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INTERNAL LAYOUT COMPLIANCE STATEMENT

To: Planning Department, London Borough of Haringey

Site: 49 Sylvan Avenue, London N22 5JA

Proposal: Change of Use from C3 Dwellinghouse to C4 House in Multiple Occupation (HMO)

Subject: Full Planning Application Submission – C3 → C4 HMO with External and Internal Alterations

Date: 9 September 2026

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1.0 Introduction & Executive Summary

This Internal Layout Compliance Statement accompanies the planning application for the conversion of 49 Sylvan Avenue from a single C3 dwellinghouse into a small House in Multiple Occupation (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
- Fire safety and circulation requirements
- Waste, cycle storage and servicing access standards

The proposal delivers six well-proportioned single-occupancy bedrooms, each with private en-suite facilities, two compliant shared kitchens, and a clear servicing route via a newly formed side alleyway. All figures in this document are taken directly from the submitted proposed drawings.

2.0 Existing Floor Area & GIA Breakdown

The existing dwellinghouse comprises two floors of residential accommodation with no basement. The property currently contains three bedrooms at first-floor level and three rooms at ground-floor level arranged as reception, dining and snug.

The existing GIA is:

Existing Ground Floor GIA: 61.14 m²

Existing First Floor GIA: 61.62 m² Total

Existing Residential GIA: 122.76 m²

The reconfiguration allows for a fully compliant six-bed HMO without any extensions or increase in building footprint.

3.0 Proposed HMO Floor Area Breakdown

The proposed HMO occupies the same footprint as the existing dwellinghouse, with no external enlargement.

Proposed Ground Floor GIA: 61.72 m²

Proposed First Floor GIA: 62.65 m²

Total Proposed Residential GIA: 124.37 m²

The proposal represents a like-for-like reconfiguration of the existing GIA, with improved internal layout efficiency, enhanced amenity provision and full compliance with HMO standards.

4.0 Communal Kitchen Facilities

Kitchen Area – Ground Floor

7.50 m²

Kitchen Area – First Floor

7.51 m²

Compliance Requirements (Haringey HMO Standards)

Minimum kitchen size for 3 residents: **≥5.5 m²** Minimum kitchen size for 6 residents (two kitchens): **≥5.5 m² per kitchen**

Each kitchen must include:

- Adequate worktop space
- Cooking facilities
- Sink and drainer
- Storage cupboards
- Fire-safe layout
- Safe circulation space

Assessment

Both kitchens exceed Haringey's minimum requirement. Each kitchen provides sufficient worktop space, dedicated storage, and safe circulation. Their positioning ensures that access to refuse and cycle storage passes through shared areas rather than private rooms. The kitchens are appropriately sized for the number of occupants and meet all relevant amenity standards.

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 should be ≥10.00 m²

5.1 This proposal includes compliant shared kitchens; however, all rooms exceed 10 m², providing enhanced amenity.

GROUND FLOOR — Proposed

Bedroom 01

Bedroom: **10.22 m²** En-suite: **1.68 m²**

Bedroom 02

Bedroom: **10.28 m²** En-suite: **2.48 m²**

Bedroom 03

Bedroom: **10.25 m²** En-suite: **1.85 m²**

Kitchen (Communal)

Kitchen: **7.50 m²**

Hallway

Hallway: **8.72 m²**

FIRST FLOOR — Proposed

Bedroom 04

Bedroom: **10.64 m²** En-suite: **2.76 m²**

Bedroom 05

Bedroom: **10.27 m²** En-suite: **2.98 m²**

Bedroom 06

Bedroom: **10.28 m²** En-suite: **1.68 m²**

Kitchen (Communal)

Kitchen: **7.51 m²**

Hallway

Hallway: **4.84 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 existing dwellinghouse meets this requirement across both floors.

Storage Provision

Each bedroom includes integrated storage. Communal storage is provided within kitchen units and circulation areas.

7.0 Refuse, Cycle Storage & Access Route

Refuse Storage - Located at ground-floor level within a dedicated external refuse enclosure. Provision includes:

- 1 × 140L food waste bin
- 1 × 240L recycling bin
- 2 × 240L refuse bins

Access route: Main entrance → internal hallway → side alleyway → refuse enclosure → kerbside.
Bins are only presented on collection days and returned promptly.

Cycle Storage

Secure timber cycle enclosure for 6 bicycles, located in the rear garden. Accessed directly via the newly formed side 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	5.5 m ² kitchen (3 persons)	7.50–7.51 m ²	✓
London Plan D6	2.5 m ceiling height	Compliant	✓
Storage	Dedicated internal storage	Provided	✓
Refuse	External store + collection-day presentation	Compliant	✓
Cycle Parking	Secure long-term	Provided	✓

9.0 Conclusion

The proposed six-bedroom HMO at 49 Sylvan Avenue:

- Provides a total GIA of 124.37 m²
- Delivers six bedrooms exceeding statutory minimum size requirements
- Provides fully compliant communal kitchens
- Meets London Plan Policy D6 ceiling height requirements
- Includes compliant storage, refuse and servicing arrangements
- Provides secure long-term cycle parking

The proposal delivers safe, functional and policy-compliant HMO accommodation suitable for long-term occupation and fully aligned with Haringey's Local Plan, London Plan and national space-standard requirements.