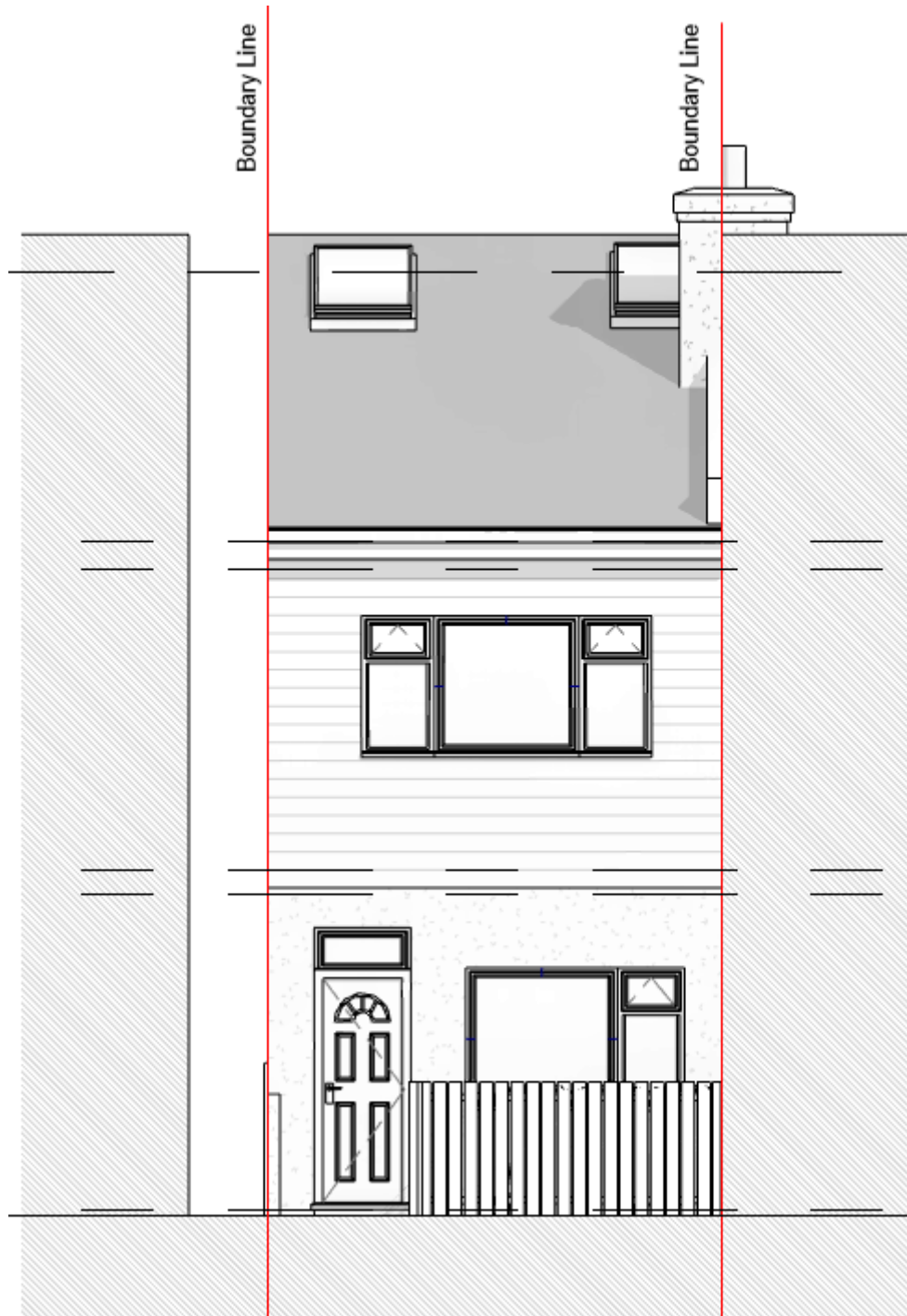


Design and Access Statement

For

4 Cranmer Road, Croydon, London CR0 1SR



General

This Design and Access Statement relates to the Planning Application for 4 Cranmer Road and is illustrated by the following Design drawings:

- 4 Cranmer Road - PR_PL - Sheet - CR-R00-PR-101 - SITE PLAN
- 4 Cranmer Road - PR_PL - Sheet - CR-R00-PR-102 - PROPOSED FLOOR PLANS
- 4 Cranmer Road - PR_PL - Sheet - CR-R00-PR-103 - PROPOSED ROOF PLAN
- 4 Cranmer Road - PR_PL - Sheet - CR-R00-PR-104 - PROPOSED ELEVATIONS
- 4 Cranmer Road - PR_PL - Sheet - CR-R00-PR-105 - PROPOSED SECTIONS

Existing Property and Site Location

The site comprises a two-storey, semi-detached house located on the northern side of Cranmer Road. It has rendered elevations with timber cladding to the first floor and a tiled, gable-ended roof. To the rear, it has a part-width, single-storey projection with a side-sloping, mono-pitched roof. It has a shallow front, and long rear garden.



Figure 1: satellite image showing site location.



The house is located in a predominantly suburban, residential area. There is a mixing of housing types on consistent building lines and with a regular pattern of development. A number of the properties have been altered and extended in various ways, contributing some diversity to the street scene.

Figure 2: 3D Satellite image showing the property.



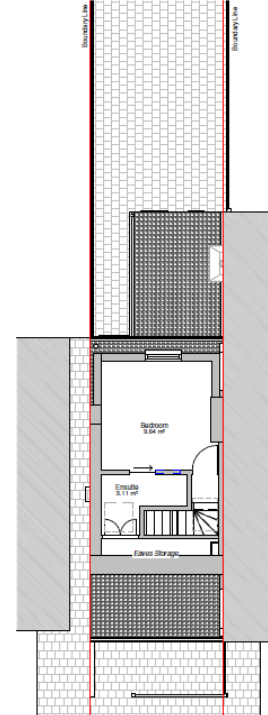
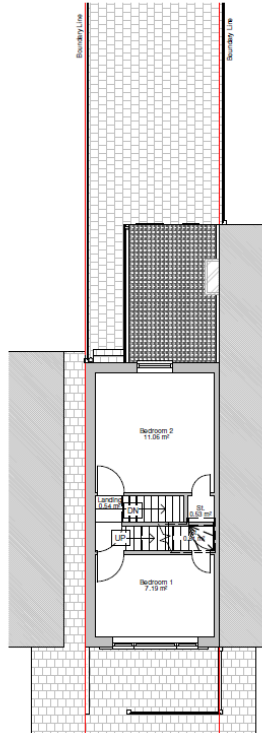
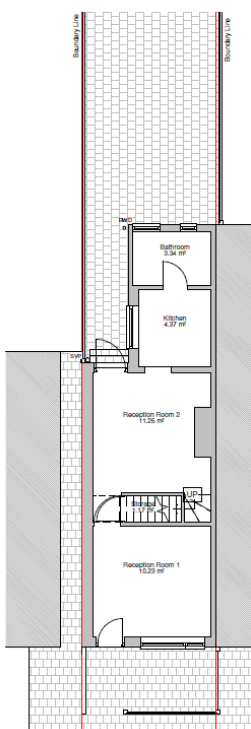
Figure 3 and 4: images of the front and rear façade (prior to the construction of the loft.)

The property currently consists of 3 bedrooms, a reception room, a living room, a kitchen, and a bathroom. The existing floor plans are visible in Figures 5, 6 and 7 below.

Ground Floor Plan.
1:100

First Floor Plan.
1:100

Loft Plan
1:100



Figures 5,6,7: Existing floor plans of the property

Relevant Planning History

The below includes the recent planning applications for 4 Cranmer Road:

23/00690/LP - Loft conversion with erection of rear box dormer and insertion of front roof lights (Approved, March 2023)

23/00835/HSE - Replacement of single-storey rear extension (Refused, June 2023)

23/02706/HSE - Erection of single-storey side return extension (Approved, August 2023)

It should be noted that the current application does not intend to make any changes to the approved infill extension (23/02706/HSE)

Proposed Scheme and Policy Assessment

The proposal consists of turning the property into an HMO (house of multiple occupations). The design has been created using the 'Houses in Multiple Occupation Standards' Document published by Croydon Council.

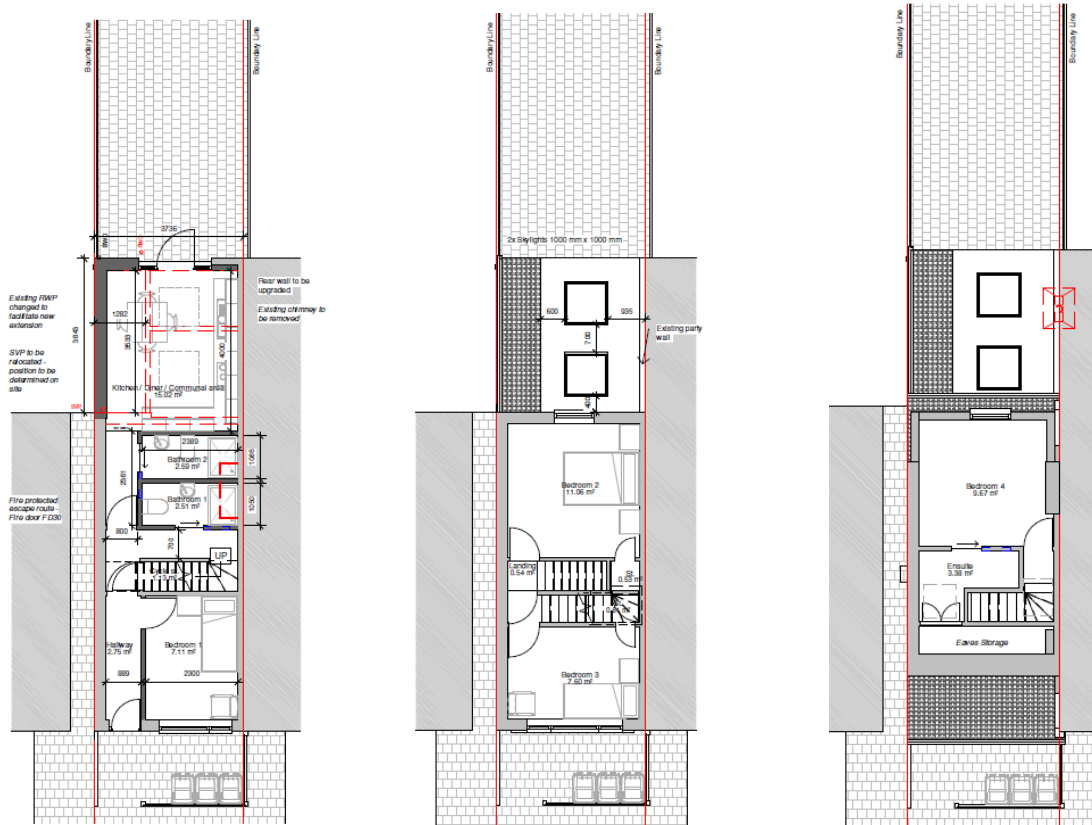


Figure 8,9, 10: showing the proposed floor plan



Space standards – Bedrooms and Shared Spaces

Bedroom 1 - 1 Occupant 7.11m² (Shared Bathroom 1 with Bedroom 2 and 3)

Bedroom 2 - 2 Occupant 11.06 m² (Shared Bathroom 2 with Bedroom 1 and 3)

Bedroom 3 - 1 Occupants 7.60m² (Shared Bathroom 2 with Bedroom 1 and 2)

Bedroom 4 - 1 Occupant 9.81m² (Ensuite Bathroom Facilities)

Total Occupants: 5

Kitchen/Living - 5 Occupants 15.01 m²

Storage space GF: 1.13m²

Storage space FF: 1.34m²

Eaves storage under 1.5 m Head height: 1.12m²

Personal Washing Facilities

In the proposal, there are two bathrooms situated on the ground floor, fitted with a shower, toilet, and sink. Bedroom 4 also comes with a private ensuite. The personal washing facilities exceed the minimum standards set out by Croydon Council.

Refuse and Recycling provisions.

The provision for refuse and recycling has been shown on the plans. The location of the bins will be at the front of the property, as seen in Figure 8 above.

Means of Escape

Attention has been paid in order to ensure that the property is compliant with all fire regulations. The kitchen has been separated by an FD30 Fire Door. Also, the loft has a protected fire route leading to the front entrance of the property.

Conclusion

The proposal meets all of the standards set out by the council in the 'Houses in Multiple Occupation Standards' (2015). The rooms within the house have been laid out in a functional and appropriate way, in order to create a pleasant place for occupants to live in.