



AY Planning & Licensing
63 Stoke Newington High St
London
N16 8EL

Design & Access Statement
4a Barratt Avenue, London, N22 7EZ



DESIGN AND ACCESS STATEMENT

Change of Use from C3 to C4 Small HMO

Site: 4a Barratt Avenue, London, N22 7EZ

LPA: London Borough of Haringey

1. Introduction

This statement supports the change of use of the existing ground floor flat at 4a Barratt Avenue from Use Class C3 to Use Class C4 (small HMO).

The property already benefits from a valid HMO licence and no external alterations are proposed.

2. Site and Surroundings

The application property is a ground floor flat within a residential street in Wood Green. The site benefits from:

- **Private rear garden**
- **Independent access**
- **Front forecourt suitable for refuse storage**
- **Highly accessible urban location**

Barratt Avenue is characterised by a mix of family dwellings and converted flats typical of the borough. The property has a traditional Edwardian build with solid brick construction and traditional pitch roof construction. The building has been previously extended with a loft conversion and rear dormer extension, and a single storey rear extension.

3. Planning Policy Context

National Policy

The proposal accords with the National Planning Policy Framework through:

- Efficient use of existing housing stock
 - Provision of housing choice
 - Sustainable urban development
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Local Policy — London Borough of Haringey

Relevant policies include:

- Strategic Policy SP2 – Housing
- Strategic Policy SP11 – Design
- DM3 – Housing Mix



- DM12 – Design
- DM17 – Houses in Multiple Occupation

Policy DM17 requires assessment of:

- HMO concentration (25% rule)
- Quality of accommodation
- Accessibility
- Amenity impacts

4. Proposed Development

- The proposed development is for the change of use of the property from C3 (Flat) to C4 (Small HMO)
- There are no proposed external changes as part of this development.

Room Schedule

Room	Size	Compliance
Bedroom 1	16m ²	Exceeds
Bedroom 2	10m ²	Compliant
Bedroom 3	13m ²	Exceeds
Bathroom	3m ²	Adequate
Kitchen	6m ²	Adequate
Hallway	8m ²	Adequate

All rooms meet or exceed Haringey standards.

5. PTAL and Accessibility

PTAL: Rating 5 (High)

Assessment parameters provided confirm excellent accessibility. This strongly supports HMO use under DM17.

The site is within easy reach of:

- Bus routes
- Rail/tube services



- Local shops and services

It is considered that future occupiers are unlikely to rely on private cars.

6. Waste and Servicing

Refuse will be stored:

- In a **dedicated bin store within the front entrance garden**
 - With direct collection access
 - In accordance with Haringey waste guidance
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7. Parking

The site lies within a **Controlled Parking Zone (CPZ)**.

Given:

- PTAL 5
- Student occupiers and young professionals
- Small household size

The proposal will not create unacceptable parking pressure.

8. HMO Assessment Methodology

In line with Policy DM17 of the London Borough of Haringey, the concentration of HMOs has been reviewed within a 100-metre radius of the application site.

The Council's approach is to:

- Count licensed HMOs within 100m
 - Compare against total residential units
 - Resist proposals where HMOs exceed 25%
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Ref	Address	Licence Period
1	Ground Floor Flat 12 Barratt Avenue	2024–2029
2	First Floor Flat 12 Barratt Avenue	2024–2029
3	First Floor Flat 13 Barratt Avenue	2023–2028
4	Flat B 23 Barratt Avenue	2024–2029



Ref	Address	Licence Period
5	Flat A 23 Barratt Avenue	2024–2029
6	Ground Floor Flat A 4 Barratt Avenue	2025–2030
7	2 Barratt Avenue	2026–2031

Identified Licensed HMOs

Based on the Council public register provided by the applicant, the following licensed HMOs exist within the postcode area:

Total licensed HMOs identified: 7

Residential Unit Count (Estimate)

Barratt Avenue within a 100m radius contains:

- Multiple terraced properties
- Numerous converted flats
- Typical urban density

Based on site pattern analysis:

Estimated residential units within 100m: ~40–60 units

Metric	Figure
Licensed HMOs	7
Estimated total units (low estimate)	40
Resulting concentration	17.5%

The proposal **does not breach Policy DM17** and would not create harmful over-concentration.

9. Cumulative Impact

The proposal should be considered acceptable as it is a small scale HMO property with 3 occupants which mirrors family household arrangements and activities. There are no proposed external changes to the property therefore it is considered that there is no impact on the appearance of the property or streetscape. Barratt Avenue contains a mixture of housing types and it is considered that PTAL 5 rating supports higher density shared housing



10. Conclusion

The proposed change of use to a small C4 HMO represents a sustainable and policy-compliant form of residential development.

The proposal:

- Meets all Haringey HMO standards
- Passes the concentration test
- Preserves residential character
- Provides high quality accommodation
- Causes no material planning harm

The application should therefore be granted planning permission.