



Design and Access Statement

Address: 94, Marlborough road, N22 8NN

Proposal: Retrospective change of use from C3 (dwelling house) to C4 (House in Multiple Occupation)

1. Introduction

This Design and Access Statement has been prepared in support of a retrospective planning application for the change of use of the property at 94, Marlborough road, N22 8NN from a single dwelling house (Use Class C3) to a House in Multiple Occupation (Use Class C4).

The proposal relates to the continued use of the property as a small HMO accommodating up to six individuals.

2. Site Context

The application site is an existing residential property located within an established residential area in the London Borough of Haringey. The surrounding area is predominantly residential in character, comprising similar dwelling houses.

The property benefits from access to local services, public transport, and community facilities.

3. Amount of Development

The proposal does not involve any increase in built form. The application relates solely to the change of use of the existing property to a small HMO (Use Class C4) accommodating up to SIX occupants.

4. Layout

The internal layout has been arranged to provide suitable shared accommodation, including:

- Individual bedrooms for occupants
- Shared kitchen facilities





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- Bathroom/WC facilities

The layout ensures that all rooms are of an appropriate size and standard, in accordance with HMO licensing requirements.

Minor internal alterations have been undertaken to improve functionality and safety, including:

- Installation of fire detection systems
- Internal partitioning where required

The layout maintains a logical arrangement and safe circulation throughout the property.

5. Scale

No changes are proposed to the scale of the building. The property remains a single dwelling house in appearance and massing.

6. Appearance

There are no external alterations proposed. The property retains its original residential appearance, ensuring that the character and appearance of the surrounding area remain unaffected.

7. Access

Vehicular and Pedestrian Access

Existing access arrangements remain unchanged. The property benefits from established pedestrian and vehicular access consistent with neighbouring properties.

Internal Access

The internal layout provides clear and safe access to all rooms. Circulation routes are maintained in accordance with safety requirements.





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8. Inclusive Access

The property is accessed at ground level and provides standard residential access arrangements. Given the nature and scale of the development, no additional specific inclusive access measures are proposed.

9. Fire Safety and Security

The property has been upgraded to meet HMO licensing standards set by the London Borough of Haringey Council, including:

- Installation of interconnected smoke detection systems
- Provision of protected escape routes
- Fire doors where required

These measures ensure the safety and security of occupants.

10. Environmental Considerations

The proposal makes efficient use of existing housing stock and supports the provision of affordable shared accommodation.

Ventilation is provided through existing windows and mechanical extract systems in kitchens and bathrooms.

11. Conclusion

The proposal represents a modest and appropriate use of an existing residential property as a small HMO. There are no external changes, and the development does not adversely impact the character of the area or neighbouring amenity.

The property is operated in accordance with HMO licensing standards and provides safe and suitable accommodation for its occupants.

It is therefore considered that the proposal is acceptable and planning permission should be granted.

