

SAYAR DESIGN

Architectural Design, Construction Management

DESIGN AND ACCESS STATEMENT

Re: 80 AVONDALE ROAD N15 3SH



Address:
14 MARSH CLOSE
EN8 7JF

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: mimarsinan_ay@hotmail.com

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Introduction:

This is proposed Change of use from C3(a)single dwelling house to C3(b)supported housing for 5 individual bedrooms for 5 people.
(Certificate of lawfulness)

Use:

Existing use of property is a residential house that contains 1 living room, 1 dining room, 1 kitchen , 5 bedrooms(2 of them ensuite), 2bathroom & wc and outbuilding. Proposed use 5 individual for unrelated 5 people and communal living- dining room, kitchen, two communal bathrooms and outbuilding(office)
See plans

Amount:

Existing total floor area is 158.640m²(including outbuilding) Proposed will remain as existing.
There will not be extension or external work.
See plans

Layout:

The existing building frontage is on Avondale Road, proposal will remain as existing.

Scale:

The existing building is 2 storey with loft conversion surrounding building of 2 storey. Proposal will remain 2 storey as existing. (See Plans)

Landscaping:

The proposed development will have no effect on the soft and hard landscaping of the premises that are open to the public area. There will not be extension.

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Appearance:

Existing appearance will not be changed. No any external work

Access

The property is located within the residential area. The entrance is on Avondale Road.

- Public transport is well provided for in the locality. There are numerous bus stops and train station are within easy reach.

The newly proposed design approach in response to decision notice (HGY/2022/2800)

Taking into consideration the Council's original concerns and comments, a new design has been constructed to ensure that the new layout of the proposed design meets the required standards. All refusal reasons have been carefully considered and relevant changes made accordingly. The below paragraphs explains these changes following each refusal reason:

Whether the use is a single household.

5.2 With the previous application (ref. HGY/2022/1940), the LPA's main area of concern in terms of communal living was the absence of any dining space in the main dwelling, and the proposed dining area shown located in an outbuilding at the rear of the garden. While the plans have been amended to locate a dining table in the kitchen and an office/workshop in the outbuilding, the layout and facilities within the property still do not resemble those of a single-family dwelling. A domestic property would normally have a living room, and kitchen / dining room proportionate to the number of bedrooms whereas the proposal is more characteristic of an HMO where typically some or all of the principal rooms of the house are converted to bedrooms. In this instance, a bedroom at ground floor level replaces what would have been the reception or dining room, meaning that sleeping and living uses would conflict. The need for residents to move between the principle building and the workshop room in the outbuilding would create greater levels of activity and noise than would be expected for a family dwelling, suggesting a material change of use. The proposed office/workshop within the outbuilding, to be used concurrently by the group of residents, places a principal room required for the care use in a building separate to the main residence.

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Response to the above concerns:

Ground floor bedroom has been removed and communal areas (i.e. the living and dining rooms) are now compliant with the required standards. See the proposed plans for details.

5.3 The appellant has provided a ground floor plan, which is the same amended layout submitted to accompany their appeal of application ref. HGY/2022/1940. The plan features some changes to the original arrangement but does not fully address the Council's original concerns in relation to the layout and facilities. It is noted that while the dining table has been relocated from the outbuilding to the kitchen, there would be limited circulation space for this arrangement to function as a communal area for 6 residents. Assuming a dining table is 900mm wide with 500mm allowance on each side for chairs, this would leave 600mm for circulation space within the room, which is below the typical minimum recommendation. For more than one cook using the kitchen at one time, closer to 1200mm clearance is recommended for two people passing. The new layout therefore does not, in the Council's opinion, demonstrate that the property would readily function as a single household allowing adequate communal space for six residents to live and dine together as one would expect in a single-family dwelling.

Response to the above concerns:

As the communal area has now been expanded, there will be enough space for all residents. This should be sufficient to address the concerns made by the Council.

5.4 The Council's concerns remain that the proposed layout, with one of the six bedrooms located on the ground floor, is overcrowded and therefore shows insufficient communal space for 6 residents and demonstrates a use characterised by isolated living. The layout would discourage the communal living expected of a single household, particularly in respect of dining space, and is therefore not consistent with the description of Use Class C3(b) as residents living as a single household.

Response to the above concerns:

As the communal area has now been expanded, there will be enough space for all residents. The number of bedrooms has been reduced to five from six in order to create additional communal area for fewer residents. This approach should be sufficient to address the concerns voiced by the Council.

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ii. Whether care is provided

5.5 The LPA acknowledges that the proposed use includes an element of care to the residents and that carers are not proposed to be resident on site. However, the assessment of the certificate considered whether or not the use as presented falls within Class C3(b), which is defined as “not more than 6 residents living together as a single household (including a household where care is provided for residents).” The original service specification described group workshops and monthly meetings at the property with attendance by the Support Manager.

5.6 The LPA has doubts that the property layout could comfortably facilitate the described meetings and workshops, as the limited communal space within the property would need to accommodate 6 residents and the Support Manager for these events. A proposed office/workshop room is shown within the existing outbuilding at the rear of the garden. This space may be suitable for workshop events, but this is contingent upon the outbuilding being appropriately insulated and continuously heated throughout the colder months up to a habitable standard. The location of this workshop room away from the principle dwelling is not ideal in terms of convenience for regular use. The Service Specification specifically mentions cooking workshops, which the Council considers would be difficult to provide within the limited space of the proposed kitchen area.

Overall, the layout is not considered to readily support the proposed use, including regular meetings, events and workshops.

5.7 The Council’s key area of concern is that the Appellant’s supporting information does not clearly and convincingly describe a single household, but secondarily, that the layout would not readily facilitate the provision of care as described in the Service Specification and Planning Statement, and therefore falls outside of Class C3(b).

First of all, we are grateful to the officer’s comments which provided helpful insight and steer in redesigning the layout of the building. In order to address the issue of over crowdedness and the lack of communal space, the number of residents has been reduced to five and the communal area has been expanded significantly. The kitchen has now been expanded by separation of the dining room which is now close to the communal area. This approach is believed to be more appropriate for the residents to spend time together and socialise.

We appreciate that having the office separate to the main dwelling is not ideal. However, considering the welfare needs of the residents and their comfort (hence the expansion of communal area in the main building) the most appropriate place for the office is the outer building. This is also conducive for any staff meetings to be held. We fully understand the officer’s

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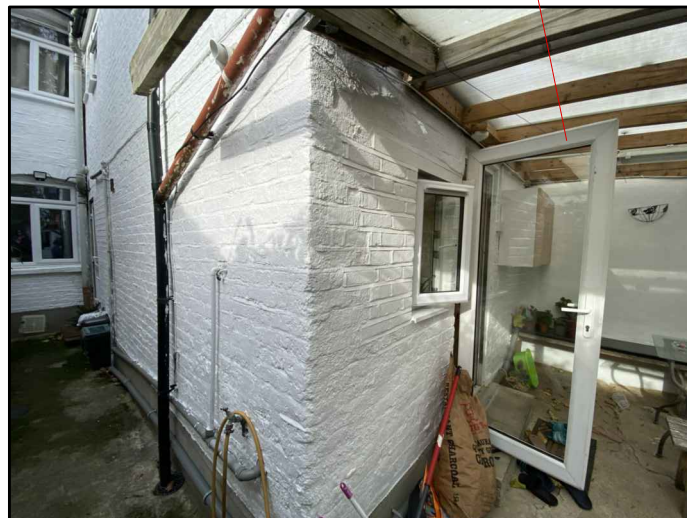
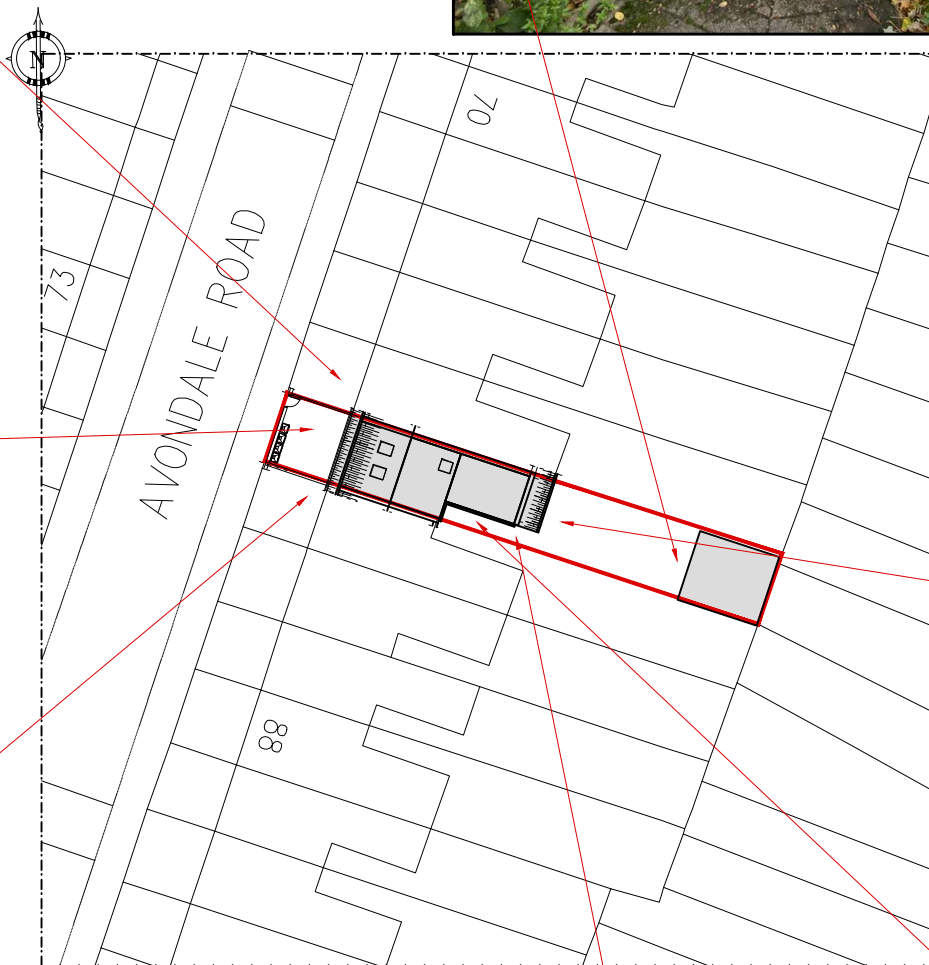
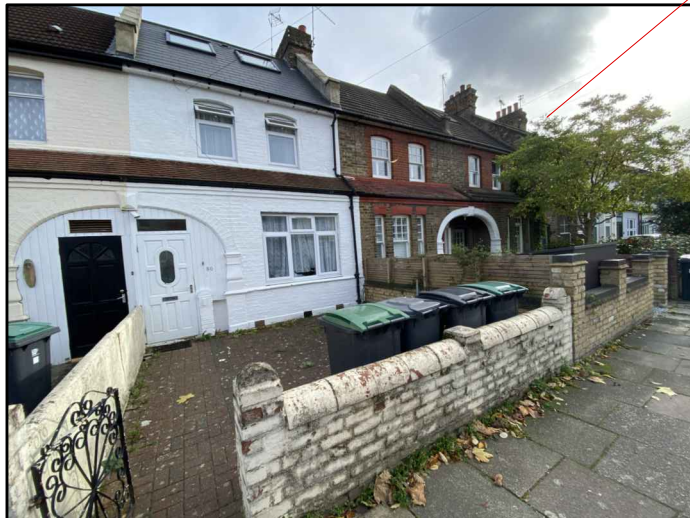
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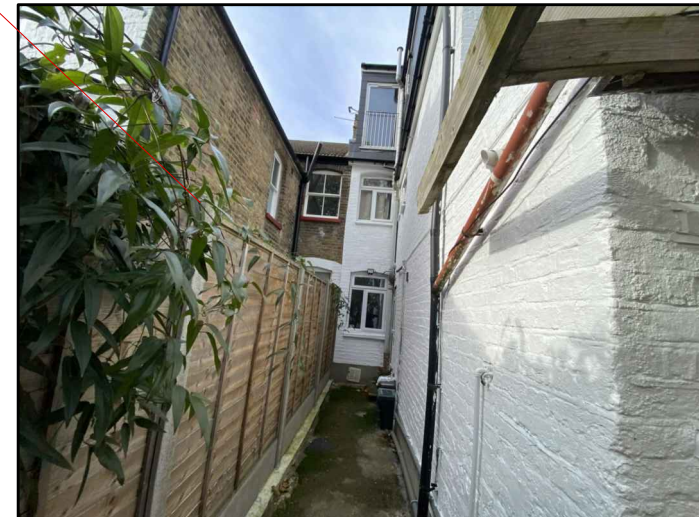
recommendations for the outer building to be properly insulated and heated consistently throughout the year, in particular the winter months. Having expanded the communal space in the main building and made the necessary changes to the outer building, we believe that there will now be enough space for workshops and meetings in the property.

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SITE PLAN
SCALE:1/500



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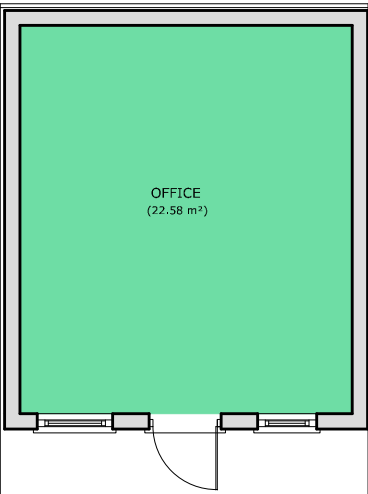
80 AVONDALE ROAD
HARINGEY
LONDON N15 3SH

EXISTING

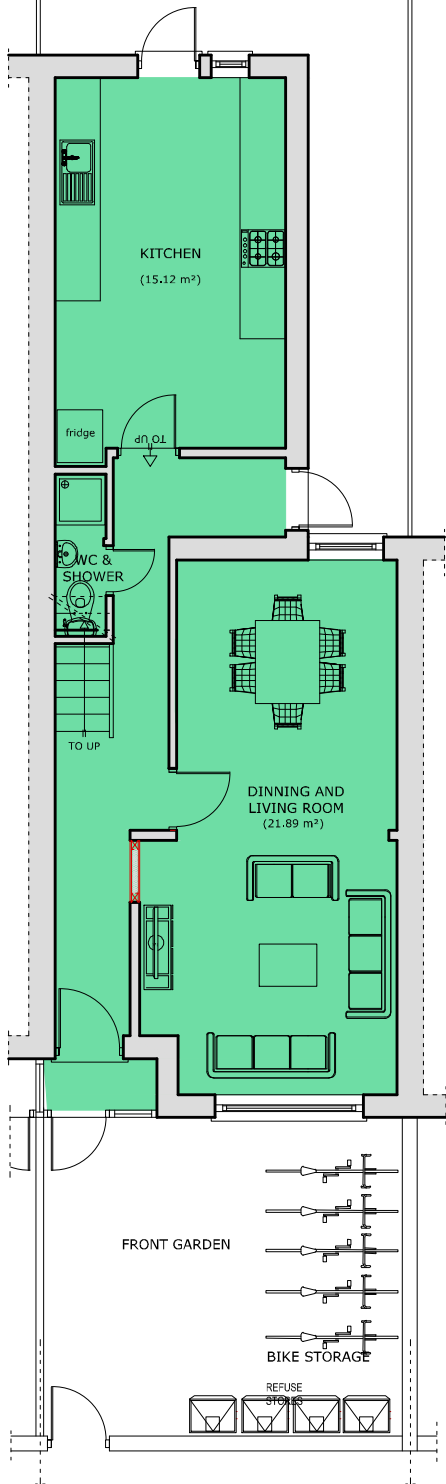
- SITE PLAN
- SIDE VIEWS

SCALE: 1/500 @ A3	REF. NO : 016.23/05
DATE: AUGUST.23	DRG BY: S. AY -SAYAR DESIGN

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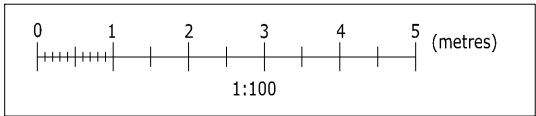
REAR GARDEN



PROPOSED GROUND FLOOR PLAN

SCALE: 1/100

AVONDALE ROAD



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PROPOSED

- GROUND FLOOR PLAN
- FIRST FLOOR PLAN

SCALE: 1/100 @ A3

REF. NO : 016.23/06

DATE: AUGUST.23

DRG BY: S. AY -SAYAR DESIGN

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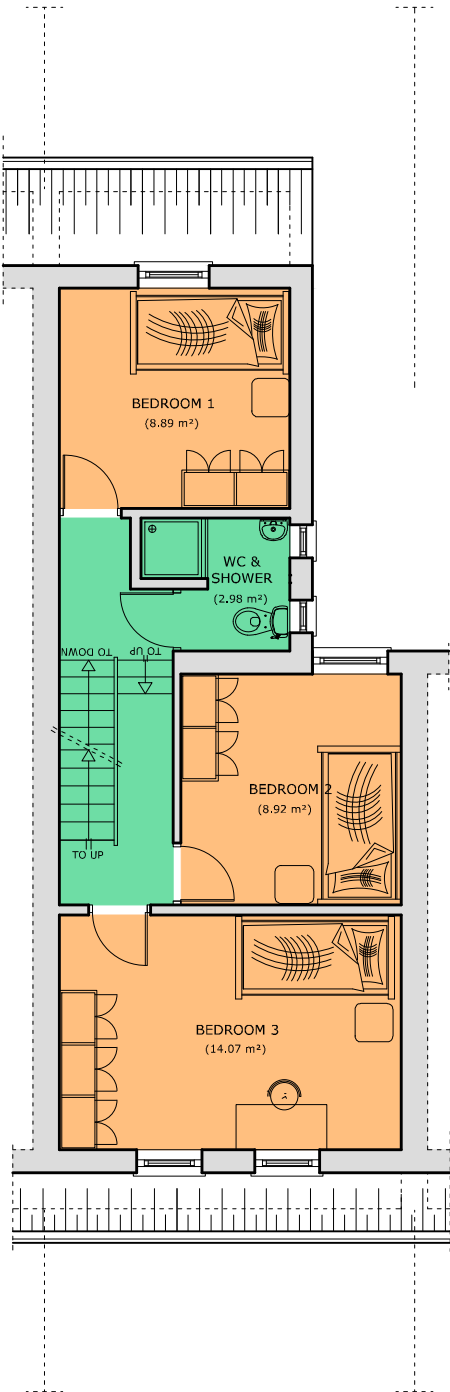
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EXISTING GROUND FLOOR AREA(including storage): 74.42 m²
EXISTING FIRST FLOOR AREA: 44.05 m²
EXISTING LOFT FLOOR AREA: 40.17 m²
EXISTING TOTAL FLOOR AREA: 158.64 m²

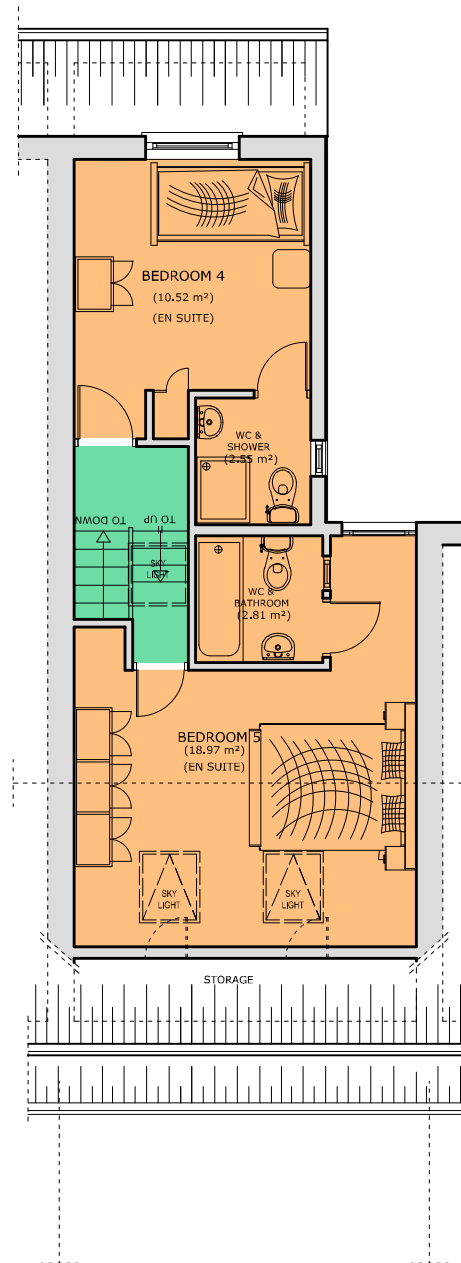
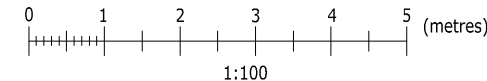
LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- PROPOSED PARTITION WALL
- BEDROOMS
- COMMUNAL AREA

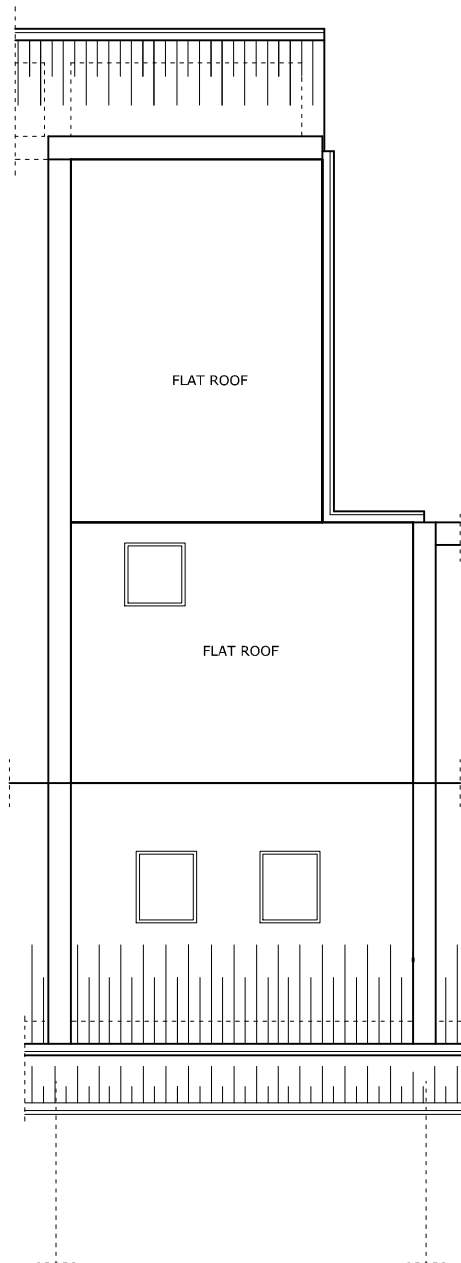


PROPOSED FIRST FLOOR PLAN

SCALE: 1/100



PROPOSED SECOND/LOFT FLOOR PLAN
SCALE: 1/100



EXISTING ROOF PLAN
SCALE: 1/100

LEGEND

- EXISTING WALL
- DEMOLISHED WALL
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PROPOSED
- LOFT FLOOR PLAN
- ROOF PLAN

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