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MINIMUM SPACE STANDARDS & GIA ASSESSMENT STATEMENT

To: London Borough of Haringey – Planning Department

Site: 401 Green Lanes, London N4 1EU

Proposal: Full Planning Application for the Change of Use of Existing 3-Bedroom Residential Flat (Use Class C3) to a 5-Room House in Multiple Occupation (HMO) (Use Class C4) with Associated Internal Alterations, and Shared Storage Provision.

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1.0 Introduction & Executive Summary

This Minimum Space Standards & GIA Assessment accompanies the Full Planning Application for the conversion of the existing first- and second-floor residential flat at 401 Green Lanes into a five-room House in Multiple Occupation (HMO) (Use Class C4). The assessment demonstrates full compliance with:

- Nationally Described Space Standards (NDSS)
- London Plan Policy D6 (Housing Quality and Standards)
- Haringey HMO Amenity Standards
- Statutory minimum bedroom sizes under the Housing Act 2004

The proposal delivers five well-proportioned single-occupancy bedrooms, compliant shared kitchen facilities, dedicated internal storage, and a clear, policy-compliant refuse and cycle access route via the existing porch and rear alleyway gate.

All figures in this document are taken directly from the final submitted drawings.

2.0 Existing Floor Area & GIA Breakdown

The existing flat occupies the first and second floors above a commercial unit. The commercial ground floor is not part of the residential GIA.

Existing First Floor GIA

58.35 m²

Existing Second Floor GIA

35.12 m²

Total Existing Residential GIA

93.47 m²

The existing flat has limited internal storage, constrained circulation, and no private outdoor space. The reconfiguration allows for a fully compliant HMO without any external alterations.

3.0 Proposed HMO Floor Area Breakdown

The proposed HMO occupies the same first- and second-floor footprint, with no extensions or external changes.

Proposed First Floor GIA

59.94 m²

Proposed Second Floor GIA

36.01 m²

Total Proposed Residential GIA

95.95 m²

The proposal represents a like-for-like reconfiguration of the existing GIA, with a small increase resulting from internal layout optimisation.

4.0 Communal Kitchen Facilities

Kitchen Area (First Floor)

7.25 m²

Compliance Requirements (Haringey HMO Standards)

- Minimum kitchen size for 5 residents: **7.00 m²**
- Adequate worktop space
- Appropriate cooking facilities
- Dedicated storage for each occupant

Assessment

The proposed kitchen meets all statutory and local authority requirements. It is positioned at the rear of the first floor to ensure that access to refuse and cycle storage passes through shared space rather than private rooms.

5.0 Individual Bedroom Accommodation

All bedrooms are single-occupancy and exceed statutory minimum sizes.

Minimum Legal Standards (Housing Act 2004)

- Minimum single bedroom size: **6.51 m²**
- Minimum width: **2.15 m**

Haringey HMO Standards

- Minimum single bedroom size: **6.51 m²**
- Where no living room is provided: bedrooms must be **≥10.00 m²**
- This proposal includes a compliant shared kitchen and dedicated storage; therefore the standard **6.51 m²** threshold applies.

FIRST FLOOR — Proposed

Bedroom 01

- Bedroom: **10.28 m²**
- En-suite: **2.12 m²**

Bedroom 02

- Bedroom: **10.64 m²**
- En-suite: **2.04 m²**

Bedroom 03

- Bedroom: **10.12 m²**
- En-suite: **1.68 m²**

Kitchen (Communal)

- Kitchen: **7.25 m²**
- Shared storage: Provided

Hallway

- Hallway: **2.59 m²**

SECOND FLOOR — Proposed

Bedroom 04

- Bedroom: **10.28 m²**
- En-suite: **2.83 m²**

Bedroom 05

- Bedroom: **10.74 m²**
- En-suite: **1.76 m²**

Shared Second-Floor Storage Room

- Storage: **2.39 m²**

Hallway

- Hallway: **2.91 m²**

6.0 Headroom, Storage & Floor-to-Ceiling Standards

Ceiling Heights (London Plan D6)

- Minimum 2.50 m across at least 75% of GIA
- The proposal complies.

Storage Provision

- Each bedroom includes integrated storage.
- Communal storage is provided in the kitchen and second-floor storage room.

7.0 Refuse, Cycle Storage & Access Route

Refuse Storage

- Located at the rear of the property.
- Accessed via the **communal entrance** → **rear gate** → **alleyway** → **street**.
- Refuse is only placed out on collection days and returned promptly.

Cycle Storage

- Secure timber cycle enclosure for 5 bicycles.
- Accessed via the same **rear gate leading to the alleyway**.
- Complies with London Plan Policy T5.

This arrangement ensures discreet servicing activity and avoids any external clutter or impact on the public realm.

8.0 Compliance Summary

Standard	Requirement	Proposal	Compliance
NDSS	6.51 m ² minimum bedroom size	All bedrooms ≥10 m ²	✓
Haringey HMO Standards	7 m ² kitchen	7.25 m ²	✓
London Plan D6	2.5 m ceiling height	Compliant	✓
Storage	Dedicated internal storage	Provided	✓
Refuse	Internal store + collection-day presentation	Compliant	✓
Cycle Parking	Secure long-term	Provided	✓

9.0 Conclusion

The proposed 5-room HMO at 401 Green Lanes:

- Provides a total GIA of 95.95 m², matching the existing footprint
- Delivers five bedrooms exceeding statutory minimum size requirements
- Provides a fully compliant communal kitchen
- Meets London Plan Policy D6 ceiling height requirements
- Includes compliant storage, refuse and servicing arrangements
- Provides a clear, policy-compliant refuse and cycle access route
- Represents a substantial improvement over the existing residential provision

The proposal delivers a safe, functional and policy-compliant HMO suitable for long-term occupation.