

SUPPLEMENTARY PLANNING STATEMENT
19 FORDWYCH ROAD,
LONDON

1.0 Introduction

1.1 The following statement is made to support the planning application for the change of use of the above property to provide self-contained flats. The statement particularly addresses the query in relation to the existing HMO uses and whether they could be substandard and hence the proposed development would be an appropriate and positive change to the existing situation.

2.0 Planning Assessment

2.1 The current property currently has a HMO Licence for 10 occupiers as such the following assessment is based in this information.

2.3 The current property provides the following accommodation:

- 10 bedrooms, none have kitchen or ensuite facilities.
- 2 Kitchens, one on ground floor and one on second floor.
- 2 shower rooms.
- 3 wc's
- Only one room has a wash hand basin

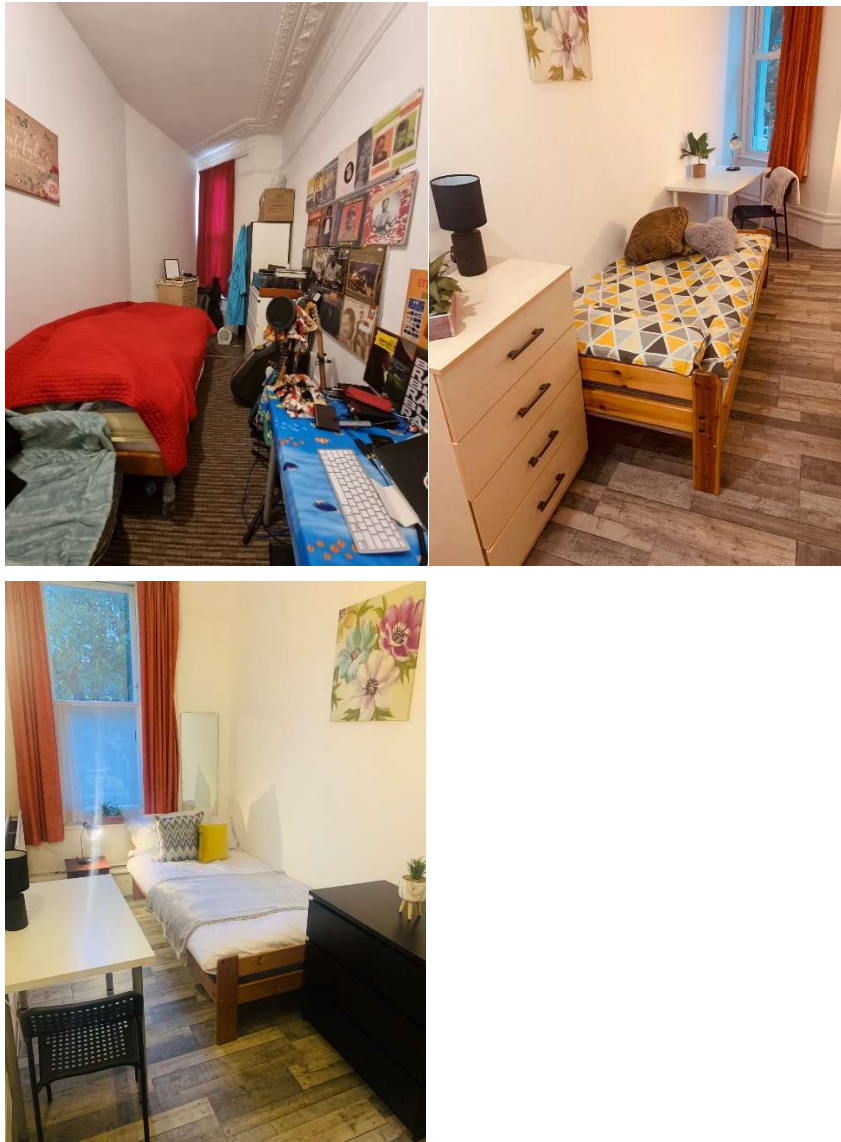
2.4 When considering whether the current accommodation is substandard it is considered to consider the development against the current HMO standards adopted by the Council and not just its physical appearance and condition.

2.5 The current Council standards are contained in “HMO Standards - For houses and flats with shared facilities (Section 254 Houses in Multiple Occupation), effective December 2020. In relation to a HMO accommodating 10 people the current standards require the following:

- Minimum floor area where kitchen (shared or exclusive use) is provided in a separate room. Single 9m² Double 11m²
- Kitchen facilities Shared kitchens Minimum floor area for shared use kitchens 6 - 10 persons (2-sets of kitchen facilities) 11m²
- Shared kitchen diners Minimum floor area for shared use kitchen diners 6 - 10 persons 15m²
- Five persons can share one full set of kitchen facilities. More than five persons will require an additional set of kitchen facilities - 2 sets 6 - 10 persons
- Personal hygiene facilities. Ratios of bathing, wash hand basin and WC facilities. Where there are 6 or more persons sharing facilities. At least one bathroom with a fixed bath/shower, wash hand basin and a WC (which may be situated in the bathroom). 6 - 10 persons Two full sets of facilities (bath/shower/WC/WHB)

2.6 Therefore comparing the existing facilities above to the current required standards the existing scheme would not meet these requirements. Whilst it appears that all bedrooms technically meet the space standards under current guidance. Bedrooms 1,2,4,5 and 6 are very narrow and do not appear spacious i.e. at best just over 2m wide and some below 2m wide. Therefore, these provide a cramped form of accommodation.

2.7 Daylight / sunlight and outlook from some of the rooms seems unsatisfactory. Windows are narrow in the rooms Bedrooms 1,2,4,5 and 6. The communal room also appears poorly lit and does not have satisfactory outlook. The photographs below show some of these bedrooms (Room 1, 2 and 6)



2.8 The kitchens also narrow and do not seem capable of providing adequate storage facilities. There are only 2 kitchens, one of which is very narrow and small and none on middle floor, insufficient space for at least 10 occupants. The kitchen area in the communal area is also fairly cramped. It is not considered that the kitchens would provide sufficient space for the storage and cooking facilities required by the HMO standards. The photographs below show the two kitchens, one of which is part of the communal room.



2.9 There are only 2 shower rooms which is considered insufficient for the number of occupants, there are no bathrooms with a bath. There is no shower/ bathroom on the ground floor for occupants at this level. The shower are narrow and cramped.

2.10 There only 3 wcs which is considered insufficient for 10 occupants and there is no such facility on the top floor. The photographs below show the shower rooms and wc's/



2.11 There seems to be only one room with a WHB.

2.12 No secure cycle storage. The photograph shows the amenity space area with no cycle storage.



3.0 Conclusion

3.1 Based on the above assessment it is considered that the current HMO accommodation does not provide a satisfactory residential living environment and would not meet current HMO standards. As such it is considered that the proposal for 3 high quality self-contained flats would provide a benefit and appropriate residential accommodation.