
SUPPORTING STATEMENT

1. SUMMARY

- 1.1. THIS STATEMENT ACCOMPANIES AN APPLICATION (PROPOSED) FOR 6 BULLER ROAD, LONDON, N17 9BH, AS A C3(B) DWELLINGHOUSE. THE PROPERTY, A DWELLINGHOUSE (USE CLASS C3), IS PROPOSED TO BE OCCUPIED AS A DWELLINGHOUSE WITHIN USE CLASS C3(B) 'BY NOT MORE THAN SIX RESIDENTS LIVING TOGETHER AS A SINGLE HOUSEHOLD WHERE CARE IS PROVIDED FOR RESIDENTS'

2. SITE

- 2.1. THE APPLICATION SITE IS LOCATED ALONG BULLER ROAD AND CONSISTS OF A TERRACED 3 BEDROOMS PROPERTY WITH ASSOCIATED FRONT ENTRANCE AND A REAR GARDEN.
- 2.2. THE SURROUNDING AREA IS PREDOMINANTLY RESIDENTIAL, CHARACTERIZED BY TWO-STOREY FAMILY HOMES AND SMALL ESTABLISHMENTS.
- 2.3. THE APPLICATION SITE IS IN TOTTENHAM, CLOSE TO TOTTENHAM HAL RETAIL PARK, AND HAS GREAT TRANSPORT FACILITIES THAT PROVIDES CONVENIENT ACCESS INTO THE CITY CENTRE AND SURROUNDING AREA. SEVERAL BUS ROUTES AND TRAIN STATIONS SERVES THE AREA WELL – ALL WITHIN CLOSE PROXIMITY.
- 2.4. THE SITE IS NOT WITHIN A CONSERVATION AREA, NOR DOES IT HAVE ANY CONDITIONS ON IT.
- 2.5. THE APPLICATION SITE IS NOT WITHIN A FLOOD RISK AREA

3. USE

- 3.1. THE PROPOSAL SEEKS TO CHANGE THE USE OF THE PROPERTY FROM C3 DWELLING HOUSES TO C3(B), FOR DOMESTIC VIOLENCE VICTIMS.
- 3.2. THE DWELLING IN THIS CASE IS TO BE OCCUPIED BY A MAXIMUM OF 3 DOMESTIC VIOLENCE VICTIMS WHO WILL LIVE TOGETHER AS A HOUSEHOLD.
- 3.3. THE RESIDENTS OCCUPYING THE DWELLING IN THE FUTURE WILL BE CAPABLE OF COMPRISING A 'PROPER FUNCTIONING HOUSEHOLD' UNDERTAKING A RANGE OF DAILY TASKS – COOKING, CLEANING ETC, DEPENDENT UPON ABILITY, AND THE DWELLING, IN USE-TERMS, WILL FALL WITHIN THE USE CLASS C3(B) DEFINITION.
- 3.4. RESIDENTS WILL HAVE A SAFE, APPROPRIATE ACCOMMODATION WHICH MEETS THEIR NEEDS, AND WHICH DELIVERS POSITIVE OUTCOMES, WHETHER THIS MEANS LIVING AS INDEPENDENTLY AS POSSIBLE OR MOVING ONTO MORE INDEPENDENT LIVING OVER TIME

4. LAYOUT

- 4.1. THE LAYOUT OF THE PROPOSAL MAKES EFFICIENT USE OF THE EXISTING LAYOUT AND FACILITIES OF THE BUILDING AND IS ON THE ACCOMPANYING DRAWINGS.
- 4.2. THE PROPERTY COMPLIES WITH BUILDING REGULATIONS AND FIRE SAFETY REQUIREMENTS.

- 4.3. THE EXISTING LAYOUT WILL REMAIN MOSTLY UNCHANGED WITH ONLY MINOR MODIFICATIONS MADE INTERNALLY ON THE GROUND FLOOR BY CONVERTING THE OPEN RECEPTION ROOM TO A PRIVATE BEDROOM AND SHARED DINING SPACE.
- 4.4. THE PROPERTY INCLUDES A TOTAL OF 3 BEDROOMS ALL WHICH ARE GENEROUSLY SIZED DOUBLE BEDROOMS.

5. LANDSCAPE

- 5.1. THE PROPERTY BENEFITS FROM ACCESS TO AN EXISTING REAR GARDEN.
- 5.2. THE REAR GARDEN WILL BE UPGRADED AND MAINTAINED FOR COMFORTABLE ACCESS AND USE

6. REFUSE

- 6.1. NO CHANGES TO THE REFUSE COLLECTION WILL BE MADE.
- 6.2. THE GENERAL AND RECYCLED WASTE ARE HOUSED IN 360L BINS TO THE PROVIDED SPACE AT THE FRONT, READY FOR COLLECTION THROUGH THE COUNCIL'S RUBBISH COLLECTION SERVICE.

7. ACCESS, PARKING & SECURITY

- 7.1. NO CHANGES TO THE EXISTING ACCESS WILL BE PROPOSED.
- 7.2. THE EXISTING PROPERTY DOES NOT INCLUDE PROVISION FOR OFF-STREET PARKING SPACE.
- 7.3. IN TERMS OF SECURITY, THE AREA IS CONSIDERED TO BE SAFE. THE APPLICATION SITE IS SITUATED AMONGST A CLOSE-KNIT COMMUNITY AND THE INCOMING OF TENANTS, OCCUPANTS AND PEOPLE WHO WORK WITHIN THE VICINITY OF THE SITE, OFFERS CONTINUOUS PASSIVE SURVEILLANCE TO THE SITE.
- 7.4. ALL BEDROOMS HAVE SELF-CLOSING DOOR HINGES.
- 7.5. ALL ROOMS ARE FITTED WITH SMOKE DETECTORS INCLUDING HALLWAYS
- 7.6. THE KITCHEN INCLUDES A SMOKE AND HEAT DETECTOR.
- 7.7. THE REAR GARDEN HAS SUITABLE TIMBER FENCE PANELLING TO PROTECT THE NEIGHBOUR'S AMENITY