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Design & Access Statement

Date: 10/2023

Site Address: 9, Brampton Park Road, Haringey, London N22 6BH

Planning application reference number: HGY/2023/2763

Contents

Introduction:	2
Relevant Planning History:	2
The Site and Its Surroundings:	3
Haringey Standards For Houses In Multiple Occupation 2017	4
Design.....	4
Impact on Amenity:	4
Transport:.....	5
Conclusion:.....	5

Introduction:

The Design and Access Statement has been prepared in support of a full planning application for the retrospective 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.

Relevant Planning History:

Application Reference	<u>HGY/1995/1239</u>	Proposal	Continuation of use as a hostel.
Application Status	Decision Made	Site Address	9 Brampton Park Road London N22 6BG London
Date Valid	25/10/1995	Decision	Refuse
Decision Notice Sent Date	30/4/1996		
Application Reference	<u>HGY/1993/0474</u>	Proposal	Variation of condition Nos. 1 & 6 (Time Limit and personal permission) attached to permission HGY/42408.
Application Status	Decision Made	Site Address	9 Brampton Park Road London N22 6BG London
Date Valid	14/5/1993	Decision	Approve with Conditions
Decision Notice Sent Date	31/8/1993		
Application Reference	<u>HGY/1990/0936</u>	Proposal	Change of use from storey dwelling to 5 bedroom, nine person hostel.
Application Status	Decision Made	Site Address	9 Brampton Park Road London N22 6BG London
Date Valid	24/7/1990	Decision	Approve with Conditions
Decision Notice Sent Date	23/5/1994		
Application Reference	<u>OLD/1989/1009</u>	Proposal	3/1/89 Erection of 2 storey side extension to provide to 2 no. playrooms and bathroom at ground floor and 2 no. bedrooms at 1st floor and erection of additional 3 rd storey to existing rear addition to provide a further bedroom and bathroom.
Application Status	Decision Made	Site Address	9 Brampton Park Road London N22 6BG London
Date Valid	01/1/1989	Decision	Refuse
Decision Notice Sent Date	20/10/1989		

The Site and Its Surroundings:

The application site comprises a large 3 storey end of terrace building house. The surrounding area mainly residential in character, with terraced properties of a mainly similar style, appearance and age. With garages and commercial units at are single storey to the other side of the road.

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.



Haringey Standards For Houses In Multiple Occupation 2017

Bedroom	Occupancy	Size (m ²)	Standard (m ²)	Complies?
1	1	16	10	Yes
2	1	13	10	Yes
3	1	12	10	Yes
4	1	17	10	Yes
5	1	12	10	Yes
6	1	13	10	Yes
Kitchen*	Users			
1	3	12	-	Yes
2	3	12	-	Yes
Garden	Users			
1	6	85		Yes

Design

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

The internal design has been done taking into account Haringey's 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 240L General, 2 X 240L Recycle and 1 X 32L Food waste.

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.

Public transport

The site benefits from an excellent' PTAL Rating of 6b, which is the which is the best possible rating. Meaning that the property has best public transport options in London. This also makes it eligible for a car-free agreement under the London plan Policy T6 & Table 10.5.

Cycle storage

12 No secured and sheltered cycle spaces are to be provided and this will be located with the rear 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.