

DESIGN & ACCESS STATEMENT

November 2023

Property At 11 Chatsworth Road, CR0 1HE

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1.0 PROJECT DETAILS

Project Ref:	2202
Project Description:	Conversion from a C3 single family residence to Sui generis HMO.
Property Type:	Residential
Local Planning Authority:	London Borough of Croydon
Area of Existing Building:	180m ² approx.
Property Address:	11 Chatsworth Road, Croydon CR0 1HE
Applicant:	Juole Properties Ltd 11 Chatsworth Road, Croydon CR0 1HE
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2.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of the owner of 11 Chatsworth Road, CR0 1HE, referred to as 'The Applicant'.

This application is prepared in response to the refusal of planning permission for a previous application for our proposed change of use from a single-family dwelling (Use Class C3) to a 6-bedroom House in Multiple Occupation (HMO) (Use Class C4) with associated cycle and refuse store and car parking at 11 Chatsworth Road, Croydon, CR0 1HE. This decision was issued under the reference Application Number: 23/01453/FUL.

We have thoroughly reviewed decision dated 23rd August 2023 outlining the reasons for refusal. This application addresses the reasons for refusal and ensures the proposed development aligns with local planning authorities policies and guidelines.

The proposal is for the conversion of a 5-bedroom semidetached house on Chatsworth Road, Croydon CR0 1HE into a 6-bedroom House of Multiple Occupancy (HMO). The proposed development will provide much-needed accommodation for the growing demand of rental properties in the area and will be in line with the Borough Council's housing strategy.

The Application comprises:

1. The Existing and Proposed plans
2. This Design and Access Statement
3. The previous Heritage Statement
4. The previous Fire Statement

This document provides an explanation of the brief context and planning case in support of the proposal. It assesses the proposal in context of planning policy and guidance. It should be read in conjunction with other supporting documents.

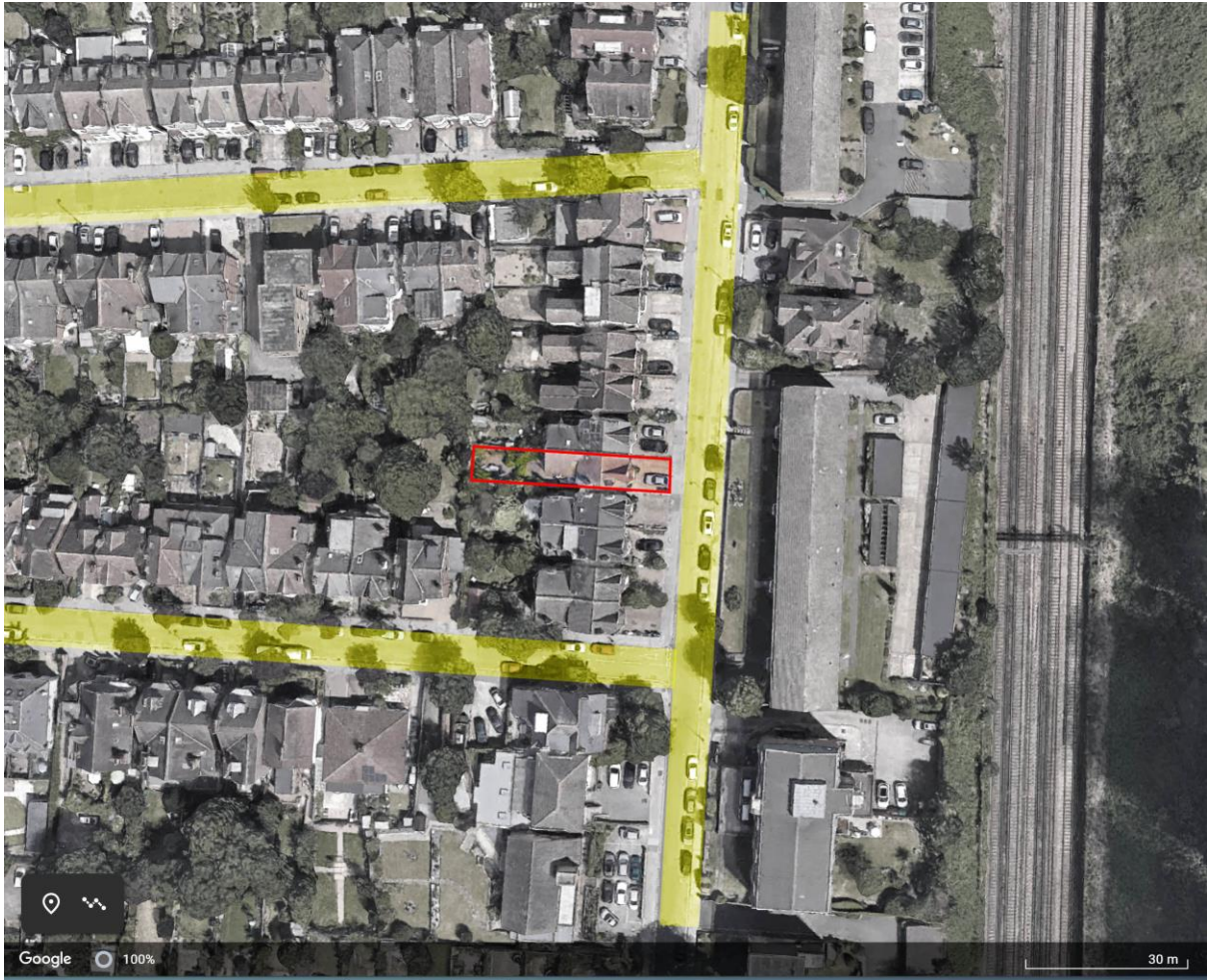


Figure 1 Marked up Google earth location map, highlighting property at 11 Chatsworth Road in red outline.

3.0 LOCATION

The site for which this application is made is on Chatsworth Road, located within Chatsworth Conservation area of Croydon Borough. Croydon is situated within the southern end of the Greater London area.

3.1 Site Context

The Chatsworth Conservation area is a small suburban area with a rich architectural heritage and an abundance of green spaces. The Conservation Area encompasses a variety of residential properties, including detached and semi-detached houses, as well as a few purpose-built flats and apartment blocks.

The area is situated near several local amenities, including shops, schools, and public transport links. It is within easy reach of Croydon town centre, which offers a wider range of amenities, including shopping centres, restaurants, and entertainment venues. In terms of accessibility, the area is well-served by public transport, with several bus routes running through the area and South & East Croydon train stations located within approx. 10 mins walk. The area is also easily accessible by car, with good road links to the surrounding areas.

The proposal takes into consideration the character and context of the area and will not change this in any way.



Figure 2 View of the front elevation 11 Chatsworth Road.

4.0 THE PROPOSAL

4.1 Outline Proposal

The proposal is for the conversion from a 5-bedroom C3 residential use class to Sui generis HMO. The proposal takes the following into consideration:

1. The proposal is to provide much needed rent accommodation for young professionals.
2. The proposal provides for improved bin storage and cycle storage to encourage sustainable transport use for residents.
3. The current scheme has the same parking arrangements.
4. The development comprises of 6 x Double Bedroom (1 person), 2x Bathrooms, 2x Kitchens & Utility. The floorspace meets the housing in multiple occupations standards as described by Croydon Borough Council 2015.

Room 1 – Double Room 18.6m²
Room 2 – Double Room 18.8m²
Room 3 – Double Room 18.9m²
Room 4 – Double Room 25m²
Room 5 – Double Room 11.6m²
Room 6 – Double Room 22.8m²

The prescribed national & local standards for single room HMOs are all exceeded. Full details of the proposal are shown on the submitted drawings and supporting documentation. No changes are required to the external appearance of the building, with bin storage and bike storage being provided within the front drive.

The proposal will be in keeping as No3 Chatsworth Road is currently a 6-bedroom HMO and has been granted permission to be converted to a larger HMO (Sui Generis). Also, No.9 Chatsworth Road has recently been granted permission to be converted into 3 flats. The other 3 properties are single-family dwellinghouses. The remainder of the road is residential, with a mix of flats and houses of varying styles and forms.

5.0 PLANNING CONTEXT

5.1 Planning History

There are no records of past planning applications, nor has the present owner made any. There are other applications on the Croydon Council portal within the immediate area:

20/02181/FUL: Alterations, Conversion of single dwelling to form 1 x 3-bed flat, 1 x 2-bed flat and 1x 1-bed flat, erection of single-storey rear extension and erection of rear dormer, with associated parking, landscaping and refuse storage. | 9 Chatsworth Road Croydon CR0 1HE. Permission Granted

19/04158/FUL: Change of use of 6 person HMO (Use Class C4) to larger HMO (Sui Generis), provision of associated refuse storage and cycle storage and partial hardstanding to rear. | 3 Chatsworth Road Croydon CR0 1HE. Permission Granted

19/03957/HSE: Erection of single storey rear extension, erection of rear dormer, installation of rooflight in rear roof slope and installation of ground floor window inside elevation. | 9 Chatsworth Road Croydon CR0 1HE. Permission Granted

18/05322/FUL: Demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats (1 x 3 bedroom flat, 4 x 2 bedroom flats, 3 x 1 bedroom flats), provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to the rear. | 39A & 39B Chatsworth Road Croydon CR0 1HF. Permission Granted with 106 Legal Agreement

Other applications within the wider context:

20/05890/FUL: Erection of mansard roof over whole building to reconfigure 2 x studio flats and provide 1 x 1-bed flat and 1 x studio. Erection of 4-storey rear extension converting 6 x studio flats into 3 x 2-bed flats and 3 x 1-bed flats. Erection of 4-storey side extension to provide 4 x studio flats, 1 x 1-bed and 1 2-bed flats (total of 8 additional flats) with external alterations revised landscaping and access. Provision of communal amenity space, refuse and cycle stores | Lavendar Apartments 1A Mulgrave Road Croydon CR0 1BL. Permission Granted with 106 Legal Agreement

17/01280/FUL: Use as an 8-bedroom HMO: demolition and rebuild of garage, erection of single storey rear extension, provision of additional patio at the rear, bin store, additional planting, minor internal alterations and external renovations comprising painting the front of the house, replacing the front roof arch and small flat roof over the front door, replacing render upstand to the front and cleaning back the render on front boundary wall. | 23 Mulgrave Road Croydon CR0 1BL. Permission Granted

5.2 Planning Policy Context

This application and proposal have been considered against key National, Regional and Local planning policy documents which include:

- National Planning Policy Framework 2023
- The London Plan 2021
- Croydon Local Plan 2018
- Croydon Council Conservation Areas General Guidance SPD 2013
- Waste & Recycling in Planning Policy Document 2015
- London Cycling Design Standards 2014

The proposal has been specifically assessed against the following policies of the National Planning Policy Framework (NPPF):

Policy 33: Supporting the Provision of Housing:

In accordance with this policy the proposal meets the provision of a wide range of housing and the need to address the housing needs of different groups, such as students and young professionals.

Policy 64: Planning for Sustainable Communities:

In accordance with this policy, the development seeks to promote sustainable development by ensuring that new development contributes to the creation of sustainable, inclusive and mixed communities.

The proposal is also in accordance with the following relevant policies 3.3 and 3.5 of the London Plan and SP2.1 and SP2.2 of the Croydon Local Plan. These policies promote the provision of new residential accommodation where it respects the character and amenity of adjoining residential areas and provides an acceptable standard of accommodation for future occupiers.

London Plan Policy H9 requires boroughs to consider the role of houses in multiple occupation (HMOs) in meeting local and strategic housing needs, and to take into account their strategic and local importance when assessing proposals that could limit their provision.

The application property is a 5-bedroom house with a GIA of approximately 180m², making it suitable for conversion to an HMO without violating Policy DM1.2. The proposed use as an HMO will contribute to housing needs and support the Council's goals of creating socially balanced and inclusive communities in a sustainable, urban residential area.

The proposed change of use from a single-family home to an HMO does not violate any Article 4 conditions because it is not considered a small-family home. The property is in an area that is zoned for multi-unit dwellings use and is in line with the local authorities planning policy for the provision of HMOs. The borough council recognizes the need to provide a diverse range of housing options to meet the needs of the community, and the proposed development is consistent with this policy.

6.0 DESIGN

The proposed conversion will retain the existing layout with minimal changes. The internal layout will be reconfigured to accommodate six bedrooms, two shared kitchens, and two shared bathrooms, while still providing ample space for the occupants. The property will also be fully compliant with all relevant building and fire safety regulations.

The existing clay roof is proposed to replace with a slate roof drawing from the rich material palette of the existing and surrounding context. A decision to use complementary materials is to preserve and enhance the character, character and heritage settings in line with policy DM10 & DM18 of the Croydon plan. This point is corroborated in the delegated officers report of the previous refused application in paragraph 5.14.

Cycle Storage

The development includes provision for adequate residents and visitors cycle storage. A secure cycle shelter is to be in the rear garden of the property. The bike storage area will be designed to accommodate up to 8 bicycles and will be accessible to all occupants. This will provide an alternative mode of transportation for the occupants and encourage sustainable living in line with policy T5 of the London plan and table 10.2 minimum cycle parking standards.

The London plan notes that a good quality cycle parking is encouraged. The provision of cycle parking is to mitigate the impact of increased car usage reducing negative impact to public health by enabling physical activities as stated in policy T2 on healthy street of the London plan.

Waste Management

Our proposal prioritises improved waste and recycling facilities to align with the waste management policies of the Borough Council, as outlined in the 'Waste and Recycling in Planning Policy Document August 2015.' We recognise the importance of proper waste disposal not only for the occupants' convenience but also to maintain the cleanliness of the surrounding area.

To achieve this, we have designed a dedicated bin store as illustrated in drawing 2202.GA.106. This bin store has been carefully planned to meet the prescribed standards and accommodate the needs of future residents, ensuring that waste is managed efficiently and the streetscene's character and appearance are preserved. The bin store will house the existing bin capacity:

- General Waste: 2x 180-liter bins, totalling 360 litres (in accordance with the prescribed standard of 48 litres per person).
- Dry Recycling: 2x 240-liter bins and 1x 180-liter bin, totalling 660 litres (meeting the prescribed standard of 96 litres per person).
- Food Waste: 2x 23-liter bins, totalling 46 litres (as per the prescribed standard of 4.6 litres per person).

The bin store allows for additional capacity for 240L bin and 2x 223L food bins. In our previous application, the delegated officer's report noted concerns in paragraph 5.17 about bins blighting the streetscape along Chatsworth Road. The proposed timber-clad bin store is designed to address this issue, ensuring that it complements the streetscape and prevents the unsightly presence of bins. This commitment to efficient waste management is not only in compliance with policy but also reflects dedication to minimising any adverse impact on the local character.

EV Charger

The 2-car parking space in the forecourt provides charging infrastructure for electric and Ultra-Low Emission vehicles. In line with policy T6.1 on residential parking and the G1 promoting green infrastructure of the London Plan.

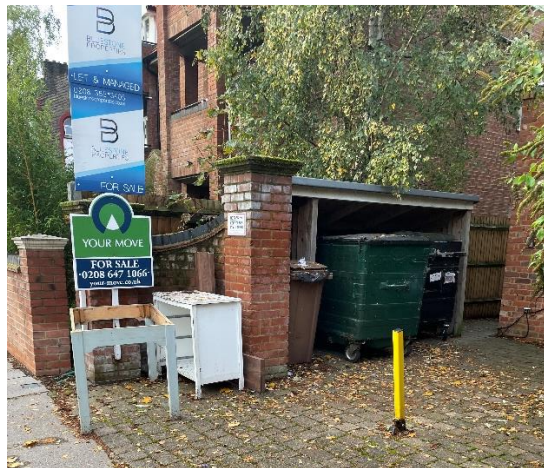


Figure 3 Photographs of some bins along the forecourts on Chatsworth Road.

8.0 ACCESS

The property is located on Chatsworth Road, which is a well-established residential area with good access to public transportation, including bus and train services. The property is also within walking distance to local amenities such as shops, parks, and schools. The proposed development will not have any adverse effects on the surrounding area, as it will not increase the traffic or parking demands. Rather, the development proposes sustainable transport with a new cycle storage and provision for electric car charging.

7.0 ASSESSMENT

- The dwelling is to be used as a HMO.
- Cycle storage will be provided for the improved dwelling.
- There will be no impact of the proposal on neighbouring and attached properties.
- There will be no impact of the proposal on the local street scene.
- There is provision for off-street parking within the property.
- The new development provides electric vehicle charging.
- The residence will have improved bin storage facilities.

9.0 CONCLUSION

The proposed development is a well-considered and appropriate use of the property, providing much-needed accommodation for the growing demand of rental properties in the area. The principle of the development and quality of the development were found to be adequate and acceptable from a planning perspective in the preceding application 23/01453/FUL.

This revised design and access statement addresses each reason for refusal, clearly outlining the actions taken to rectify the issues. It also respectfully welcomes the necessary action for negotiating a written agreement regarding on-street parking impacts. Therefore, it is respectfully submitted that planning permission should be granted for this development.