

Application for Conversion of Flat to HMO (Use Class C4)
Ground Floor Flat, 28 Alexandra Road, N8 0PP

1. Introduction:

The ground floor flat at 28 Alexandra Road, N8 0PP, currently a 3-bedroom residential flat, is proposed for conversion into an HMO to accommodate up to 5 tenants. The aim is to provide high-quality, safe, and comfortable accommodation.

2. Site and Surroundings:

The property is part of a three-story terraced dwelling situated on the eastern side of Alexandra Road, an area well-served by public transport and local amenities.

3. Transportation:

With a high public transport accessibility level (6), proximity to Turnpike Lane and Wood Green underground stations, and situated within the Wood Green (inner) controlled parking zone, the location supports sustainable transport use. One parking space is available, and secure cycle storage for five bicycles is planned to encourage sustainable transport.

4. Property Layout and Amenities:

The 106 sqm flat comprises three bedrooms, a kitchen, and a sitting room, with access to a rear garden. No external changes are proposed, preserving the visual amenity and minimizing impact on neighboring properties.

5. Community Infrastructure Levy (CIL):

No increase in internal floor area is proposed; therefore, this project is not subject to the Mayor's CIL.

6. Waste Management:

The plan adheres to Haringey Council's guidelines, detailing waste and recycling bin allocations and collection arrangement.

7. Fire Safety Measures:

The proposal incorporates comprehensive fire safety measures including the installation of fire doors, smoke alarms, fire extinguishers, and emergency lighting to ensure occupant safety.

8. Compliance with HMO Standards:

The conversion complies with all HMO standards set by Haringey Council, ensuring a safe and comfortable living environment. **A previous license for the property has been noted (LICENCE REFERENCE: HAR-293468872173).**

9. Community Impact:

We are committed to the property's harmonious integration into the community, with management policies to maintain peace and order.

In summary, this conversion aims to meet the need for affordable housing in Haringey, adhering to necessary standards and contributing positively to the local area. We believe this project supports the council's housing objectives and community values.