey rear infill extension with internal Alterations’

Design Principles - HMO

The proposed HMO will provide four bedrooms (for the use of Six individual occupants), with four bedrooms benefiting from en-suite facilities. A large communal living/dining/Kitchen area and storage will be proposed at ground floor. HMO are crucial to these areas as it a cheaper accommodation and it is needed for the less fortunate which cant afford to rent out a house due to the high renting prices.

The proposed scheme complies with all applicable “Baseline” standards, and where relevant, all “Good Practice” standards set out within the Housing Supplementary Planning Guidance of the London Plan. Further details are provided below.

The proposals have been designed in accordance with and are fully compliant with the standards for Houses in Multiple Occupation set out by the Housing Executive. The proposal is compliant with the requirements of the Council's Development Management Document (DMD17).

As shown within the enclosed plans, all the proposed bedrooms are in excess of the London Housing Design Guide size requirements and provide space for essential furniture, such as wardrobes and chests of drawers, whilst maintaining sufficient circulation space.

In accordance with advice received in respect of the scheme, no major alterations to the layout of the existing property are required to facilitate the scheme, meaning that if required at a future time, the property can easily be returned to a single dwelling house.

Layout

The Infill extension at the rear will make the space for the kitchen living dining bigger an will ensure the users will have sufficient space when using this space. A large space that

will accommodate for all uses of the building. As all the users will use this space on a day to day basis, it is ideal the space is efficient when in use. Creating this space which is a large open space it will help give the users a sense of freedom and good well-being.

Kitchen Facilities

The proposed kitchen/living/ dining space facilitates for storage, preparation and cooking of foods. The kitchen will consist of cupboards base units with wall units for shared use, with space for kitchen utensils. Splash back provided to the sink and cooking appliances and working surfaces. Impervious work surfaces which are covered with major appliances. Cooking appliances with oven, grill and burners will be provided. Kitchen will have adequately sized refrigerator with an freezer compartment. Sink and drainers fitted on to the base units. Connections to the soil drainage system, as well as constantly available hot and cold drinking water supplied via suitable taps.

Suitable waste bins and recycling waste will be available in the kitchen and further outdoor bins will be apparent for collection by bin collectors.

Heating

Fixed heating apparent in all rooms within the proposal site. Constant temperature of at least 22 degrees in en-suits and 21 degrees in rooms.

Heating will be available at all times to all the tenants. Heating within rooms will be controlled by the occupying tenant.

Personal Hygiene

Each unit of accommodation will have a wash-hand basins and also communal areas will be provided with 2 hand wash basins. All rooms have a access to a shower and a WC exclusive use for the occupying tenants. The WC will be provided with a wash-hand basin. The showers are a suitable layout which is a sufficient size. The wall finishes and flooring are cleanable and non-absorbent.

Fire Precautions

Shared kitchens will have fire doors with fire resistant of 30 minutes. Fire doors are close-fitting and will have intumescent strips, cold smoke seals and will be self closing. Mounted fire blanks are fitted in suitable locations. Multi-purpose fire extinguishers are apparent on each level within the staircase enclosures.

An automatic fire detection and alarm system with early warning in the event of a fire are fitted. Emergency lighting system with luminaries provided in staircase enclosures.

Refuse Storage

Refuse storage will be provided at the front of the property where it is easily accessed by the collectors. Designated recyclable and non-recyclable refuse storage are to be provided as indicated within the enclosed plans. The bin provisions will be as follows:

- 2 x 360 litre waste bin
- 2 x 360 litre recycle bin
- 4 x 240 litre garden bin
- 4 x 23 litre Food bin.

It will not affect the quality of the street scene as it will be within a closed structure.

Bicycle Storage

Cycles are to be stored in the front and rear garden in secure bicycle stands as indicated within the enclosed plans. Each Flat will be provided with 2 x secure bicycle storage.



Policies.

Haringey Development management DPD (adopted July 2017)

Policy DM17 - Houses in multiple occupation:

Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Figure 3.2), will only be permitted where:

a - The gross original internal floor space of the existing dwelling is greater than 120m²;

b - They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over concentration of HMOs within an area;

c - They are accessible by public transport, cycling and walking;

d - They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection; and

e - Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Appendix 1: Haringey Unitary Development Plan (2006) Policy HSG 6 Houses in Multiple Occupation

HSG6: Houses in multiple occupation:

Planning permission will be granted for houses in multiple occupation where:

a - the property is of an appropriate size to be converted to an HMO (more than two storey's and a floor area of more than 120m²; or

b - the proposal would not fall into a restricted area for HMO;

c - the proposal would not result in more than 20% of houses in the street being HMO and/or conversions; and

d - would not harm the amenity or character of the surrounding area or cause adverse parking problems.

Haringey Haringey's local plan- Strategic Policies (2013-2026)

The Council recognise converted and shared houses as an important source of housing in the borough, especially for small and low-income households. 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 floorspace, 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. Further detail on conversions and HMOs will be set out in the Council's emerging Development Management Policies document.

Haringey Development management Document DPD (adopted July 2017)

Policy DM12 – Housing Design and Quality:

- All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

- In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.

- Improving the quality of housing in Haringey is a key priority for the Council. The above policies aim to ensure delivery of high-quality housing which provides a good quality of life for occupants, and is compatible with and contributes to the distinctive character and amenity of an area, whilst also delivering upon the Council's aim to optimise housing delivery on individual sites.

Comment:

The previous application has been dismissed through a appeal. The inspectorate talks about the original house **(82.4m²)** being less than 120m². However, this building has been through planning and the house has been built and the current existing **(192.2m²)** is sufficient for a HMO. The existing building will never go back to the original building as its already been converted. The two storey side and rear extension will never be demolish to go back to the size of the original house. Judging this on a matter of original house is not logical as it has been enlarge and the size has increase from **82.4m² to 192.2m²**.

Other application in the borough have been granted with permission although the original house falls bellow 120m². This case should be decided with the consideration of the other HMO application within the same borough.



Appraisal.

Principal of Development

The need for a range of good quality, affordable and flexible privately rented accommodation within the London area is highlighted within the Housing Supplementary Planning Guidance, produced by the Greater London Authority, and The London Plan.

This need is also identified within the National Planning Policy Framework and Delivering Affordable Housing Policy Statement, produced by the Department for Communities and Local Government.

The important role of Houses in Multiple Occupation within the housing market is clearly identified.

The Housing Supplementary Planning Guidance states that HMO's are,

“a strategically important housing resource, providing flexible and relatively affordable accommodation through the private market.”

Further stating that,

“HMOs play a particularly important role in supporting labour market flexibility.”

The London Plan states,

“Shared accommodation or houses in multiple occupation is a strategically important part of London’s housing offer”

Further stating,

“In considering proposals which might constrain this provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as the local importance of houses in multiple occupation.”

The Council Tax records (Appendix A) provided by the Valuation Office show there to be approximately 908 residential properties on West Green Road. 85 of these Properties on the road are registered with multiple postal addresses, indicating conversion to flats (purpose-built flats have been excluded). This equates to 9.4% of properties upon the road

having been converted, based upon the Valuation Office Council Tax database.

Concentrations of noise

We strongly assert that the proposed HMO will not result in an increase in noise or disturbance. This view is based upon experience. The property has been carefully designed and will be refurbished and furnished to the highest standards. As a professional landlord, our client selects prospective tenants and ensures that its properties are well managed and maintained.

The pre-existing building consists of a 5-bedroom (9-person) single dwelling house. Therefore, it is likely there will be no increase in the number of occupants.

Refuse storage

Refuse storage facilities, the proposal will not result in additional occupants at the property. Haringey council's Sustainable Design & Construction Supplementary Planning Document provides information in respect of refuse storage requirements for developments. All bins will be provided by the Council and maintenance and replacement through fair wear and tear will be the authority's responsibility.

Amenity

The proposals provide a large shared outdoor amenity space. This will ensure that the proposed residents will not increase the stress on public communal parks within the area. The proposal will not increase the number of occupants residing at the property in any event.

The pre-existing rear garden at the property will provide a large shared outdoor amenity space. The garden is positioned directly behind the property and so will be overlooked by the living accommodation on the upper floors. The amenity space is situated upon the ground floor with direct access from a communal living space. Although occupants of the house will be expected and encouraged to maintain and enjoy this amenity space, the front and rear gardens will also be periodically maintained by gardeners employed by the landlord.

The proposal requires minimal Alterations to the existing property, Which ostensibly will remain in the same format. Living accommodation is planned at all levels to the front of the property with windows overlooking the public highway providing natural surveillance in accordance with the Secure by Design initiative.



Front view of Application site.

PTAL.

Transportation.

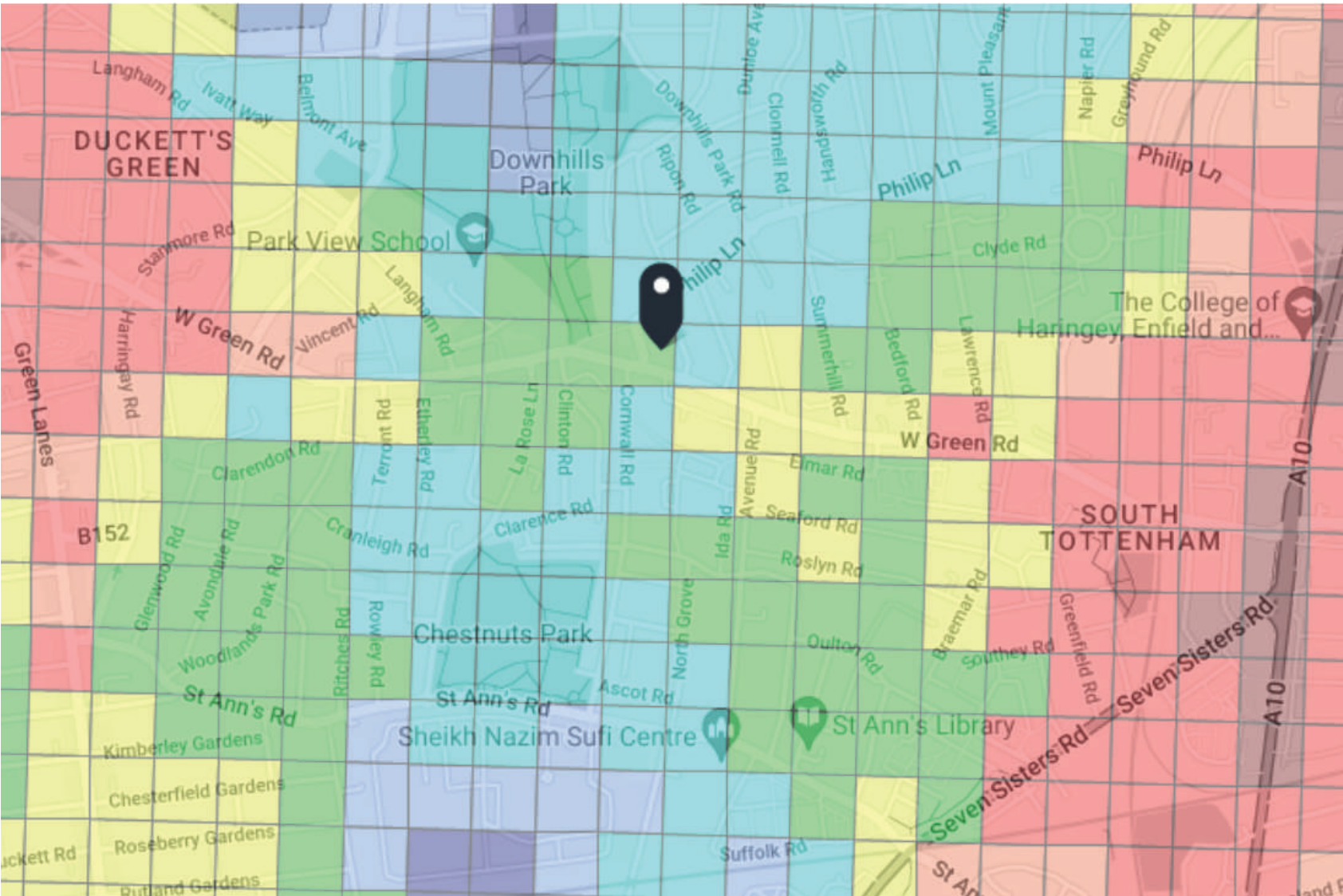
The site 210 West Green Road gains PTAL 3. It is a 20 minute walk from Turnpike Lane train station and is a 30 minute walk from Seven Sister station. There are also bus stops nearby, one of them being on West green road which close proximity.

The property is located in an area with excellent public transport links (PTAL rating 3) and it is not anticipated that tenants will require cars. The pre-existing property at 210 West Green Road is a 5-bedroom (9-person) house. The proposal does not increase the number of occupants residing at the property and so there will not be an adverse impact in this regard.

Impact on parking

Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. The new development is proposed to be a car free development, in line with the council's local plan.

The property does currently fall within a Council Controlled Parking Zone (CPZ). Should the council feel it necessary we welcome conditions being places upon the planning consent or the implementation of a section 106 agreement limiting the number of parking permits available to the property in the future.



PTAL output for Base Year
3
Easting: 532677, Northing: 189245

Map key - PTAL



HMO Applications.

142 West Green Road, London, N15 5AD

Proposal: Conversion of a residential dwelling house (class C3) to a house of multiple occupation (HMO)(class C4).

Ref. No: HGY/2022/0630

Received: 16/02/2022|

Status: (Unknown)

Flat A 443 West Green Road London N15 3PL

Proposal: Conversion of premises into HMO (C4 Use) for shared residential use for up to 3 persons.

Ref. No: HGY/2021/0855

Received: 15/02/2021

Status: Granted

Shop 297-299 West Green Road London N15 3PA

Proposal: Conversion and change of use of the existing two 3-bedroom flats (C3 use) on the first and second floors of the property to one large scale eight-bedroom HMO (sui-generis use)

Ref. No: HGY/2022/1488

Received: 24/05/2022

Status: Granted

29 Colless Road, Tottenham, London, N15 4NR

Proposal: Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4)

Ref. No: HGY/2022/0192

Received: 23/12/2021

Status: Granted

27 Colless Road, Tottenham, London, N15 4NR

Proposal: Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4)

Ref. No: HGY/2022/0183

Received: 20/12/2021

Status: Granted

The listed application are application which have similar proposal and have been granted. The following similar schemes, sited within the vicinity of the application site, these cases show our application fit the requirements for approval for a HMO.

The two application below have been granted for House of Multiple Occupancy and are next door neighbours.

29 Colless Road, Tottenham, London, N15 4NR

Proposal: Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4)

Ref. No: HGY/2022/0192

Received: 23/12/2021

Status: Granted

27 Colless Road, Tottenham, London, N15 4NR

Proposal: Retrospective planning application to convert a dwelling house (C3) into house in multiple occupation HMO (C4).

Ref. No: HGY/2022/0183

Received: 20/12/2021

Status: Granted



Conclusion.

The proposed development will have a positive impact on West green road in London Borough of Haringey area by providing new high quality residential units and it should be accepted for the following reasons:

- The proposal is compatible with surrounding uses, with convenient access to all facilities;
- The location of the building provides a highly sustainable location for the provision of additional housing;
- the character and appearance of the neighbouring streets will not be affected;
- there is no detrimental impact of the proposed development towards the existing neighbouring properties in regards to amenity, overlooking and overshadowing;
- the new proposed residential units will be of high quality in terms of design, layout, finishes and they will provide large living spaces, comfortable to live in;
- The proposal is a car free scheme.;
- cycle storage and waste storage areas will be provided for each residential unit within the property's boundaries;
- the proposal complies with the Local Planning Authority's requirements and London Plan in respect of residential space and quality of living.

