

Design Access and Heritage Statement Planning Application July 2026

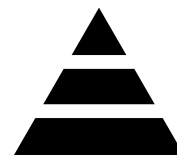
Site: 229 Philip Lane, London N15 4HL

Proposal:

Conversion of existing residential dwelling into HMO 6 Rooms and formation of single storey rear extension and cycle & waste storage at the front.

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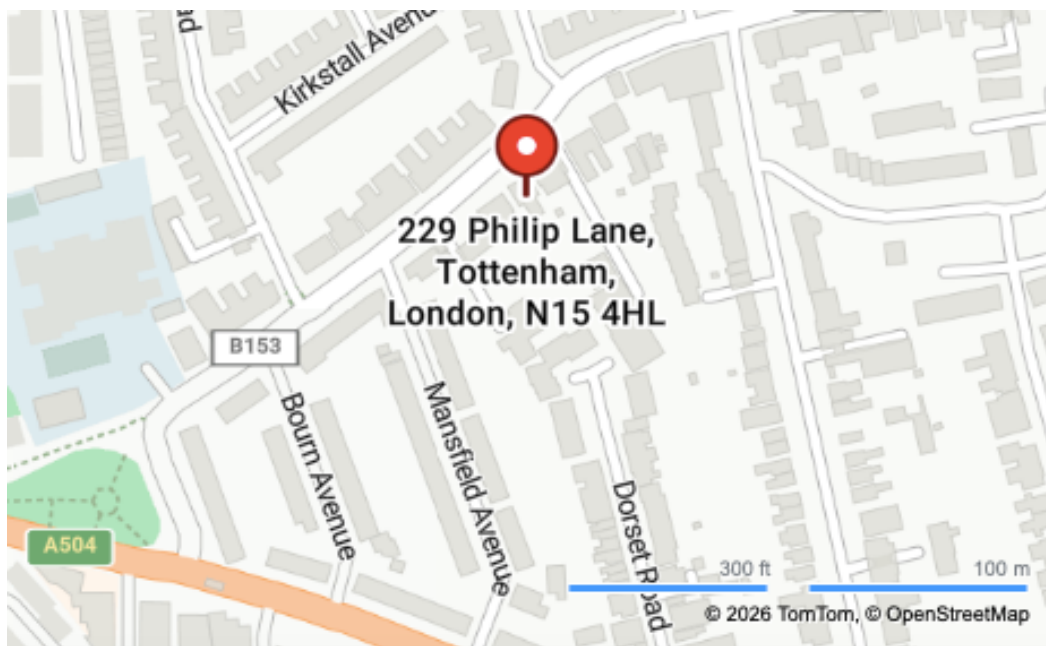


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Architecture & Construction

Site details:

The property is located along Philip Lane, to the north-west of South Tottenham. Set within a predominant area of residential dwellings with the properties along Philip lane varying in design, brick built typical two to three storey buildings. The architecture and construction of buildings within the neighbourhood are from the 19th/20th century. The site faces north-west and east of Duckett's Green with Philip Lane running in a general west to east direction along the site locality.

The application site contains a three storey existing residential dwelling, consisting of 5 bedrooms spread over all floor levels including loft and an outrigger. The plot is rectangular shaped and is vast in total length with the front offering car parking for 2 cars.



Proposal:

This statement is in support of an application for the conversion of existing residential dwelling into HMO 6 Rooms, rear single storey extension and cycle & waste storage at the front.

The proposal will initially convert into HMO the existing room located on the front at ground floor, rear room within the new rear extension and existing 4 rooms located on 1st and loft floor level. The HMO rooms are designed within minimum floor standards in mind and 4 out of the 6 will include ensuite units. Due to space limitations on each floor, a kitchen is not provided per floor or household however each room in the loft and first floor will benefit from a small kitchenette to provide basic cooking plus washing facilities with larger kitchen on the ground floor to serve remaining rooms. It's contended the proposal will provide a mixed tenure to an area saturated with dwelling houses and release the potential of the land to supply affordable housing. The importance of HMOs is highlighted by being the source of low cost private sector housing for students, those on low income and those seeking temporary accommodation. HMOs are even protected to a degree where a conversion from HMO to flats is resisted. Most local council planning policies encourage HMOs unless they will not have a harmful impact on the character and amenities of the surrounding area. Flexibility should be encouraged by the planning department concerning the proposal of affordable housing whilst the nation faces another term of slow economic growth, financial uncertainty and hardship for those intending to step on the housing ladder. Overhaul the proposed design provides generous living space for residents with good daylight and layout, the design also extends the functionality of the site whilst remaining within its footprint. The proposal will offer additional space for the HMO use with the aid of a single store rear extension to match the host outrigger.

Due to lack of uniformity in housing types within the locality, it's contended the proposal would not cause harm to the character of the area. The proposal addresses concerns on sustainable design and construction by providing far better insulation and efficiency in heating with the overall aim of reducing emissions. The proposals ideally addresses the need for affordable housing within Haringey which has a shortage of housing for both council tenants and private renters.

Significant numbers of cycle storage will be offered at the front which will be sheltered within an enclosed unit with lockable access from either side.

Waste collection will be provided to the front of the building, access via Philip Lane thereby offering easy and existing access for the local authority waste collection service vehicles. The proposal design carries significant consideration to ensure the development is appropriate in massing, scale and materials to the location. The site carries PTAL Score of 2.

Planning Policy:

National Planning Policy Framework

The NPPF was reissued and sets out the Government's planning policies for England and is a material consideration in planning decisions. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies:

DM1, DM9, DM12, DM17, SP12 Haringey Development Management DPD
London Plan HC1

Material:

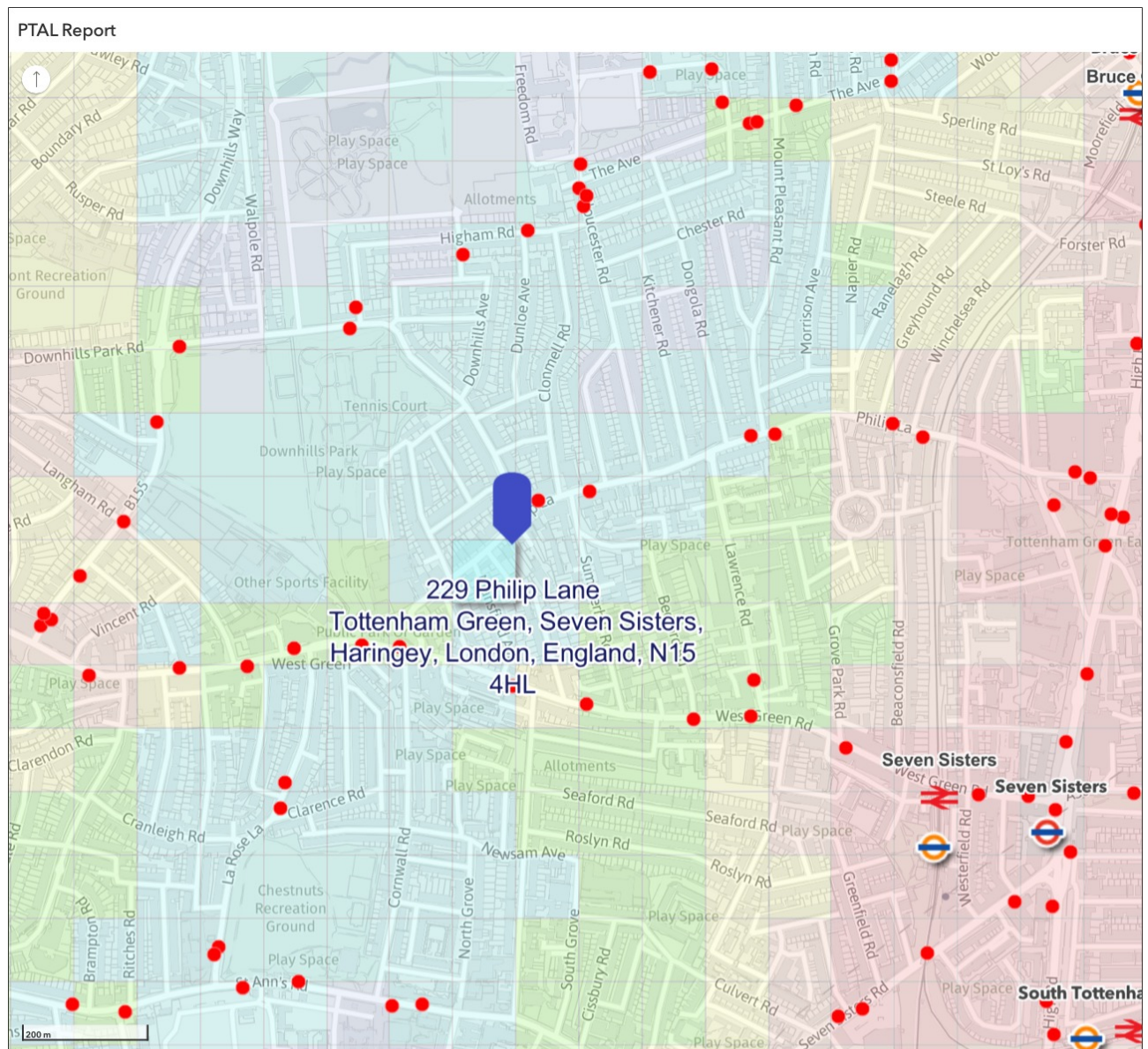
The proposal will incorporate building materials to match the host locality using traditional brickwork on fascia. Water consumption will be no more than 110 litres per person per day through the specification and use of low-flow and/or aerated outlets, water efficient domestic appliances and flow rate restrictors. The proposal will address the importance of “Energy Efficiency’ through the use of electrical heating, with unvented hot water tanks, underfloor heating and LED lighting. Cavity wall construction will also ensure thermal efficiency.

Size:

The size of the proposal and site can be seen clearly on attached plan copies, ultimately the proposal offers a variety of private dwellings and all within national standards with private amenity space.

Access:

The ground floor provides easy access for those with limited movement, the upper floors are only accessed by internal staircase providing access to all floors. The site benefits from excellent communication with public transport within short distance including local buses, underground and rail. PTAL 2 Score



Heritage:

The application site sits within Clyde Circus Conservation Area near the western border of the area.

the area is defined within the appraisal as: “From the mid 19th Century onwards a substantial industrial area built up along Lawrence Road that was of a much larger scale to the domestic buildings in the surrounding area. Many of these historic buildings were redeveloped in the post war period after 1955 to be replaced with now declining industrial buildings and modern social housing. The conservation area of largely 19th Century domestic buildings forms an almost complete ring around the later development. The area’s roads are principally lined with long terraces of Victorian and Edwardian properties with small front gardens. In places the terraces are punctuated by larger detached and semi-detached houses including some late 20th Century infill properties. Despite this, the Clyde Circus Conservation Area is generally consistent in terms of the scale, mass and rhythm of its properties.”

The site is mentioned within the appraisal as following and highlights the key features:

“The consistent frontage provided by the group is broken by Nos. 227 & 229 Philip Lane, a pair of two storey semi-detached Tudor style Victorian houses. They are built in yellow stock brick with stucco quoins and window dressings, steep gables ends to their street elevation containing a third attic floor and red brick lozenge details and slate roofs with tall central chimney stacks with terracotta pots. The main entrances are within decorated stucco projecting porches on the flank elevations, the ground floors of the front elevation contain large stuccoed canted bays with hipped roofs. They retain most of their original architectural features and make a positive contribution to this part of the conservation area.”

