

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the change of use of 58 Ellenborough Road from a single-family dwelling (Use Class C3) to a small House in Multiple Occupation (HMO) (Use Class C4), including provision of cycle and refuse storage.

The proposal seeks to make efficient use of the existing residential property to contribute to local housing needs, particularly for smaller and shared accommodation.

Site and Surroundings

The application site comprises a mid-terrace residential property located on Ellenborough Road within a predominantly residential area in the London Borough of Haringey.

The surrounding area is characterised by:

- Traditional terraced housing
- A mix of single-family dwellings and some converted/shared properties
- Good access to local services, public transport, and community facilities

The site benefits from:

- Established residential use
- Existing outdoor space to the rear suitable for ancillary storage
- On-street parking provision typical of the area

Proposed Development

The proposal involves:

- Change of use from Use Class C3 to Use Class C4 (small HMO, 5 persons 5 bedrooms)
- Internal reconfiguration to provide compliant shared living accommodation
- Provision of:
 - Secure and covered cycle storage

- Refuse and recycling storage within the curtilage

No significant external alterations are proposed, ensuring the character of the property and street scene remains unchanged.

Use and Amount

The property will function as a small HMO accommodating up to 5 residents sharing facilities, in line with Use Class C4.

- No extension or increase in built footprint is proposed
- Development is limited to change of use and minor ancillary works

Layout

The internal layout

- Provides individual bedrooms of adequate size
- Shared kitchen and living facilities

The layout is designed to:

- Meet national space standards where applicable
- Ensure adequate circulation and privacy
- Comply with HMO licensing requirements

Scale

There are:

- No changes to the scale, height, or massing of the building
- No extensions proposed

The proposal retains the existing built form entirely.

Access

Vehicular Access

- No changes proposed
- Existing on-street parking arrangements remain

Pedestrian Access

- Existing front door access retained
- Safe and direct access to all internal spaces

Cycle Access

- Secure and accessible cycle storage provided within the site
- Located to ensure ease of use without impacting amenity

Waste and Recycling

Dedicated refuse and recycling storage will be provided within the site boundary.

Details include:

- Storage area located to the front of the property
- Capacity sufficient for multiple occupants
- Screening to minimise visual impact
- Easy access for collection day movement to kerbside

This arrangement ensures:

- Compliance with local authority waste management requirements
- No obstruction to public highway

Cycle Storage

Cycle storage provision will:

- Be secure, covered, and weather-protected
- Be located within the curtilage
- Provide adequate capacity for residents

This supports sustainable transport choices and reduces reliance on cars.

Planning Policy Context

The proposal aligns with:

- National planning policy encouraging efficient use of housing stock
- Local policies supporting housing mix and affordability
- Policies relating to HMOs, subject to concentration and amenity considerations

The development:

- Does not involve overdevelopment
- Maintains residential character
- Provides a needed form of accommodation in an accessible location

Residential Amenity

- No material harm to neighbouring properties
- Noise and activity levels consistent with residential use
- Appropriate internal management of shared living

Management

The property will be professionally managed to ensure:

- Proper waste handling
- Maintenance of communal areas
- Responsible tenant behaviour
- Compliance with HMO licensing requirements

Conclusion

The proposed change of use from C3 to C4 at 58 Ellenborough Road represents a sustainable and appropriate form of development that:

- Makes efficient use of existing housing stock
- Provides needed shared accommodation
- Maintains the character and appearance of the area
- Includes adequate waste and cycle storage
- Has no significant adverse impacts

The proposal is therefore considered acceptable and complies with relevant planning policies.

