
Homecraft Global

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Design & Access Statement

42A West Green Road, Tottenham, London, N15 5NP
202606/42WGR/HMO/DAS

Town & Country Planning Act 1990

Site

42A West Green Road, Tottenham, London, N15 5NP. The property is located in a mixed residential and commercial area. The property is not a Listed Building nor is it located in a Conservation Area

Proposal

Retrospective conversion of 5 bedroom self-contained flat to 6 room HMO

Summary

- The Applicant owns the Leasehold of No. 42A which comprises the first and second floors of 42 West Green Road. The pre-existing use of the property is as a 5 bedroom self-contained flat (use class C3).
- The current use of the property is as a **6-unit, 6-person occupancy small HMO** (use class C4). This application seeks retrospective planning permission for the conversion of the pre-existing 5 bedroom self-contained flat to the current use as a 6 unit, 6 person HMO.
- 3 rooms of the property are currently occupied.
- Each room has a maximum occupancy of 1 person, meaning a total property occupancy of 6 people. This results in a **similar intensity of use to a single family**

that would occupy a **5-bedroom flat** and the HMO use is therefore not considered to have a negative effect on intensity of use of the site.

- A HMO licence application for the described use is in progress.

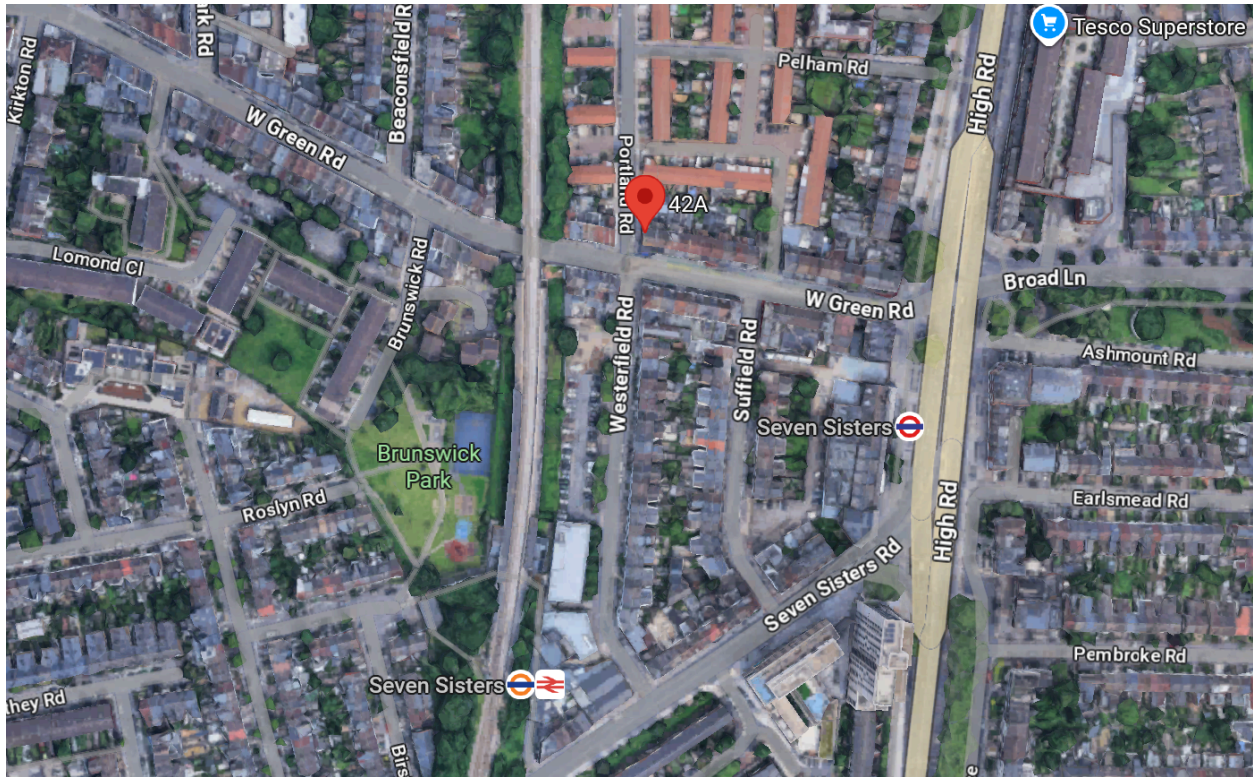


Fig 1. Satellite view of the area surrounding the application property showing nearby parks, public transport connections and amenities

- The property is ideally located for a HMO (see Fig 1)
 - The property benefits from a PTAL rating of 6A, due to the very close proximity of Seven Sisters railway and tube stations, several bus stops and other connections.
 - There are many amenities in the nearby surrounding area, such as a Tesco superstore a few minutes walk from the property.

- Green areas such as Brunswick Park are also a few minutes walk from the property and compensate for the lack of garden area.
- The amenities available at a short walking distance from the site and excellent public transport connections mean that **off-street parking is considered not to be necessary** for this development.

HMO features

The HMO has the following features:

- A total of 6 bedrooms with exclusive use, and two of the bedrooms having an ensuite bathroom
- Two shared W.C.s
- A separate shared bath and shower
- A shared kitchen with two sets of kitchen appliances
- Twice daily bin collection at a designated external area outside the property

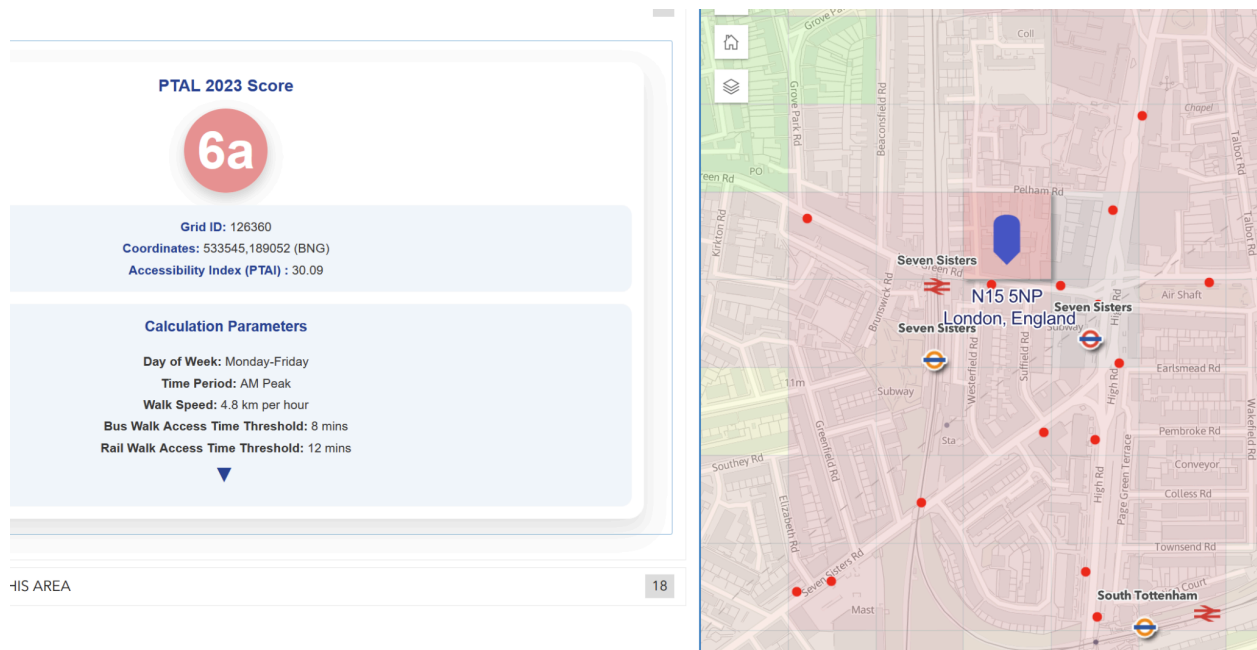


Fig 2. PTAL score for the application property

Access

Access to the host property via the road remains the same

Tree protection and planting

There are no trees to be removed on site.

Biodiversity Credits Details

Biodiversity credits are not applicable to the proposed development as the proposal does not have an impact on biodiversity

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.