

## **Highway Safety Impact Assessment**

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).

7<sup>th</sup> March 2024

**Ref: 1551/HSIA**

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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 Highway Safety Impact Assessment 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 Disclaimer**

- 2.1 This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

### **3.0. Site Surrounding**

- 3.1 The property is located on Chalfont Road between the Haselbury Road and South Eastern Avenue junctions. The neighbouring buildings are similar residential dwellings.
- 3.2 This property is currently used as two separate flats. The proposed development will provide an HMO for 6 persons.
- 3.3 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.
- 3.4 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.
- 3.5 The property currently has a front and rear garden with side access into the rear garden.

### **4.0. Proposal**

- 4.1 Conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).
- 4.2 The property is been proposed to be used as a shared house falling within Use Class C4 of the Use Class Order for six people. However, the proposed number of residents, a maximum of 6, will thus be within the contemplation of the number of users which property of this size can accommodate. This number will not alter the noise or actives emanating from the property to any degree such as to affect the living conditions of adjoining
- 4.3 The property does not require any major structural alterations. The only upgrade or improvement that needs to be made is to comply with building regulations and licensing requirements.
- 4.4 The property has an existing ground and first floor bathroom facilities which will be used as a shared facility. This is similar to the kitchen, living and dining room facilities at the ground floor.
- 4.5 Refuse collection for the property will be as existing from the front garden.
- 4.6 Cycle storage has been provided at the rear garden for 8 persons. If further space is need, the rear garden is suitable to accommodate further storage.
- 4.7 As for the living condition of the occupiers, all the rooms exceed the requirements that are stated in the HMO standards for Enfield Council.
- 4.8 The property can provide ample living space for multiple related and unrelated adult occupiers that live in depended lives. The proposed number of occupiers has been considered against the size of the property and found to be in an acceptable standard.
- 4.9 There is no impact on the living conditions of adjoining occupiers via noise or disturbance. Therefore, this complies with polices DMD5, 6, 37 and 68 and CP 30 together with London Plan policy 3.5.
- 4.10 The existing use of the property was for a single-family dwelling as stated above. The new proposed use will be for maximum of 6.no individuals living together under one house sharing as their only or main residence who share basic amenities such as a kitchen or bathroom.
- 4.11 The occupiers will be adults with no age difference using the property.

## 5.0. Car Parking Arrangements

- 5.1. The property is a semi-detached with a front and rear garden. All the properties at Chalfont Road generally has a similar arrangement with parking to the private land.
- 5.2. The Road is not located with a CPZ and all occupiers and visitors of the dwelling can park on the road freely without any obstructions.
- 5.3. As part of the proposed works, there is no intention to provide further parking space.

## 6.0. Access

- 6.1. The property fronts North elevation and provisions are as existing from Chalfont Road. The proposed works will not alter the existing access arrangement to the property from the public road, nor will it alter access for occupiers.
- 6.2. The property is accessible from both the Haselbury Road and South Eastern Avenue. Access to the property is via the main front door and this will remain unchanged.
- 6.3. The rear garden has side access provided via the door to the rear of the property and will remain unchanged.

## 7.0 Refuse and Recycling

- 7.1. The existing dwelling currently has refuse and recycling facilities from the front garden. The existing front garden is a reasonable size to accommodate these services.
- 7.2. The standard bin sizes for **domestic houses** (detached, semidetached and terraced) are:
- General waste - 140 litres in capacity
  - Recycling – 240 litres in capacity
  - Garden and food waste – 240 litres in capacity
  - Food waste – 23 litre in capacity

| <b>Bin sizes and measurements are given below for ease of reference.<br/>Bin Size</b> | <b>Sufficient for Approx.:</b> | <b>All sizes quoted in millimeters</b>   |
|---|--------------------------------|--|
| 140 litre (Plastic)   | 1 property                     | Depth: 540<br>Width: 500<br>Height: 1050 |
| 240 litre (Plastic)   | 1 property                     | Depth: 740<br>Width: 580<br>Height: 1100 |

- 7.3. The proposed use will not increase the need of further refuse and recycling storage.
- 7.4. The walking distance from where the bin is sited on the property and the nearest practicable position that the refuse collection vehicle can stop does not exceed 10 metres.
- 7.5. Bins are to be stored on a hard surface or in a storage cupboard.
- 7.6. Bins that are stored in a storage cupboard will be housed in chambers constructed in accordance with the British Standard Code of Practice BS 5906:1980 "Storage and On- Site treatment of solid waste from buildings". All storage cupboards will have adequate storage capacity and space for manoeuvrability.

## **8.0 Cycle Parking**

8.1 The property has a levelled rear garden with access from the side alleyway. The proposal is to use this area to store secure cycle parking.

8.2 The prefabricated cycle storage can provide parking for more than 8 cycles.

## **9.0 Servicing**

9.1 The proposed works do not include changing or increasing the density of the property from what is currently existed in the property.

9.2 All servicing will be from the front elevation at Chalfont Road. No further changes are proposed as part of this application.

## **10.0 CONCLUSION**

10.1 Planning permission is sought for the conversion of use from dwelling house (Class C3) to 6-person house in multiple occupation (Class C4).

10.2 The proposed conversions do not increase the use of the existing dwelling. No further bedrooms or additional persons are added comparing to what already existed within the property.

10.3 As such the proposal is considered to help into the Council's housing need in accordance with the relevant provisions of the Council's Local Plan. It's therefore respectfully requested that the application be approved with appropriate conditions.