

Design & Access Statement

for

35 Chalfont Road, London N9 9LZ

For

Conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).

7th March 2024

Ref: 1551/das

IntelliArch Ltd

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1.0. Introduction

- 1.1 IntelliArch Ltd have been instructed by Mr Cengiz Aydemir to act as agents in all matters in relation to the conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4) located at 35 Chalfont Road, London N9 9LZ.
- 1.2 This Design and Access Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications. This document should be read in conjunction with the enclosed planning application drawings and information provided.

2.0 Context to Application Site

- 2.1 The property is located on Chalfont Road between the South Eastern Avenue and Haselbury Road junctions. The neighbouring buildings are similar residential dwellings.
- 2.2 This property is currently used as two separate flats. The proposed development will provide an HMO for 6 persons.
- 2.3 The visual impact and alterations that will take place in the existing property will produce minimum or none effects on its surrounding areas and neighboring properties.
- 2.4 The existing property is a 2-storey semidetached house. The property was constructed circa 1930 and used as single-family dwelling. However recent works has been undertaken and converted into two separate flats.
- 2.5 The property currently has a front and rear garden with side access into the rear garden.

3.0. Design

- 3.1 The proposed conversion will provide living space for 6-persons which they use the facilities in share to each other.
- 3.2 Both of the gardens will be used for private amenity purposes for the property.
- 3.3 The property will not be altered or changed from outside. All necessary works will be undertaken from inside to improve or upgrade to meet the building regulations and HMO licensing requirements.

4.0 Access

- 4.1 The property fronts North elevation and provisions are as existing from Chalfont Road. The proposed works will not alter the existing access to the property from the public road, nor will it alter access for occupiers.
- 4.2 The property is accessible from both the South Eastern Avenue and Haselbury Road. Access to the property is via the main front door and this will remain unchanged.
- 4.3 The garden has access via the side alleyway which is now covered with upvc structure door to the rear of the property which will remain unchanged.
- 4.4 The rear garden is flat and has no obstruction to place any form of shed or storage equipment.

5.0 Use

- 5.1 The existing property is currently two self-contained flats, as previously stated. The proposed use will be changed to C4 use category.

5.2 All the rooms labeled from bedroom 1 to 4 will be used for sleeping purposes. The living / dining room and kitchen will be used with share facilities to all the occupiers.

6.0 Layout

6.1 The existing layout of the property has been kept similar with no alterations are proposed. The rear garden will receive a metal framed cycle store which can accommodate 8.no cycle spaces.

6.2 The front garden is sufficient size to accommodate a refuse area as well as allowing vehicle parking.

7.0 Scale

7.1 The proposed floor areas meet the HMO Standards For bedsit/letting rooms and shared housing accommodation.

The proposed room sizes are as follows :

Bedroom 1	:	12.3m ²
Bedroom 2	:	12.0m ²
Bedroom 3	:	7.5m ²
Bedroom 4	:	15.0m ²
Bathroom (first floor)	:	4.1m ²
Bathroom (ground floor)	:	3.3m ²
Living Room:	:	13.1m ²
Kitchen / Dining Room	:	15.1m ²

8.0 Landscaping

8.1 There is no change is been proposed to the existing landscaping.

8.2 There is a cycle storage to be placed to the rear garden but this is a free standing which will not be fixed structure.

8.3 Refuse location will be as existing placed at the front garden.

9.0 Appearance

9.1 The property will not have any external changes. Therefore, no appearance or charter of the property will be affected in any form.