
**DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT**

In respect, of

25 RIPON ROAD
LONDON
N17 6PP

CHANGE OF USE FROM DWELLING
HOUSE (USE CLASS C3) TO 4
BEDROOM HMO FOR OCCUPATION
FOR 5 PERSONS. (RETROSPECTIVE
APPLICATION).

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1 SITE AND SURROUNDING AREA

1.1. The site is located on the western side of Ripon Road, comprising a two-story building.

1.2. Site Constraints

- PTAL – 2
- Flood Risk Zone – 1
- Not in conservation Area
- Not Listed



2 PROPOSAL

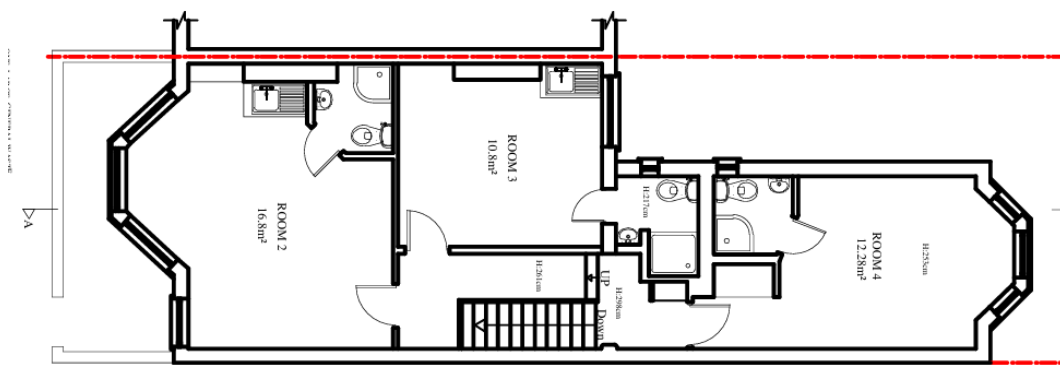
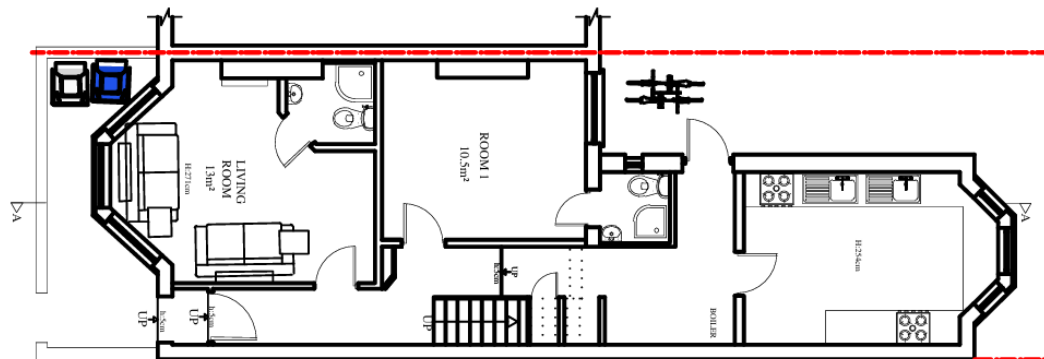
2.1. Planning permission is sought for: -

- The conversion of 5 bedroom HMO to 4 bedroom HMO for 5 persons

2.2. All the rooms would accommodate 1 single person.

2.3. The details of the internal layout are listed below: -

Ground floor	No. Persons per bedroom	Sqm
Living room	Shared Communal Area	13
Kitchen	Shared Communal Space	25
Bedroom 1	1 Person Accommodation	10.5
First Floor		
Bedroom 2	2 Person Accommodation	16.8
Bedroom 3	1 Person Accommodation	10.8
Bedroom 4	1 Person Accommodation	12.8



3 RELEVANT PLANNING HISTORY

- There is no planning history according to the Council's records.

4 PLANNING POLICY

4.1. Planning decisions should be made in accordance with adopted national and local planning policies. As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting position for any decision is the Development Plan, unless material considerations indicate otherwise. In the context of this application, the Development Plan comprises:

- The London Plan (March 2021)
- Haringey Strategic Policies (March 2013, consolidated with alterations since 2017)
- Haringey Development Management DPD (adopted July 2017)

5 ASSESSMENT OF MATERIAL PLANNING CONSIDERATIONS

5.1 Conformity with the Development Plan

5.2 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a local planning authority should determine planning applications in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The emphasis on 'plan-led' decision making is maintained in the Localism Act.

5.3 Furthermore, The National Planning Policy Framework ("NPPF") sets out a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking and advises Council's to take a positive approach toward the delivering of new homes. Development proposals that accord with the development plan should be approved without delay.

5.4 In these terms, the following assessment demonstrates that the proposal is in accordance with the Development Plan. Thus, the proposal is acceptable and supported by planning policy and should be granted planning permission as sustainable development.

Principle of Development

- 5.5 HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."
- 5.6 As such Policy DM17 set out specific criteria that is required to be met to allow approval of the conversion of a home to a HMO within the area covered by the Article 4 Direction, specifically:

The gross original internal floor space of the existing dwelling is greater than 120sqm:

Comments: -

The total GIA is 116sqm, which is shy of 4sqm. It is considered that this is marginal and would not contribute to any significant alterations to the property and the quality of accommodation provided for the future occupiers.

Table 3.1 of Policy D6 (Housing quality and standards) of the London Plan only shows the minimum space standard for up to 6-bedroom house. There are no minimum space standards for HMO. Nevertheless, we can still use table 3.1 as a guide.

Table 3.1 - Minimum internal space standards for new dwellings^

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

- 5.7 In this respect, the minimum GIA for 4 bedrooms for 5 persons is 97sqm. The current GIA of the property is 116sqm, which exceeds the minimum requirement and therefore, the proposal is suitable for 5 persons.

They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area

Comments: -

The HMO would accommodate 5 occupants, which is similar to an average family occupancy in the area, therefore there would be no significant impact on neighbouring amenities.

The refuse arrangement would be at the front garden area, and the cycle parking would be located at the rear garden in a secure shed. This is the same arrangements as most of the properties in this area and as such would not give rise to any unreasonable noise and disturbance to the neighbouring amenities.

They are accessible by public transport, cycling and walking

Comments: -

The total occupancy of the HMO would be 5 occupiers, which is similar to the occupancy level of the surrounding area. As such the use of public transport would not increase and it would be used as similar to the occupiers of the surrounding area.

Turnpike Lane train station is within walking distance. Furthermore, Downhills Park and Lordship Recreation Ground is within walking distance. In addition, and there are several bus routes. The site has good sustainable transport to reach amenities for the future occupiers.

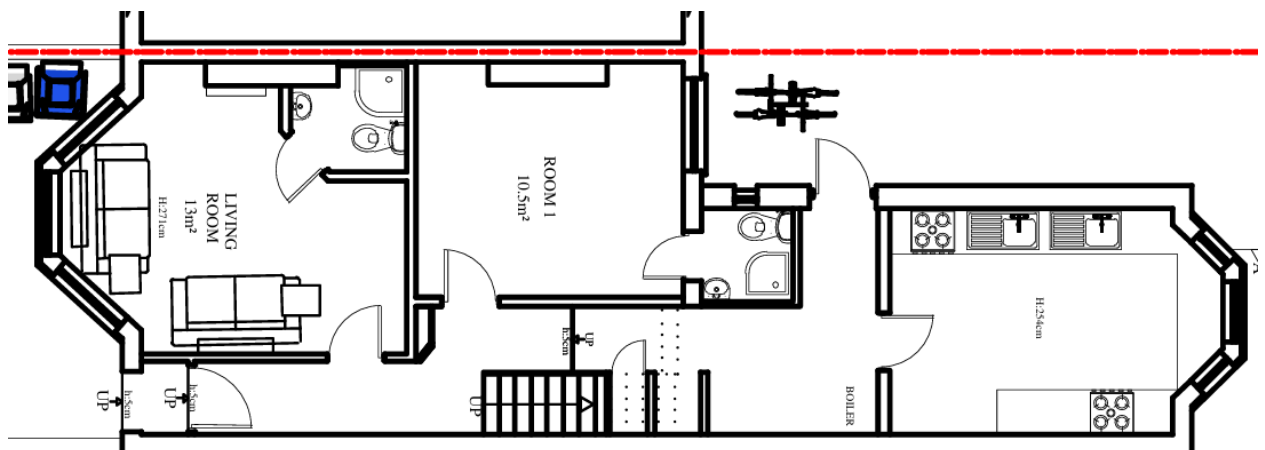
They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

Comment:

The proposed HMO would have two communal areas: -

- Kitchen – 25sqm
- Living room – 13sqm

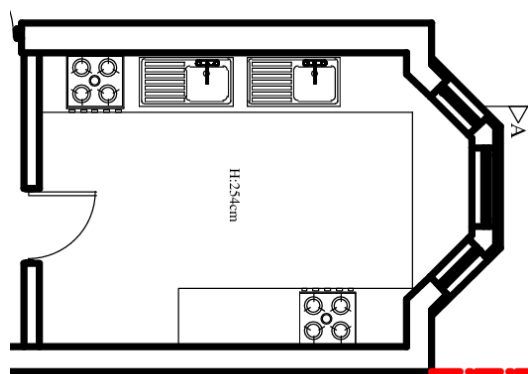
Both are located on the ground floor level. The kitchen has sufficient space for a dining table. The proposed facilities and layout of the communal kitchen are considered acceptable for the 5 occupants.



Both communal spaces are located above two bedrooms, and there may be some transfer of noise to the rooms below. In a HMO, where there is shared space, residents cannot reasonably be protected from noise to the same extent as might be possible in self-contained accommodation.

Where non-self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

The total IGA of the kitchen is 25sqm and the proposal would provide two cookers and two sinks, as per the Council's HMO standards.

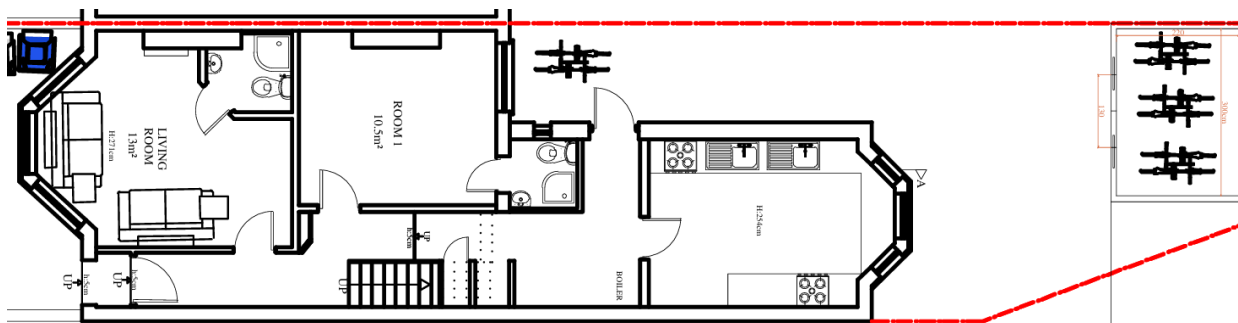


Housing Strategy

- 5.8 The proposal for a HMO will contribute to providing a wide range of housing sizes and types to meet the variety of housing needs of London and so is in accordance with Core Strategy Policy 5, Policy DMD 3 and London Plan Policies GG4, H9 and H10.

Quality of Accommodation

- 5.9 Regard has been given to the Council's HMO Standards. Each bedroom will meet and exceed the relevant space standard and will additionally benefit from good outlook.
- 5.10 The main communal areas (Kitchen and Living Room) are located on the ground floor level with a total of 25sqm and 13sqm. The ground floor also has direct access to the rear garden. This is considered to exceed the requirement set out in the Council's HMO Standard. Overall, it is considered that the proposed HMO will provide a good standard of accommodation as well as private amenity and will adequately serve future occupiers.



Design

- 5.11 Given the sustainable location of the application site, with access to services and public transport, it is considered that the proposed use as HMO will be appropriate in this location and will not give rise to any significant amenity impact within the surrounding neighbourhood.
- 5.12 The proposed change of use will create high standard rooms for single person accommodation for students, business people etc. All the proposed rooms exceed minimum standards in order to create a comfortable and a high standard HMO in order to attract the best quality of residents in the area who will look after the property and the community.
- 5.13 Necessary signs to be put up in communal rooms to ensure future tenants respect the amenities of the neighbouring properties.

Neighbouring Amenity

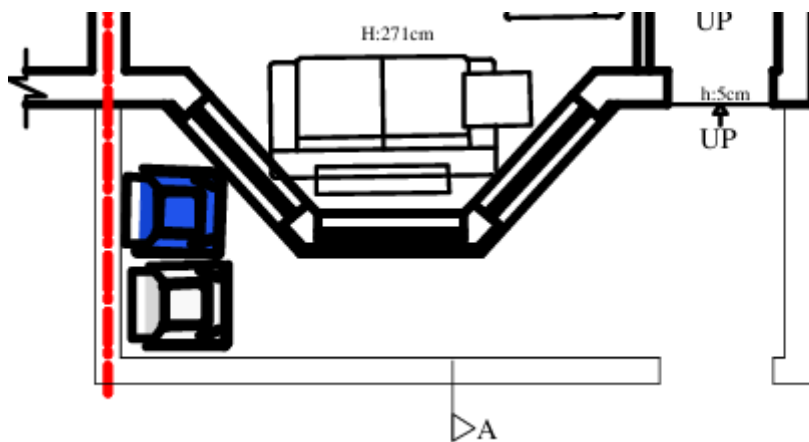
- 5.14 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 5.15 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

- 5.16 The proposal is for a 5-person HMO and thus it is not expected that the proposal will give rise to any significant noise issues.

REFUSE STRATEGY

- 5.17 The redevelopment of the site has taken into consideration the Management of Waste and Recycling and aims to comply fully with the refuse and recycling requirements. The proposal will have refuse area at the front garden, which is the same as all other properties within Ripon Road.

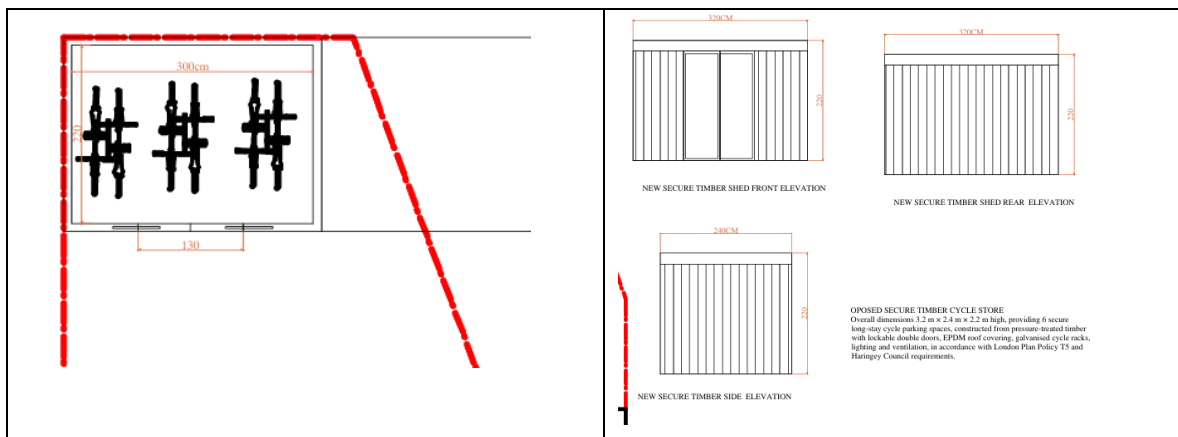
- 5.18 There will be 2 wheelie bins. Please refer to the submitted plans for further details: -



- 5.19 Refuse and Recycling will be collected as normal on the specified collection days, as shown on the Council's website.

Cycle Storage.

- 5.20 The rear garden area would have secure cycle storage 6 bicycles
- 5.21 1 secure cycle storage for 4 cycles and 1 sort stay cycle parking area.



Car Parking

- 5.22 The proposal can not accommodate off-street parking, however, there are parking spaces available on Ripon Road, with restrictions for residence parking. Future occupiers can park on the available on-street car park area and off-street on the front forecourt. The conversion of one house to a HMO will not cause a significant increase in parking demand.

Fire Strategy

- 5.23 London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.
- 5.24 The fire strategy for this development will be developed as the design progresses and designed in accordance with the recommendations in ADB. ADB Volume 1 (Approved Document B -Volume 1, Dwellinghouses). The fire safety design elements are:

FIRE SAFETY ELEMENT	DESCRIPTION
Evacuation philosophy	Occupants will exit the house in the event of a fire upon activation of the fire and alarm warning system.
Fire detection and alarm system	The fire detection and warning system in the dwelling will be a Grade D Category LD2 system. The fire detection and warning system in the dwelling will be designed and installed in accordance with BS 5839 Part 6
Fire- fighting equipment	None are required.
Means of escape	Horizontal and vertical means of escape will comply with ADB recommendations.
Fire Compartmentation	Fire compartmentation is provided in accordance with ADB.

Policy D12 of the London Plan

Below is an assessment of Policy D12 of the London Plan. The table below demonstrates how the proposal meets each criterion of Policy D12 of the London Plan.

POLICY D12 REQUIREMENT	PROPOSED DESIGN	COMPLIANT WITH POLICY D12
D12.A.1.a – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space for fire appliance to be positioned on.”	road which looks to meet Part B requirements (road width between kerbs of no less than 3.7m). It will be noted other requirements such as the fire appliance load which can be supported by the road will be checked for Part B compliance. We also understand these provisions will be no worse than before.	Yes
D12.A.1.b – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”	Assembly points are not required in residential dwellinghouses. However, unobstructed outside space appropriate for use as an evacuation assembly point is available.	Yes
fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they are designed	Appropriate fire alarm systems, passive and active fire safety features has been provided to meet the functional requirements of the Building Regulations B1(Means of Warning and Escape), B2 (Internal Fire Spread – Linings) and B3 (Internal Fire	Yes

to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety features.	Spread - Structure).	
D12.A.3 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they are constructed in an appropriate way to minimise the risk of fire spread.	Table B of BRE 187 states the required distance to the relevant boundary for areas of the elevations to remain unprotected is a minimum of 3.5m, which is less than the current closest relevant boundary distance of approximately 4.5m. Therefore, It is expected that the external wall surface will meet Building Regulations as set out in the functional requirements of the Building Regulations B4 (External Fire Spread)	Yes
D12.A.4 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they provide suitable and convenient means of escape, and associated evacuation strategy for all building	The evacuation strategy for the house is for all occupants to exit the house in the event of a fire upon activation of the fire and alarm warning system. Escape route from bedroom 1 is shown above. There is clear direct access from the back garden to evacuate top the main road.	Yes

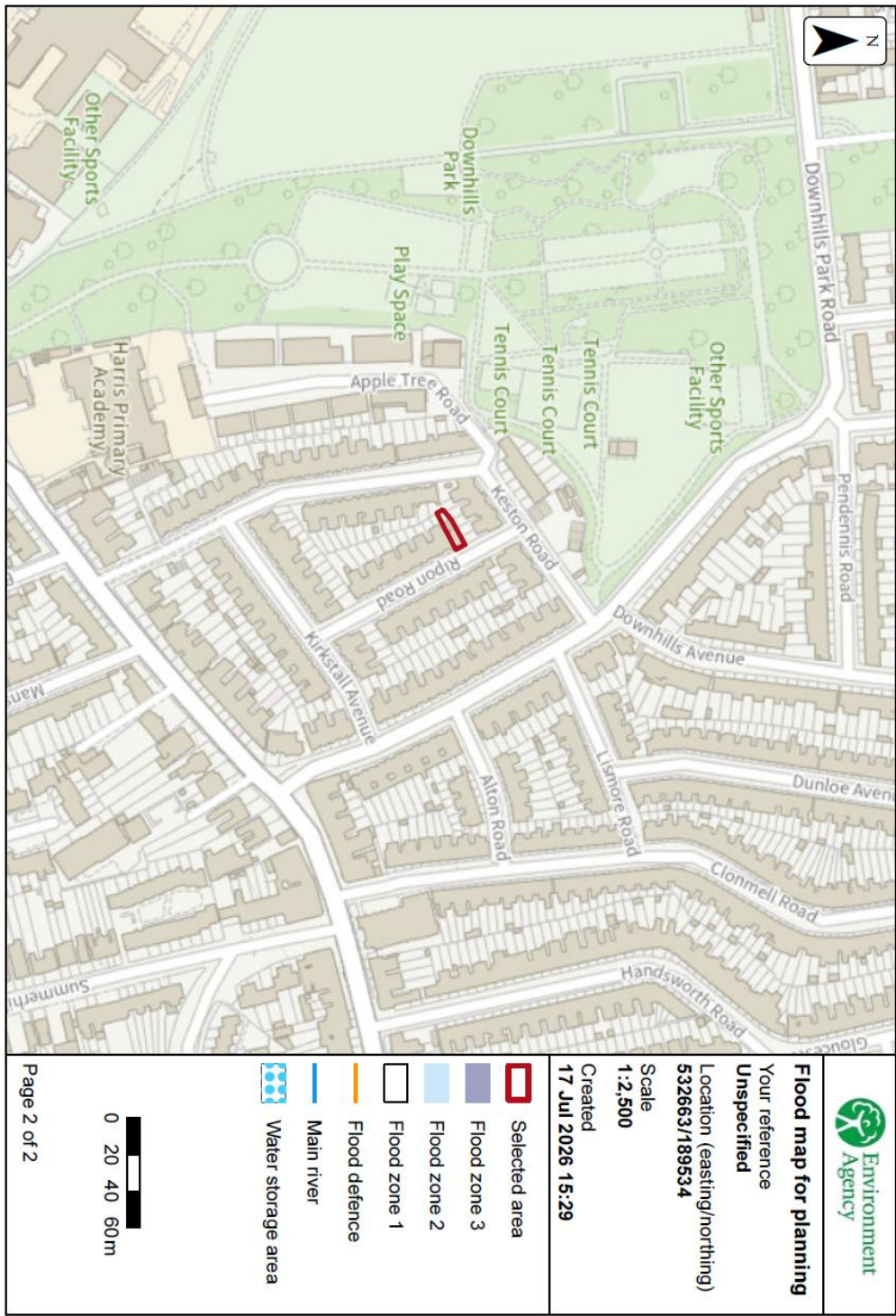
users.		
D12.A.5 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	Regulation 38 of the Building Regulations require that fire safety information such as the fire strategy report be brought to the attention of building management and incorporated into the fire risk assessment. This will enable building owner/operator to develop relevant evacuation procedures and related documentation in accordance with their duties in terms of the Regulatory Reform (Fire Safety) Order 2005.	Yes
D12.A.6 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	Facilities for fire service will comply with the requirements set out in guidance to meet the functional requirements of the Building Regulations B5 (Access and Facilities for Fire Service). It's also worth noting we understand these provisions will be no worse than before.	Yes

Conclusion

The proposal has satisfactory met all the requirements of Policy D12 of the London Plan.

Flood Risk

5.25 The sites fall entirely within Flood Zone 1 which is considered a low level of flood risk. Furthermore, As the proposed development is classified as a ‘Change of Use’ and ‘Minor Development’, and there would be no additional vulnerability to flood risk nor any worsening of flood risk elsewhere over that as a result of the proposal on this site. Therefore, a Sequential and Exception Test are considered as passed.



6 CONCLUSION / PLANNING BALANCE

- 6.1 The proposed retention of 5 person HMO has been assessed against the Development Plan and is fully compliant with relevant national, regional and local planning policy.
- 6.2 The proposal does not give rise to overconcentration or harmful clustering of HMO.
- 6.3 The property would exceed the minimum GIA for space standard for 4b/5p.
- 6.4 The development involves no external alterations and will preserve the character and appearance of the street scene. The scale of occupation is proportionate to the size of the dwelling and will not result in material harm to neighbouring residential amenity in terms of noise, disturbance, outlook or privacy.
- 6.5 The scheme provides high-quality accommodation, with all bedrooms meeting or exceeding minimum standards and a generous 25sqm and 13sqm communal kitchen/living area. Appropriate refuse storage, cycle parking are incorporated, and the site benefits from a sustainable location with access to public transport and local services.
- 6.6 Robust fire safety measures have been integrated in accordance with London Plan Policy D12, ensuring a safe and policy-compliant form of development.
- 6.7 The proposal contributes positively to housing choice within the borough without adverse impact. There are no material planning considerations that would justify refusal, and planning permission should therefore be granted.