

ARNAUD ARCHITECTURAL SERVICES

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PLANNING STATEMENT

58TANFIELD ROAD,
CROYDON,
CR0 1AL

LICENCE FOR A NEW HMO

58 Tanfield Road is an end of terrace house with a shared side access and a sharply rising rear garden. It was probably built in the Edwardian era. Most houses in the road are still single dwellings. It is proposed to convert the property from a two bedroom house into a five bedroom HMO. This will provide decent accommodation for residents of more modest means and give opportunities to, for instance, young people starting an independent life.

The property is located in the Croydon Opportunity Area and is adjacent to the Waddon area. Both these areas have multiple retail outlets, both large and small, plus other businesses of varied sizes and categories. These will benefit from the HMO residents being available for employment. It is hoped that some of the residents will work locally and thus contribute to the community and also to a more sustainable life style.

The character of the building will be retained and where new elements are introduced these will be in materials to match existing. Although the present property is not run down a complete refurbishment will greatly enhance it's appearance. The house suffers from extensive dry rot. The remedial work this involves is unaffordable to the current owner but will be undertaken with the HMO conversion.