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Design & Access Statement

Date: 10/2023

Site Address: 8, Brampton Park Road, Haringey, London N22 6BH

Planning application reference number: PP-12566356

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Introduction:

The Design and Access Statement has been prepared in support of a full planning application for the retrospective change of use from C3 Dwelling house to C4 House of multiple occupation (6 People) with a single storey rear extension and new window to the rear elevation.

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant Planning History:

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>OLD/1988/1248</u>	24/9/87 Change of use to a home for mentally handicapped.	Closed	8 Brampton Park Road London N22 6BG London	01/1/1988	Withdrawn	08/7/1988
<u>OLD/1982/0110</u>	3/9/82 Conversion into 2 self-contained flats.	Decision Made	8 Brampton Park Road London N22 6BG London	03/9/1982	Approve with Conditions	13/10/1982

The Site and Its Surroundings:

The application site comprises a large 3 storey mid terrace building house. The surrounding area mainly residential in character, with terraced properties of a mainly similar style, appearance and age. With garages and commercial units at are single storey to the other side of the road.

The application site is not located within a conservation area and is not subject to a listed building. No designations are associated with the subject site.



Haringey Standards For Houses In Multiple Occupation 2017

Bedroom	Occupancy	Size (m ²)	Standard (m ²)	Complies?
1	1	19	10	Yes
2	1	16	10	Yes
3	1	12	10	Yes
4	1	15	10	Yes
5	1	12	10	Yes
6	1	14	10	Yes
Kitchen*	Users			
1	3	15	-	Yes
2	3	14	-	Yes
Garden	Users			
1	6	67		Yes

Design

The proposal only suggest minimal alterations internal and the addition of secure bicycle storage to the rear garden otherwise no alterations are proposed to the elevations.

The internal design has been done taking into account Haringey's HMO Standards, making sure all rooms and spaces meet the minimum standard and exceed it where possible.

In the front garden we will be providing the refuse bins as follows: 2 X 240L General, 2 X 240L Recycle and 1 X 32L Food waste.

Impact on Amenity:

The proposal would not raise any material amenity concerns in terms of loss of sunlight/daylight, outlook and privacy to the amenity of the neighbouring properties to warrant a refusal for the application.

Transport:

The development does not have any adverse material impacts on the local highway network.

Public transport

The site benefits from an excellent' PTAL Rating of 6b, which is the which is the best possible rating. Meaning that the property has best public transport options in London. This also makes it eligible for a car-free agreement under the London plan Policy T6 & Table 10.5.

Cycle storage

10 No secured and sheltered cycle spaces are to be provided and this will be located with the rear garden as shown on the plans.

Policy

The property at 8, Brampton Park Road, Haringey, London N22 6BH, aligns seamlessly with Policy DM17 on Houses in Multiple Occupation (HMOs). With a gross internal floor space exceeding 120m², compliance with Haringey Environmental Health Standards, and a PTAL rating of 6b showcasing excellent public transport accessibility, the proposed change of use from Class C3 to C4 is in full accordance with the policy's stipulations. The internal layout meets space and amenity standards, boasting two shared kitchens to ensure high-quality accommodation. Furthermore, the well-designed property contributes positively to housing needs while avoiding any adverse impact on the surrounding neighborhood, adhering to the policy's overarching objectives.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is, therefore, our understanding that planning permission should be granted.