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DESIGN & ACCESS STATEMENT



25 SUFFIELD ROAD
SOUTH TOTTENHAM
LONDON
N15 5JX

REV A

Introduction:

This statement has been prepared to support the retrospective planning application for the conversion of a single dwellinghouse into an HMO (House of multiple occupants).

This statement focuses on the size compatibility of the habitable spaces in comparison to the standards set in the national policy and the Local policy.

Standards Applied:

National Policy

The mandatory national standards set a minimum sleeping room size of 6.51m² for one person over 10 years old, 10.22m² for two people over 10 years old, and 4.64m² for a child under 10.

Rooms under 4.64m² cannot be used for sleeping.

Local (Haringey Standards for Houses in Multiple occupations (Dec 2017))

The Haringey's HMO standards require 10m² for a one person letting where there is a separate kitchen, and 15m² for a two person letting.

Floor area does not include ceiling height below 1.5m.

The standards also state that they may be varied where exceptional circumstances can be demonstrated to the Council's satisfaction, or where commensurate facilities are available elsewhere in the building.

Room Standards:

Room	Size provided	National minimum	Haringey minimum	Result
Bedroom 1	10.23 m²	6.51 m² (one person over 10)	10 m² (one person, separate shared kitchen)	Meets both, for one occupier.
Bedroom 2	16.65 m²	6.51 m² (one) / 10.22 m² (two)	10 m² (one) / 15 m² (two)	Meets both, for one or two occupiers.
Bedroom 3	10.23 m²	6.51 m²	10 m²	Meets both, for one occupier.
Bedroom 4	9.9 m²	6.51 m²	10 m²	Meets national. 0.1 m² below Haringey standards.
Living room	14.02 m²	N/A	No fixed minimum; must be a usable shape	N/A
Kitchen / dining	13.8 m²	N/A	No fixed minimum; safe, practical layout.	N/A
WC	1.2 m²	N/A	No minimum; wash-hand basin in WC	Basin to W/C located on ground floor.
Bathroom	4 m²	N/A	No minimum	N/A

Bedroom 1,2 and 3 provides floor area, that meet both national and Haringey standards to be occupied by either a single person (for bedroom 2 this meets the standards for 2 people).

Bedrooms 4 is well within the national standard requirements, however, fall short of the Harringay's 10m² single letting minimum by 0.1m².

As the margin of the short fall is minimum, it is believed that this can be varied for the following reasons:

- There are commensurate facilities elsewhere in the property: the property provides both a shared living space and kitchen & dinning area which have a combined area of 27.82m² for all the occupants.
- The shortfall only accounts for 1% of the local minimum requirements.
- The bedroom has windows, ceilings exceeding 2m and space for a bed, desk and wardrobe.
- This bedroom is NOT accessed through the kitchen or another habitable room.
- The property also has rear garden space which can be used by all occupants.

There are no minimum standard areas for living space, as per Haringey's standards however, in this scenario the living room (14.02m²) is a separate room from the kitchen & dinning space. This means occupants have a communal space that is not used for cooking. This is relevant to the bedroom sizes, as occupants are not reliant on their bedrooms as their main living space.

Conclusion:

The rooms at 25 Suffield Rd South Tottenham, London N15 5JX have been assessed against the National and local minimum standards for HMOs.

All four bedrooms within the property exceed the national minimum and three bedroom meets the Harringay standards. The remaining bedroom fall short of the Haringey's 10m² minimum by only 0.1m².

Paragraph 5.5 of the Haringey standards allows a variation where commensurate facilities are available elsewhere in the building. The property has a separate 14.02m² living room and a 13.8m² kitchen/dining room, giving the occupiers 27.82m² of shared space.

It is therefore asked that the council grant a variation for bedroom 4 and is happy to accept an occupancy limit of 4 people.