

DESIGN & ACCESS STATEMENT

19/03/2026



Prepared For :

32 Hillside Road , London , UK N15 6NB

RETROSPECTIVE PLANNING APPLICATION FOR THE CHANGE OF USE FROM USE CLASS C3
(SINGLE DWELLING) TO USE AS A SIX BED HOUSE IN MULTIPLE OCCUPATION (HMO) C4.

TABLE OF CONTENTS

- 01 INTRODUCTION**
- 02 SITE & SURROUNDING
AREA**
- 03 PLANNING HISTORY**
- 04 EXISTING STRUCTURE**
- 05 RETROSPECTIVE STRUCTURE**
- 06 PARKING, ACCESS, TREES,
FLOOR RISK ZONE**
- 07 PLANNING POLICY
CONTEXT**
- 08 CONCLUSION**

INTRODUCTION

This Design and Access Statement has been prepared to explain the proposal for the retrospective change of use of the property to a House in Multiple Occupation (HMO) comprising six bedrooms, two kitchens, and two bathrooms, including internal reconfigurations across the ground, intermediate, and first floors. The proposal has been developed in accordance with the National Planning Policy Framework (NPPF), The Haringey Local Plan, Haringey Local Plan: Development Management DPD (2017) and the Standards for Houses in Multiple Occupation for Haringey Council.

Planning Permission is sought for:

RETROSPECTIVE PLANNING APPLICATION FOR THE CHANGE OF USE FROM USE CLASS C3 (SINGLE DWELLING) TO USE AS A SIX BED HOUSE IN MULTIPLE OCCUPATION (HMO) C4.

THE SITE & SURROUNDING AREAS

The property is located on Hillside Road within an established residential area and is accessed directly from the public highway. The surrounding context comprises predominantly residential terraced properties of similar scale and character, with a mix of dwelling types along the street.

The property is not listed, is not located within a Conservation Area, and does not fall within the Green Belt. The site lies within Flood Zone 1. An Article 4 Direction applies; therefore, planning permission is required for HMO use.

The images below illustrate the site and its surrounding context.



Fig 1. Aerial View

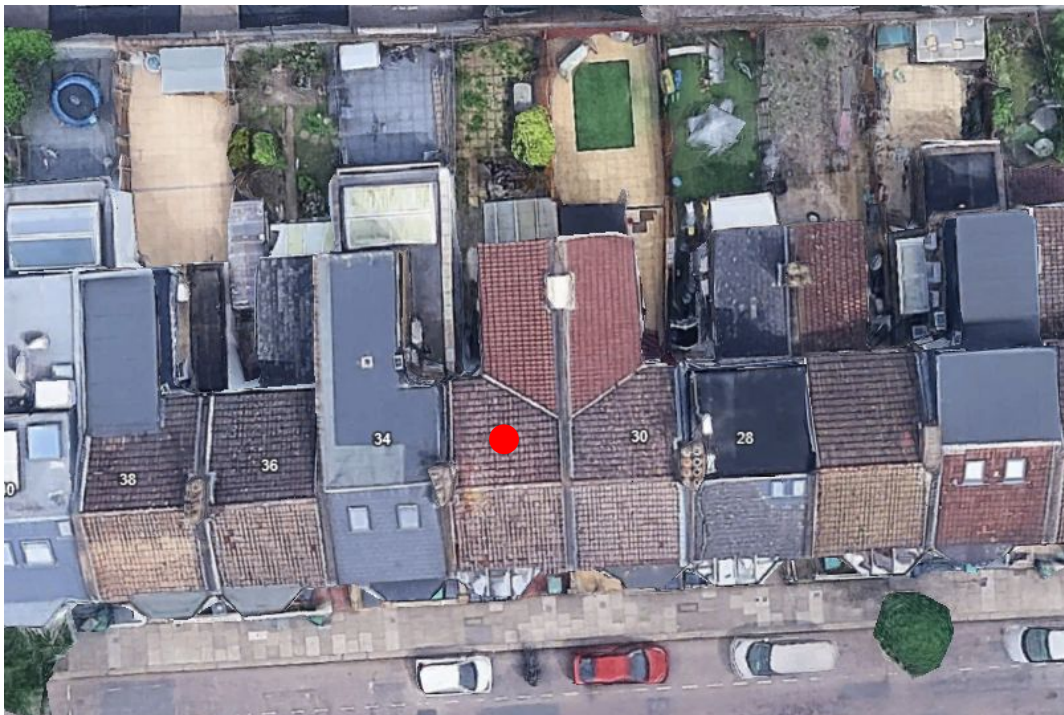


Fig 2. Aerial View



Fig 3. Rear View



Fig 4. Garden View

PLANNING HISTORY

CPS/0010/7294/ Record Closed

EXISTING STRUCTURE

32 Hillside Road, London , UK (N15 6NB) is a terraced property arranged over multiple levels. The site includes a small rear amenity area. The existing accommodation comprises a series of habitable rooms arranged across the ground, intermediate, and first floors, including six bedrooms, two shared bathrooms, one communicable kitchen and circulation space.

RETROSPECTIVE STRUCTURE

Internally, the layout has been reconfigured and improved to provide six bedrooms, two bathrooms, and two kitchen facilities distributed across the ground and first floors.

The amendments include the enlargement of bathroom facilities to meet HMO standards and the introduction of an additional kitchen to improve functionality and reduce pressure on shared spaces.

In addition, on-site cycle parking has been incorporated within the site to support sustainable transport objectives.

No external alterations are proposed, and all changes are contained within the existing building envelope.

PARKING

The development benefits from good public transport accessibility and includes on-site cycle parking provision, as shown on the amended drawings. This supports sustainable transport objectives and reduces reliance on private vehicles.

ACCESS

There are no changes proposed to the existing access arrangements or internal door positions. The main access to the property remains unchanged, and the development has been implemented without alterations to access points or internal doors.

TREES

The proposed changes are confined within the boundaries of the property and do not impact any external areas. There are no trees or hedges on the site, and therefore a tree survey is not required.

FLOOD RISK ZONE

The site lies within Flood Risk Zone 1, indicating a low probability of flooding. A flood risk report can be provided upon request, should it be required.

PLANNING POLICY CONTEXT

The proposed application can be considered under the following guidelines and have adhered to the guidance set out by:

National Planning Policy Framework (NPPF)

Chapter 2,4,5 and 11 collectively promote the presumption in favour of sustainable development, efficient use of existing buildings, delivery of homes, and support for small-scale developments within established settlements. The NPPF encourages reuse of buildings, optimisation of internal space, and proposals that contribute to housing supply without harming environmental quality or neighbour amenity. The proposal reuses an existing dwelling to provide six-bedroom shared accommodation without external alterations. It optimises the internal layout to contribute to housing supply in a sustainable location while maintaining the character and amenity of the surrounding residential area.

Chapter 8, 9 and 12 require development to provide good living environments, protect residential amenity, be located where day-to-day needs can be met sustainably, and ensure high quality design that respects local character. The layout provides appropriate bedrooms, kitchen and bathroom facilities for shared living. The property is in a well-connected residential area and no external changes are proposed, preserving streetscape character and neighbour amenity.

Haringey Local Plan (2017)

Chapter 2 and Policy SP2: The Local Plan recognises HMOs and conversions as an important source of housing supply where they meet design, space and amenity standards. The policy supports reuse of existing buildings and non-self-contained housing to meet diverse housing needs. The six-bedroom HMO provides shared accommodation within an existing dwelling, meeting housing need while maintaining a high standard of internal living environment and protecting neighbouring properties.

Policy SP7 promotes sustainable travel by reducing car reliance, supporting walking, cycling, and public transport, and ensuring new development connects well to transport networks. 32 Hillside Road is close to public transport and includes on site cycle parking, minimizing car use and supporting sustainable travel in line with SP7.

Chapter 6 and policy SP11 state that development must be contextually appropriate, improve how buildings function, and preserve the quality and character of the streetscape. Good design relates to how buildings work as well as how they appear. The proposed development has no external alterations. The scheme improves internal functionality without affecting the streetscape or local character.

Haringey Local Plan: Development Management DPD (2017)

Policy DM17 – Houses in Multiple Occupation: requires HMOs to provide adequate space standards, suitable internal layout, sufficient shared facilities, and to avoid harmful concentrations within streets. **Proposals must protect neighbour amenity, maintain residential character and ensure acceptable living conditions for occupants.** The six-bed HMO provides appropriate kitchen and bathroom facilities with a layout that supports safe shared living. The proposal operates within the capacity of the existing dwelling, protects neighbour amenity, and maintains the residential character of the street.

Chapter 4:Environmental Sustainability states that the Council promotes reuse of buildings, energy efficiency and low-carbon development as key responses to climate change. The proposal reuses the existing building fabric through internal reconfiguration, representing an efficient, low-impact form of development.

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

Policy HSG6 supports HMOs where the property is large enough (over 120sqm and more than 2 storeys), the street is not already over-concentrated (max 20% HMOs), and the use does not harm residential character, amenity or create parking stress. The policy recognises HMOs as an important source of low-cost housing but seeks to prevent over-intensification and poor living standards. The property is of sufficient size and scale to function as an HMO and provides appropriate shared facilities. The use remains residential in character, does not alter the building externally, and does not create adverse parking or amenity impacts, aligning with HSG6 criteria.

Standards for Houses in Multiple Occupation- Haringey Council

Section 2 states A minimum of one bathroom/shower and WC must be provided per five occupiers. Facilities must be properly ventilated, heated, washable, and located no more than one floor from any bedroom. The property provides two bathrooms/WCs for six occupants, located within one floor of all bedrooms, exceeding the minimum ratio and ensuring suitable, hygienic facilities.

Section 3 states that shared kitchens are provided at a ratio of one set per a maximum of three lettings (six persons) and must include adequate worktop space (minimum 2,000 mm), cooking appliances, sinks, storage, ventilation, and a safe layout. The property provides two kitchen areas distributed across the lower ground and first floors, ensuring a suitable level of provision for six occupants. Both kitchens include sufficient worktop space, storage, cooking facilities, and ventilation, and are designed to provide a safe and functional environment for shared use, in accordance with Haringey's HMO standards.

Section 4 states Shared kitchens will be fitted with FD30 fire doors with intumescent strips, cold smoke seals, and self-closing devices. Fire blankets will be provided in all kitchens, with multi-purpose fire extinguishers at each level within the staircase. An automatic fire detection and alarm system, along with emergency lighting powered from the landlord's supply, will ensure early warning and safe escape in the event of a fire, in line with Council requirements and LACORS Housing – Fire Safety guidance. As part of the retrospective HMO use, the property is equipped with a fire alarm system, FD30 fire-resistant doors, emergency lighting, fire blankets, and fire extinguishers, ensuring it is suitable and compliant for HMO occupation.

CONCLUSION

This Design and Access Statement has been prepared to explain the retrospective change of use and internal reconfiguration at 32 Hillside Road to form a six-bedroom House in Multiple Occupation (HMO) with shared kitchens and bathroom facilities across the lower ground, ground, intermediate and first floors.

The proposal has been assessed against the National Planning Policy Framework, the Haringey Local Plan, Haringey Local Plan: Development Management DPD (2017), Standards for Houses in Multiple Occupation- Haringey Council, the Article 4 / UDP HSG6 guidance relating to HMOs and the Standards for Houses in Multiple Occupation for Haringey Council. The scheme makes efficient use of an existing dwelling to provide much-needed shared accommodation in a sustainable residential location, without any external alterations to the building.

The internal layout has been arranged to provide two kitchen areas and appropriately sized bathroom facilities, ensuring a suitable standard of accommodation for occupants. Cycle storage has also been provided on site to support sustainable transport. The development maintains neighbour amenity, residential character, and the quality of the surrounding streetscape, and aligns with policies relating to housing provision, design quality, sustainable development, transport accessibility, and environmental responsibility.

Therefore, it is kindly requested that the Local Authority grants planning approval for the same.

DESIGN AND ACCESS STATEMENT

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