

Design and Access Statement

41 Baronet Road,
London N17 0LY, UK

May / 2024

Description of Proposal:

We hereby submit a planning application for the proposed change of use for the property located at 41 Baronet Road, London N17 0LY, from its current status as a single dwelling (Class C3) to a small House in Multiple Occupation (HMO) (Class C4). This proposal also includes the provision of adequate cycle storage and refuse storage facilities, ensuring compliance with the relevant local policies and contributing to sustainable living practices.

Compliance with Planning Policies:

The proposal has been meticulously crafted to align with Policy DM17, which governs the development of Houses in Multiple Occupation (HMOs) within the area covered by the Article 4 Direction. As stipulated in the policy, the following criteria must be met:

Gross Original Internal Floor Space:

The existing property boasts an approximate gross internal area (GIA) of 128.21 square meters, surpassing the minimum requirement of 120 square meters. This ensures that the property is sufficiently spacious to accommodate the proposed HMO without compromising on living standards or space for future occupants.

Adverse Impact on the Surrounding Neighbourhood:

A comprehensive review of the local HMO licence register reveals that there are currently no other HMOs in this postcode. This indicates that our proposal will not contribute to an over-concentration of HMOs in the area, thereby mitigating potential cumulative impacts. Additionally, the proposed HMO will be managed to ensure minimal disruption to the existing community, preserving the residential character and quality of life for neighbouring residents.

Accessibility by Public Transport, Cycling, and Walking:

The property is strategically located with a Public Transport Accessibility Level (PTAL) rating of 3, reflecting good access to public transport options. It is situated within a 10-minute walking distance

to Northumberland Park and White Hart Lane Railway Stations, and a mere 3 minutes from several bus routes. The proximity to Tottenham Marshes recreation area and Nature Reserve offers additional recreational opportunities, promoting a healthy and active lifestyle for the residents. The development will be car-free, aligning with sustainable transport policies, and a car club membership will be provided to encourage the use of shared mobility services.

Provision of High-Quality Accommodation:

The conversion plan includes five single bedrooms, each ranging from 10.5 to 15 square meters, and all equipped with en-suite showers, fridges, sinks, and storage solutions. This setup ensures that each resident enjoys a high degree of privacy and personal space. The rooms will be finished to a high standard, featuring central heating, ample natural light, and adequate ventilation. Communal areas will comprise a dining room of approximately 14 square meters and two kitchens of 8 square meters each. The kitchens will be fully equipped with two cookers, separate ovens, two sinks, two washing machines, and sufficient storage, alongside a dedicated laundry area. In total, the communal facilities will provide 30 square meters of shared space, which is well within the acceptable range for an HMO of this size, ensuring comfort and convenience for all occupants.

Exclusive Use of Kitchen Facilities:

Each household within the HMO will have access to exclusive kitchen facilities, ensuring compliance with Policy DM17's requirement for non-self-contained accommodation. The design incorporates sufficient space within the shared kitchens to maintain a high standard of living and convenience for all residents.

Summary:

In conclusion, we firmly believe that the proposed conversion of 41 Baronet Road into a 5-person HMO represents a well-considered and appropriate development. The property's advantageous location near public transport links, recreational areas, and local shopping facilities makes it an ideal candidate for such a conversion. The proposal has been carefully designed to avoid any negative impacts on the character of the area and does not significantly increase the number of HMOs within the road. By providing high-quality living spaces, promoting sustainable transport, and ensuring compliance with all relevant planning policies, this development will enhance the local housing stock and offer a valuable addition to the community.