

Planning, Design & Access Statement

63 Park Ridings
London
N8 0LB

PROPOSAL

Change of use from a single dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) (retrospective), with proposed refuse/recycling and cycle storage.

Site	63 Park Ridings, London, N8 0LB
Applicant	Mr Fawwaaz Hulkorey
Agent	Bashkal
Local planning authority	London Borough of Haringey
Planning Portal reference	PP-14857098 (Council reference HGY/2026/1425)
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Contents

1	Introduction	3
2	The Site and Surroundings	4
3	Relevant Planning History	6
4	The Development	7
5	Design	9
6	Access	10
7	Planning Policy Framework	11
8	Planning Assessment	12
9	Conclusion	15

1. Introduction

1.1 Purpose of this statement

This Planning, Design and Access Statement has been prepared by Bashkal on behalf of Mr Fawwaaz Hulkorey in support of a full planning application made under section 73A of the Town and Country Planning Act 1990 (retrospective) at 63 Park Ridings, London, N8 0LB.

1.2 The applicant and the agent

Bashkal is the planning agent acting for the applicant. All correspondence relating to this application should be directed to Bashkal in the first instance.

1.3 Structure of this statement

Section 2 describes the site and surroundings; Section 3 the planning history; Section 4 the development; Sections 5 and 6 address design and access; Section 7 sets out the policy framework; Section 8 provides the planning assessment; Section 9 concludes.

2. The Site and Surroundings

2.1 The site

The application site is a two storey mid terrace house on Park Ridings, a residential street in Wood Green, within Noel Park ward. The building is of late Victorian or Edwardian origin, with a painted front elevation, a ground floor bay window and two windows at first floor. It has a two storey rear outrigger and a single storey element at ground floor to the side of the outrigger. The house is set back from the footway behind a small forecourt enclosed by a low brick wall and railings, and there is a long, enclosed garden to the rear. The roof space is unconverted and no change to it is proposed.

2.2 Surrounding area and character

Park Ridings is a street of two storey late Victorian and Edwardian terraces of similar plot width and building line on both sides. Many properties in the street have been altered with rear extensions, roof extensions and replacement windows, and some have been subdivided into flats, so the terrace reads as an evolved rather than a uniform group. The site is a short walk from Wood Green Metropolitan Town Centre and the shops and services on Wood Green High Road, and it is well served by public transport, as set out below.

2.3 Planning designations and constraints

- Statutory listing: the building is not statutorily listed and is not locally listed.
- Conservation area: the site is not within a conservation area.
- Article 4 Direction: the site lies within Noel Park ward, one of the wards covered by the Haringey Article 4 Direction relating to houses in multiple occupation, which came into force on 30 November 2013 and removes permitted development rights for a change of use from Class C3 to Class C4. Planning permission is therefore required for the use, and this application is made accordingly.
- Flood risk: the proposal is a change of use within an existing residential building. It creates no new floorspace and does not change the flood risk vulnerability classification of the use, since both a dwellinghouse and a house in multiple occupation fall within the same "more vulnerable" category in the national Planning Practice Guidance.
- Public transport: Turnpike Lane Underground station (Piccadilly line) is approximately 460 m from the site, Wood Green Underground station (Piccadilly line) approximately 610 m and Hornsey station (Great Northern) approximately 650 m, each measured in a straight line. More than ten bus routes, including the 29, 41, 67, 91, 121, 141, 144, 184, 221, 230, 232, 329 and W4, stop within about 420 m of the site.

2.4 Site photographs



Plate 1. The front elevation of 63 Park Ridings from the footway, showing the forecourt, boundary wall and railings. The bin enclosure is proposed within this forecourt.



Plate 2. The rear elevation and patio, looking back towards the house. The rear garden provides private amenity space for the household, and the cycle store is proposed within it.

3. Relevant Planning History

The Council's public register records one planning decision for the site: HGY/2003/1729, the erection of a single storey rear extension, determined as permitted development on 13 November 2003. There is no planning history relating to the use of the property.

The property is currently occupied as a small house in multiple occupation. Because the site is within the area covered by the Council's Article 4 Direction, that use requires planning permission, and this application is made under section 73A of the Town and Country Planning Act 1990 to regularise it.

4. The Development

4.1 Description of development

The application seeks full planning permission for the 'Change of use from a single dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) (retrospective), with proposed refuse/recycling and cycle storage.'

The application seeks to regularise the use of the property as a house in multiple occupation within Use Class C4 for no more than six residents, and proposes a refuse and recycling enclosure within the front forecourt and a secure cycle store within the rear garden.

No extension, no alteration to the roof and no new window or door opening is proposed. The only external works are the two timber stores, shown on drawings BIN02 and CYC06. The height, width, massing and appearance of the house are otherwise unaltered, as shown on Drawing 003.

There are five letting rooms: two at ground floor and three at first floor. Bedroom 5, at first floor front, is the only room proposed for double occupancy; the other four rooms are single rooms for one person each, giving a maximum of six residents. The applicant is content for that maximum to be secured by condition.

Shared accommodation at ground floor comprises a kitchen and dining room of 16.14 sq m and a separate communal living room of 11.27 sq m, a total of 27.41 sq m, in addition to the rear garden. Two full sets of kitchen facilities are to be provided within the kitchen and dining room, together with a food storage cupboard and a refrigerator with freezer compartment for each letting room.

Sanitary accommodation comprises a ground floor shower room with shower, WC and wash hand basin, a first floor bathroom with a bath with shower over and a wash hand basin, and a separate first floor WC. No letting room is more than one floor from a kitchen, a bathroom or a WC.

4.2 Schedule of accommodation

Room	Floor	Area (sq m)	Notes
Bedroom 1	Ground	15.12	Single letting room, 1 person. Front room, window to Park Ridings.
Bedroom 2	Ground	11.76	Single letting room, 1 person. Rear room, doors to rear garden.
Bedroom 3	First	11.82	Single letting room, 1 person. Rear outrigger, window to rear.
Bedroom 4	First	11.16	Single letting room, 1 person. Window to rear.
Bedroom 5	First	18.27	Double letting room, 2 persons. Front room, window to Park Ridings.
Kitchen and dining room	Ground	16.14	Shared. Two full sets of

			kitchen facilities to be provided.
Communal living room	Ground	11.27	Shared communal living room. Not a letting room.
Shower room	Ground	-	Shower, WC and wash hand basin.
Bathroom	First	4.21	Bath with shower over and wash hand basin.
Separate WC	First	-	WC.

The gross internal area is 127.93 sq m, comprising 70.02 sq m at ground floor and 57.91 sq m at first floor.

4.3 Drawings and supporting documents

- Drawing 001 Rev R3, Existing Floor Plans, 1:100 at A3
- Drawing 002 Rev R3, Proposed Floor Plans, 1:100 at A3
- Drawing 003 Rev R3, Existing and Proposed Elevations and Section, 1:100 at A3
- Drawing 004 Rev R1, Proposed Block Plan showing the refuse and cycle stores, 1:500 at A4
- Drawing BIN02 Rev R1, Refuse and Recycling Store, 1:30 at A3
- Drawing CYC06 Rev R1, Cycle Store, 1:30 at A3
- This Planning, Design and Access Statement
- Site photographs (internal and external)

5. Design

5.1 Use

The use is a house in multiple occupation within Use Class C4, occupied by no more than six residents. It is a residential use, contained within an existing residential building in an established residential street. Houses in multiple occupation meet an identified housing need in Haringey, and Policy H9(D) of the London Plan requires boroughs to take account of the role they play in meeting local and strategic housing needs.

5.2 Amount

Five letting rooms of 15.12, 11.76, 11.82, 11.16 and 18.27 sq m, for a maximum of six residents. Shared accommodation comprises a kitchen and dining room of 16.14 sq m and a communal living room of 11.27 sq m. There is no increase in floorspace.

5.3 Layout

The existing plan form is retained. Each letting room is a principal room of the house with a window in an external wall. The shared kitchen and dining room and the communal living room are grouped at ground floor, and sanitary accommodation is split between the two floors so that no letting room is more than one floor from a WC and a bathroom, in accordance with the Council's Standards for Houses in Multiple Occupation.

5.4 Scale

The height, width and massing of the house are unaltered. The bin enclosure is 1.4 m wide, 0.9 m deep and 1.4 m high, and the cycle store is 3.08 m wide, 2.2 m deep and about 1.2 m high, so both are low, domestic structures of modest size.

5.5 Appearance

The elevations of the house are unchanged. Both stores are finished in vertical close boarded timber with a mineral felt roof. The bin enclosure sits behind the existing front boundary wall and railings, below the height of the ground floor bay, and the cycle store sits within the rear garden where it is not visible from the street.

5.6 Landscaping

The rear garden is retained and remains available to the household as private amenity space. The existing front boundary wall and railings are retained unaltered.

6. Access

6.1 Movement and access

The existing pedestrian access from the footway across the front forecourt to the front door is retained unaltered. There is no vehicular access to the site and none is proposed. No alteration to the highway, the footway or the front boundary is required.

6.2 Inclusive access

The property is an existing Victorian or Edwardian house and no internal or external alterations to its access are proposed. A letting room, the shared kitchen and dining room, the communal living room and a shower room with WC and wash hand basin are all at ground floor level, so a resident who cannot readily use stairs can live in the property using the ground floor alone. The bin store is at ground level within the front forecourt, close to the front boundary, and the cycle store is at garden level.

6.3 Parking, cycle and refuse

Parking: no off street parking exists at the property and none is proposed. The forecourt is enclosed by a low wall and railings and has no vehicular crossover, so the proposal makes no change to on street parking provision. Cycle parking: a secure, covered timber store in the rear garden providing six long stay cycle spaces on three Sheffield stands, exceeding the two long stay spaces required by Table 10.2 of the London Plan 2021. Refuse: a timber enclosure within the front forecourt housing two 240 litre bins, one for residual waste and one for dry mixed recycling, together with a food waste caddy, sited close to the front boundary so that bins can be presented for collection a short distance from the highway.

7. Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.1 The development plan

- The London Plan 2021, in particular Policy D6 (Housing quality and standards), Policy H9 (Ensuring the best use of stock), Policy T5 (Cycling) and Policy T6.1 (Residential parking)
- Haringey Local Plan: Strategic Policies 2013 to 2026, adopted 2013 with alterations adopted on 24 July 2017, in particular Policy SP2 (Housing) and Policy SP6 (Waste and recycling)
- Haringey Local Plan: Development Management DPD 2017, in particular Policy DM17 (Houses in Multiple Occupation), Policy DM11 (Housing Mix), Policy DM12 (Housing Design and Quality), Policy DM1 (Delivering High Quality Design), Policy DM4 (Provision and Design of Waste Management Facilities) and Policy DM32 (Parking)

7.2 Other material considerations

- National Planning Policy Framework
- Standards for Houses in Multiple Occupation, London Borough of Haringey, Housing Improvement Team, December 2017
- Haringey HMO Licensing Conditions 2024 to 2029, which apply the mandatory national minimum room sizes of 6.51 sq m for one person and 10.22 sq m for two persons
- Waste management guidance note for residential and mixed use developments, London Borough of Haringey
- Haringey Sustainable Design and Construction Supplementary Planning Document, adopted March 2013
- The emerging Haringey Local Plan, on which Regulation 18 consultation closed on 19 December 2025. As an early stage document with unresolved objections it carries very limited weight under paragraph 49 of the Framework

8. Planning Assessment

8.1 Principle of development and Policy DM17

Policy DM17 of the Development Management DPD sets the criteria against which the conversion of homes to houses in multiple occupation is assessed in Haringey. Those criteria address the amenity of the surrounding area, including the concentration of HMOs; accessibility by public transport, cycling and walking; the quality of the accommodation, including space standards, amenity space and refuse storage; and kitchen provision for each household. Each is addressed in the sections that follow.

Criterion (e) requires that each household has exclusive use of a kitchen, or of space within a shared kitchen. Two full sets of shared kitchen facilities are to be provided within the kitchen and dining room, and each letting room is allocated its own food storage cupboard and its own refrigerator with freezer compartment, in accordance with the Council's Standards for Houses in Multiple Occupation. Each household therefore has dedicated space within the shared kitchen.

8.2 Quality of the accommodation

Policy D6 of the London Plan sets a minimum floor area of 7.5 sq m for a single bedroom and 11.5 sq m for a double bedroom. Those standards apply in terms to self contained housing, but the proposal has been assessed against them rather than against the lower licensing minima of 6.51 sq m and 10.22 sq m.

The four single letting rooms, of 15.12, 11.76, 11.82 and 11.16 sq m, each exceed the 7.5 sq m minimum. The double letting room, of 18.27 sq m, exceeds the 11.5 sq m minimum. Every letting room also exceeds the national minimum room sizes that apply under the HMO licensing regime.

Shared internal living space totals 27.41 sq m, comprising the kitchen and dining room of 16.14 sq m and a separate communal living room of 11.27 sq m. The Council's HMO standards do not set a numerical figure for communal space, so the test is one of judgement, and the provision of a separate living room in addition to the shared kitchen and dining room is a positive feature of the scheme.

The Council's Standards for Houses in Multiple Occupation require one bath or shower, one WC and one wash hand basin for every five occupiers sharing, which for six residents means two of each. The ground floor shower room, the first floor bathroom and the separate first floor WC provide two baths or showers, two WCs and two wash hand basins, meeting that requirement, and no letting room is more than one floor from a bathroom or WC.

Every letting room is served by a window in an external wall, giving natural light, ventilation and outlook. No letting room is within a roof space or beneath a sloping ceiling.

The rear garden is retained as private amenity space for the household. It is long and enclosed and provides outdoor space well in excess of what the London Plan would require of a self contained home for the same number of people.

8.3 Amenity and concentration

The only external works are two small timber stores. The height, width, massing, roof form and fenestration of the house are unaltered, as Drawing 003 shows, so the proposal has no effect on daylight, sunlight, outlook or privacy for any neighbouring property.

In its lawful use as a single dwellinghouse the property could be occupied by a single household of six or more people without any planning control over the number of occupants. The proposal caps occupation at six residents, and the applicant is content for that to be secured by condition, so the level of activity, comings and goings and refuse generation is comparable with the lawful use of the house.

Policy DM17 sets no numerical threshold, radius or percentage for the concentration of houses in multiple occupation, and the assessment is one of planning judgement. This proposal is a small HMO for no more than six residents within a street that is predominantly in residential use, and it does not change the residential character of the street.

The property will be managed to the standard required of a licensed house in multiple occupation, including arrangements for refuse presentation and collection, the cleaning and maintenance of shared areas, and a point of contact for neighbours and the Council.

8.4 Accessibility, parking, cycles and refuse

The site is highly accessible. Turnpike Lane and Wood Green Underground stations on the Piccadilly line are approximately 460 m and 610 m from the site, and Hornsey station on the Great Northern line approximately 650 m, each measured in a straight line. More than ten bus routes stop within about 420 m, on Wood Green High Road, Wightman Road, Mayes Road and nearby streets. The shops and services of Wood Green Metropolitan Town Centre are within easy walking distance. Criterion (c) of Policy DM17 is met.

No off street parking exists at the property and none is proposed. There is no vehicular crossover, so the proposal neither removes nor creates any parking. The London Plan car parking standards are maximum standards, and a proposal that provides no parking in a location with this level of public transport access is consistent with Policy T6.1 of the London Plan and Policy DM32.

Table 10.2 of the London Plan requires two long stay cycle parking spaces for a dwelling or a house in multiple occupation of this size. The proposal provides six long stay spaces on three Sheffield stands in a secure, covered timber store in the rear garden, as shown on drawing CYC06, which exceeds the requirement and supports criterion (c) of Policy DM17.

Refuse and recycling storage is provided in a timber enclosure within the front forecourt, housing two 240 litre bins for residual waste and dry mixed recycling, with space for a food waste caddy, as shown on drawing BIN02. The store is sited close to the front boundary so that bins can be wheeled a short distance to the footway on collection day, in accordance with Policy DM4 and the Council's waste management guidance.

8.5 Other matters

The development creates no new dwelling and no new floorspace other than two small timber stores, and it is therefore not liable to the Community Infrastructure Levy.

No biodiversity net gain requirement arises. The development is a change of use of an existing building, and the two stores are small and are sited on the existing forecourt and garden, affecting well under 25 sq m of any habitat, so the de minimis exemption applies.

This statement addresses the six components of a Design and Access Statement in Section 5 and the access arrangements in Section 6, in response to the Council's request for a Design and Access Statement.

9. Conclusion

The proposal regularises the use of an existing house as a house in multiple occupation for no more than six residents. The site is highly accessible by public transport, cycling and walking. Every letting room meets the London Plan internal space standard applicable to it, a separate communal living room is provided in addition to the shared kitchen and dining room, sanitary provision meets the Council's HMO standards, and proper provision is made for refuse and for cycles. The only external works are two small timber stores, and the proposal has no effect on the daylight, outlook or privacy of any neighbour. The development accords with the development plan read as a whole. Planning permission is respectfully requested, subject to a condition limiting occupation to a maximum of six residents.