



DOMENECH DESIGNS LTD

69 Wades Hill, London, N21 1AU
Tel: 0203 287 4814 / Mobile: 07493 777 226
www.domenechdesign.com
Email: richard@domenechdesign.com

Design & Access Statement



1.0 Introduction

Site Description: 4 Mafeking Road, London, N17 9BG is a terrace house with a loft conversion and single storey extension.

The proposal is for a HMO for 6 occupants. The site is not located in a conservation area. The site is located within a controlled car parking zone.

2.0 Design Proposals

The proposal is to change of use of 4 Mafeking Road from a residential dwelling (Class C3) to a HMO for a 5 bedroom, 6 tenant dwelling (Class C4).

All rooms have been designed to residential development standards. Policy D6 of the London Plan, which is broadly aligned with the Nationally Described Space Standards, sets the requirement for internal living standards.

The internal gross area of the property is 132.4 m².

3.0 Planning History

The relevant planning consents for the area comprising the existing property:

- August 2014 (ref: HGY/2014/2215) - Erection of outbuilding in rear garden. Decision: Refused (26/09/2014)
- March 2014 (ref: HGY/2014/0762) - Certificate of lawfulness for enlargement of rear dormer and insertion of front rooflights. Decision: Permitted (09/05/2014)

4.0 Planning Policies

Principle of a HMO Conversion

Part D of Policy H9 of the London Plan (2021) states: *"Boroughs should take account of the role of houses in multiple occupation (HMOs) in meeting local and strategic housing needs. Where they are of a reasonable standard they should generally be protected."*

Section 4.9.4 of the London Plan (2021) states: *"Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock."*

The London Plan clearly states that HMOs are a strategically important housing resource which provides affordable housing through the private market, and housing for a flexible work force, which is paramount to maintaining London's economy. And since there is a known shortage of "low cost" residential accommodation locally, borough wide and London wide, the provision of additional "low cost" good quality HMO accommodation is an important material consideration.

Policy DMD 4 (loss of residential accommodation) of the Local Plan would not be breached by the proposed change of use because there would be no net loss of residential floorspace, as a result of the proposal.

Planning Considerations

The main planning issues for consideration in this case are:

- Impact on quality and character
- Impact on neighbouring amenities
- Good design
- Highway matters.

4.1 Core Policy – Quality and Character

Policy D3 Optimising site capacity through the design-led approach (11): *"Respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."*

The exterior of the property will not be changed, meaning the property will remain respectful to local characteristics and features.

4.2 Impact on neighbouring amenity.

The scheme would not harmfully impact upon the privacy of neighbours in terms of loss of privacy or light as no external changes to the dwelling have been made.

4.3 Good Design

National design guide (126): *"Well-designed homes and communal areas within buildings provide a good standard and quality of internal space"*.

The HMO has been designed to comfortably fit 6 occupants and surpasses the minimum special requirements.

4.4 Highway Matters

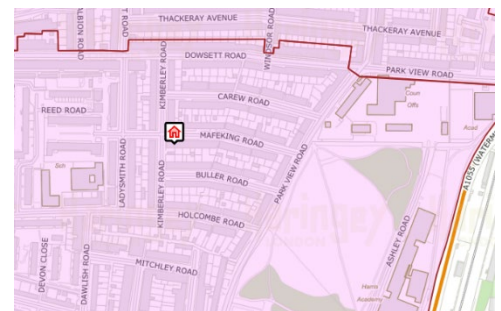
The site is located within the controlled car parking zone, The Hale, as shown in the diagram. There is street parking available to residents.

Cycle storage can be found at the front of the property for 2 bikes.

4.5 Refuse & Recycling

The proposal includes the following for recycling and waste disposal:

- 2 x General Refuse (360L)
- 1 x Mixed Recycling (360L)



5.0 Technical Housing Standards – Nationally Described Space Standard

The total area of the development including built in storage is 132.4m². According to the nationally described space standard, the space allows for the cohabitation of up to 7 people, however it should be noted only 6 occupants will be using the space.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Number of occupiers	Minimum Letting room size with kitchen facilities in a separate room m ²
One	6.5
Two	10

Space Standards for Sleeping Accommodation

Proposed Bedrooms	Letting room where communal kitchen facilities are provided in a separate room m ²	Number of Occupiers	Does this meet the requirements?
Bedroom 1	13.3	2	Yes
Bedroom 2	12.4	1	Yes
Bedroom 3	10.9	1	Yes
Bedroom 4*	7.2	1	Yes
Bedroom 5	8.5	1	Yes

*Usable bedroom space without height restrictions.

Proposal meets Haringey Council HMO accommodation requirements for 6-person occupation.