**86 FORTUNE GREEN ROAD, LONDON NW6 1DS**

**CONVERSION AND CHANGE OF USE FROM C3 RESIDENTIAL TO C4 HMO**

**PLANNING STATEMENT**

**REF: LONDON BOROUGH OF CAMDEN – MINIMUM HMO & HOSTEL STANDARDS. Housing Act 2004**

**Ref: Drawing no. 475/FP1 D Ground, First Floor & Second Floor Plans.**

1. **Space standards**

All room sizes are marked on the drawing indicating the as built layout. All rooms exceed the required space standards.

1. **Personal Washing Facilities**

The house is divided into 5 separate occupancies and provided with a readily accessible shower room with adequate space for drying and changing. All shower rooms comply with Building regulations in respect of mechanical ventilation, heating and lighting.

1. **Sanitary Conveniences**

All water closets are located in each separate shower room together with a wash hand basin.

1. **Facilities for the storage, preparation and cooking of food and for the disposal of waste water**

Each household has its own kitchen and complies with the facilities listed in the Adopted Standards for HMO’s.

1. **Heating**

The house has a communal central heating system with the boiler room located on the ground floor off the entrance lobby. There are thermostatic valves to all the radiators in all living and sleeping areas.

1. **Power Sockets**

There are a minimum of 4 power sockets suitably located in each Studio in addition to kitchen area.

1. **Security**

All windows are double glazed with key opening security locks. All exterior opening doors will also have security locking mechanisms.

All bedsit and flat opening doors have auto-deadlocking night latch for security and means of escape.

1. **Provision of means of escape in case of fire in houses of multiple occupation**

A specialist consultant has designed the installation of the automatic fire detection system and emergency lighting in accordance with BS 5839 Part 1. & BS 5266 Part 1.

The legend on the drawing indicates the location of: Fire alarm panel, heat sounder base, manual call point, optical sounder base and emergency light fittings.

Partitions between flats and protected corridors are fire resistant.

All bedsit and flat opening doors are fire resistant with access to a protected corridor and or staircase to the main entrance.

1. **Management of houses in multiple occupation**

Management will comply with the requirements of The management of Hoses in Multiple Occupation [England] Regulations 2006.

1. **Planning Permission/Building Regulations**

Building regulations have been complied with and inspections made by an Approved Inspector Agency who will provide a Certificate of Completion following compliance and completion.

1. **Other Management Issues**

Furniture and furnishings comply with fire safety regulations. Gas Safety Certificates by Gas Safe approved contractor.

In conclusion the conversion of this property into an HMO complies with all known regulations. The exterior of the property remains unchanged with no extensions.

Martin Beaton RIBA

14/10/2017