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Design & Access Statement

Date: 09/2023

Site Address: 324 Philip Lane Haringey London N15 4AB

Planning application reference number: PP-12473606

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Introduction:

The Design and Access Statement has been prepared in support of a full planning application for the change of use from C3 Dwelling house to C4 House of multiple occupancy (6 People)

SAM Planning is the acting agent on behalf of the owner of the site.

The Site and Its Surroundings:

The application site comprises a large 2 storey mid terrace building house. The surrounding area mainly residential in character, with terraced properties of a mainly similar style, appearance and age.

The application site is not located within a conservation area and is not subject to a listed building. No designations are associated with the subject site.

The site is located within a Controlled Parking Zone (CPZ) BP.



Space standards check as per Haringey HMO Standards

Bedroom	Occupancy	Size (m ²)	Standard (m ²)	Complies?
1	1	13	10	Yes
2	1	13	10	Yes
3	1	15	10	Yes
4	1	14	10	Yes
5	1	16	10	Yes
6	1	21	13 (inc Kitchen)	Yes
Kitchen*	Users			
2	5	28		Yes

Design

The proposal only suggest minimal alterations internally and the addition of secure bicycle storage to the front garden otherwise no alterations are proposed to the elevations.

The internal design has been done taking into account HMO Standards, making sure all rooms and spaces meet the minimum standard and exceed it where possible.

In the front garden we will be providing the refuse bins as follows: 2 X 580L General, 2 X 240L Recycle.

Impact on Amenity:

The proposal would not raise any material amenity concerns in terms of loss of sunlight/daylight, outlook and privacy to the amenity of the neighbouring properties to warrant a refusal for the application.

Transport:

The development does not have any adverse material impacts on the local highway network.

Cycle storage

8No secured and sheltered cycle spaces are to be provided and this will be located with the front garden as shown on the plans.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is, therefore, our understanding that planning permission should be granted.