

Design and Access Statement.

March 2024

Project: Change of use of the property from family dwelling house (use class C3(a) to HMO (use class C4).

Address: 167 Victoria Road, London N9 9AZ

This Statement should be read in conjunction with the drawings numbered 911H/1, 911H/2, 911H/3 and 911H/4.

The Site.

-The property subject to this application is a 1930 style, 3 storey mid terrace house. It is located on Northern side of Victoria road. The site is not located within an area identified for its historic or nature conservation importance.

The property has been added with ground floor rear extension and loft extension recently. Loft extension is forming the third storey of the property.

The property has a gross internal area measuring approximately 127m², rear garden 77m² and front patio area of approximately 20m².

The front patio has space to accommodate refuse bins.

Accessibility.

The site is in an area with a public transport accessibility rating of 5 (PTAL 5). Street parking on the road is free.

Edmonton Green main bus stations, underground and Railway Stations are approximately 450m away from the property which is about 8-10 mins walk.

Planning history:

Enfield Planning search shows the applications made for this property as:

1. House Holder application to get Planning Permission for single storey rear extension. Application no: 19/00413/HOU. Permission granted on 29 March 2019.
2. Lawful Development Certificate for the rear dormer with front roof lights. Application no: 24/00414/CEU. Certificate has been given on 21 March 2024.

Planning Policies.

While preparing the project and doing the plans we have considered the relevant sections of -The London Plan 2021. (H9, D6, D7, H10, T5, T6).

-Enfield Core Strategy 2010. (CP4, CP5).

-Enfield Development Management Document 2014. (DMD3, DMD5, DMD6, DMD8, DMD9, DMD45).

-Enfield 'HMO Standards For bedsit/ letting rooms and shared house accommodation (revised March 2021).

-Enfield 'Waste and Recycling Storage' Planning Guidance (2020).

The Proposal.

The proposal is for Change of use from dwelling house (Use Class C3) to a house in multiple occupation (Use Class C4).

As a family dwelling house, the property has 4 bedrooms with the capacity to accommodate 7 people. As HMO there will be five ensuite bedsits for occupation by at most 6 individuals with sheared kitchen facilities.

Floor areas of bedsits ed are as indicated on the plans, ranging from 9.55m² to 19.10m² (excluding shower rooms). Area of the shared kitchen is 19.25m². Areas of all rooms are well above the standards.

All residents will have access to the rear garden and front patio area.

Provision will be made for stands/racks to accommodate a total of 8 no. bicycles. All spaces will be in the rear garden as shown on the submitted plans.

Refuse and recycling bins will be 360 lt, hired from the Council and placed in the front garden in accordance of 'Waste and Recycling Storage Planning Guidance, (EN20/ V2)'.

Justification.

-Using the property as HMO will not harm the residential character of the road and there is no clustering of flat conversions or HMO on the road.

-By using the property as HMO, number of occupants will not increase and all tenants will be mature professional people. There will not be unacceptable level of noise and disturbance for occupiers and adjoining properties

-All rooms will provide high quality of accommodation and meets the internal floor space and amenity standards of LA. for HMO.

-Sound insulation and fire resistance between the rooms will be provided according to Building Regulations and Enfield HMO Standards.

-Refuse storage will be with the bins supplied by LA. like all other houses on the road.

-Car parking on the road is not controlled. Considering the number of occupiers, provision of cycle parking area in the rear garden and transport accessibility level of the location, we can conclude that converting the house to HMO will not increase to the demand of car parking space on the road.

Therefore, under the above information we expect Planning Officer to assess the case positively and grant Planning Permission for the change of use of the property from dwelling house to HMO.

M. Guran (The Agent)