



DESIGN & ACCESS STATEMENT FOR THE PROJECT CAMBORNE AVENUE, ROMFORD PLANNING APPLICATION, OCTOBER 2024



Project

Name Camborne Terrace

Number 4

Client

Name Mr John Platt

Prepared by

Name Sam Ledger

Position Director at True Blue Architecture Ltd

Approved on behalf of True Blue Architecture Ltd

Name Mike Owens

Position Director at True Blue Architecture Ltd

Submission

Date October 2024

Disclaimer

This report is made on behalf of True Blue Architecture Ltd. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence). True Blue Architecture also stresses that various sections of this report rely on data supplied or drawn from third party sources. True Blue Architecture Ltd accepts no liability for loss or damage suffered by the client or third party as a result of errors or inaccuracies in such third party data.

EXECUTIVE SUMMARY

Site

The application site is 4 Camborne Terrace, Romford. The site is located within the London borough of Havering under an Article 4 Direction, but the property is not listed. As highlighted on the map on page 8 of this report the site isn't affected by any other local planning policies contained within the Adopted Local Plan. All relevant Local and National planning policies have been fully considered as part of the proposed designs.

The house is a 3 storey mid-terrace property of a brick masonry construction, and is of no significant architectural merit.

The proposed development

The proposal seeks a change of use from Residential C3 to HMO C4. No significant external changes will be made as part of the proposed works.

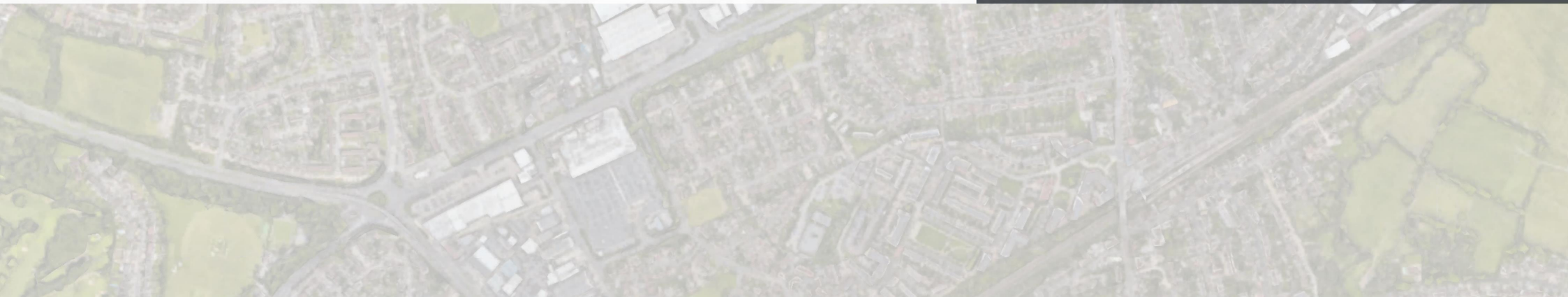
The Design

The design principles across the scheme have been established using the key policies found within the adopted local plan and from other similar planning applications found within the local area, and are explained in greater detail within the following report.



SECTION 1

SITE INFORMATION



SITE INFORMATION > LOCATION

The site is located within the town of Romford, towards the West end of Camborne Terrace.

The application site is located on the South side of Camborne Terrace and is accessed via a low lying street made up of moderately sized terraced houses of a similar style.

To the East and West of the site are two adjoining 2.5 storey residential terraced properties, both of which are residential properties. To the North is Camborne Terrace and some other residential units. The South boundary at the end of the rear garden, backs onto a car park and a number of warehouses/ industrial units.

The site is located within an Article 4 direction (Direction 2).

The street has been subject to a number of similar residential conversions, including the properties at 2 Camborne Terrace, 9 Camborne Terrace and 111 Camborne Avenue.

The plot has no significant trees or mature planting on it which will be affected by the proposed development.

The internal area of the property is approximately 173sqm.



Ordnance survey plan

Site boundary 
Existing House 
Access 



Existing site plan

Site boundary 
Existing House 
Access 

SITE INFORMATION > PHOTOGRAPHS



Key Map



1. Image depicting view West down Camborne Avenue



2. Image depicting view East up Camborne Avenue



3. Image depicting the front elevation of the property



4. Image depicting view North up Leyburn Road



5. Ariel View of the rear elevation of the property

SITE INFORMATION > CONSTRAINTS MAP



SITE CONSTRAINTS

- The property falls within London Borough of Havering and Article 4 Area

Legend

-  Site (173 sqm)
-  Existing Dwelling
-  Camborne Terrace
-  Access



 Site Location

SITE INFORMATION > PLANNING POLICY

LONDON BOROUGH OF HAVERING KEY POLICIES

POLICY & GUIDANCE

Planning Policies & Local Guidance

National Planning Policy Framework (NPPF)

Havering Local Plan

Relevant Policies and Objectives:

Principle of Development

Policy 8 of the Havering Local Plan, states that:

“The Council recognises that Houses in Multiple Occupation (HMOs) can make a valuable contribution to the private rented sector by catering for the housing needs of specific groups. This needs to be balanced with the potential harm that can arise from such development if they are not subject to control.

The Council will support applications for HMOs where it can be demonstrated that:

- i. The overall size of the original property to be converted is not less than 120 square metres;
- ii. The proposal does not result in more than 10% of properties in one street becoming HMOs (including existing lawful HMOs) or more than two adjacent properties becoming HMOs, thereby undermining the principle of mixed communities;
- iii. The proposal does not have an adverse impact on the surrounding area and will not be likely to give rise to significantly greater levels of noise and disturbance to occupiers of nearby residential properties than would a single family dwelling of equivalent size;

iv. The proposal meets Havering's parking requirements and will not have an unacceptable impact on parking conditions and traffic congestion in the area;

v. Adequate, secure and well screened refuse storage is provided within the curtilage of the site and is accessible by all residents;

vi. The property contains communal space, including either a dining or living area, large enough for all the dwelling's occupants to use simultaneously; and

vii. The proposal meets the requirements of the East London HMO guidance.

Relevant Policies

Policy 8 - Houses in Multiple Occupation - Havering Local Plan 2016-2031
East London HMO Guidance
SPD09 - Residential Design SPD

OTHER

LONDON PLAN -6.13 - Parking
LONDON PLAN -6.9 - Cycling
LONDON PLAN - 7.1 - Building London's neighbourhoods and communities
LONDON PLAN - 7.2 - An inclusive environment
LONDON PLAN - 7.3 - Designing out crime
LONDON PLAN - 7.4 - Local character

NPPF - National Planning Policy Framework

SITE INFORMATION > PLANNING APPLICATIONS > 111 CAMBORNE AVENUE

Application REF P0161.18

Permission: Approved

Development:

The application is for the change of use from a 2 storey residential house (C3) to a 5 bedroom HMO (C4).

As stated within the delegated officers report the change of use to an HMO would not be out of character with the locality and would not be likely to give rise to unacceptable levels of noise and disturbance to residential occupiers nearby.

'Officers have noted that the level of occupancy of up to five persons is comparable to that of a single family dwelling. Given the size of the house, this is unlikely to give rise to a significantly greater potential for additional harm.'

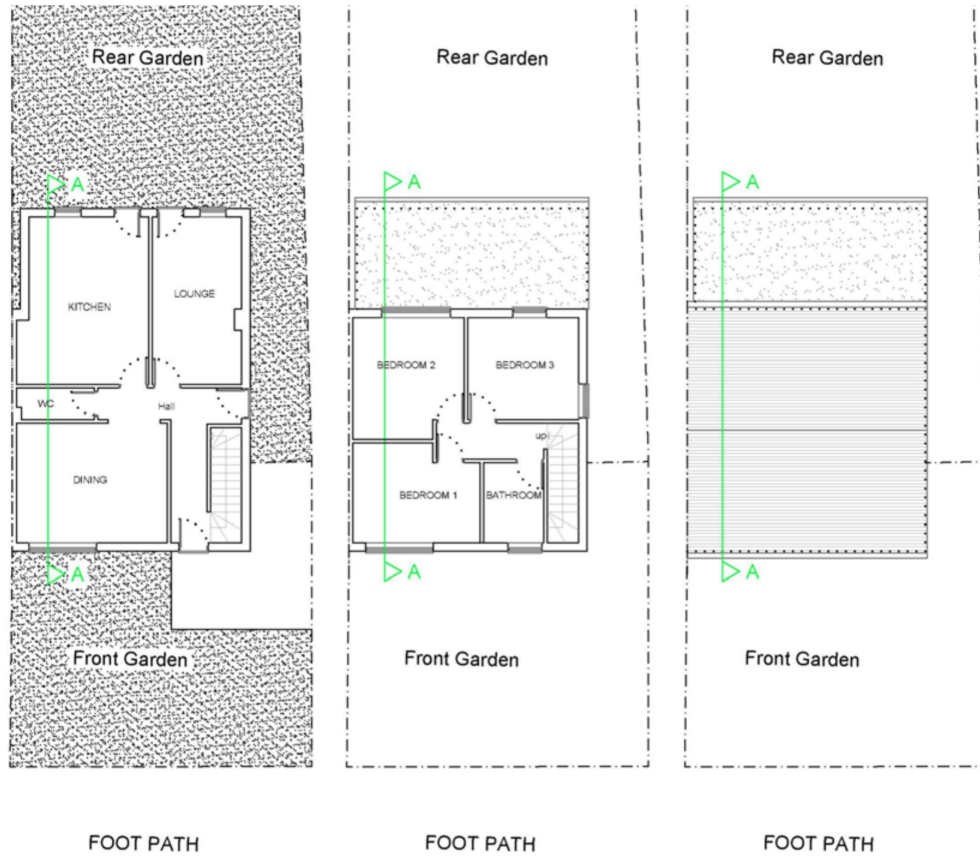
This application establishes that a Residential C3 to a 5 person HMO C4 conversion, has been deemed acceptable within the local context of the site.



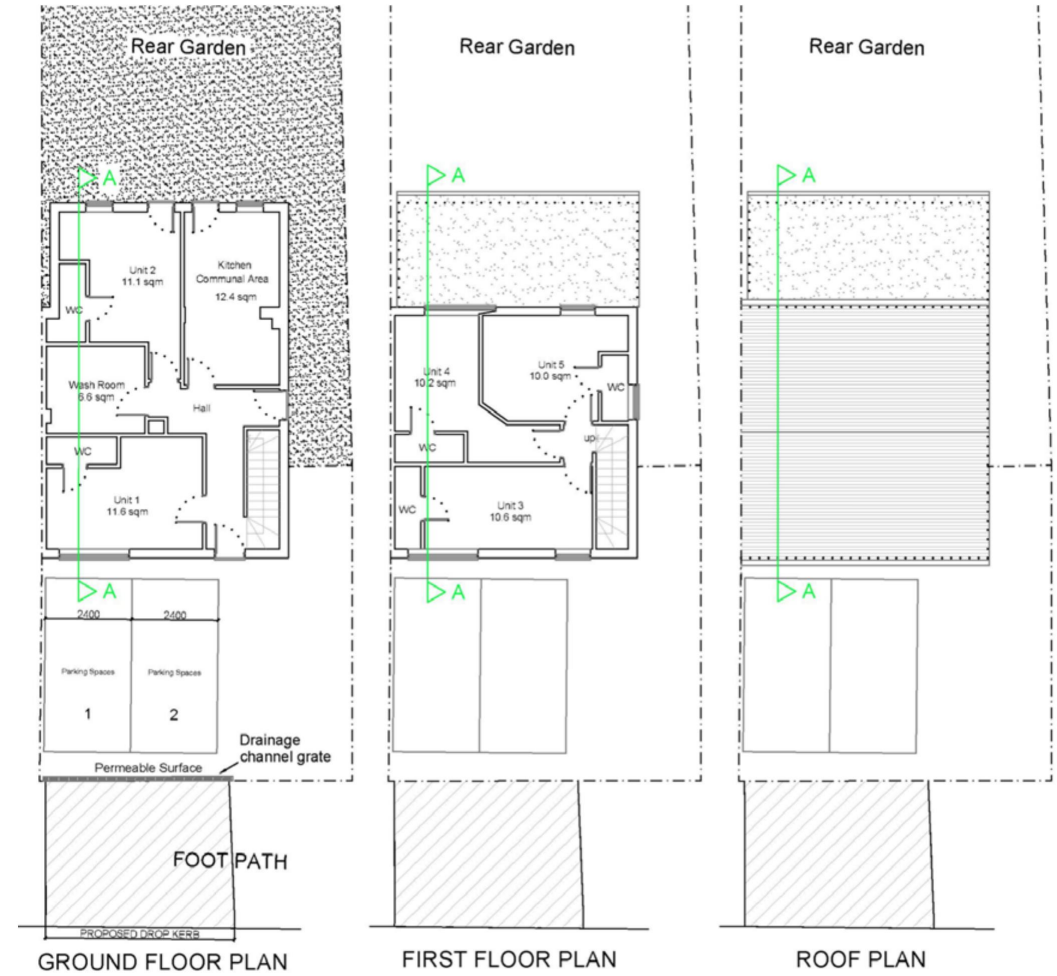
Location Plan



Photograph of Existing Front Elevation



Existing Floor Plans



Proposed Floor Plans

SITE INFORMATION > PLANNING APPLICATIONS > 1 ETHELBURGA ROAD

Application REF P0117.19

Permission: Approved

Development:

The application is for the change of use from a Care Home to a 9 bedroom HMO.

Whilst it was reasoned that the associated levels of movement to and from the site, general noise associated with the functioning of the HMO could have had potential for disturbance greater than that of a typical family dwelling, the inspector held the view that the number of residents (if restricted by condition) would not be dissimilar to the lawful use of the premises as a care home.

This application was not required to meet the minimum car parking standards for the area, as the property is within walking distance of bus stops and local amenities.

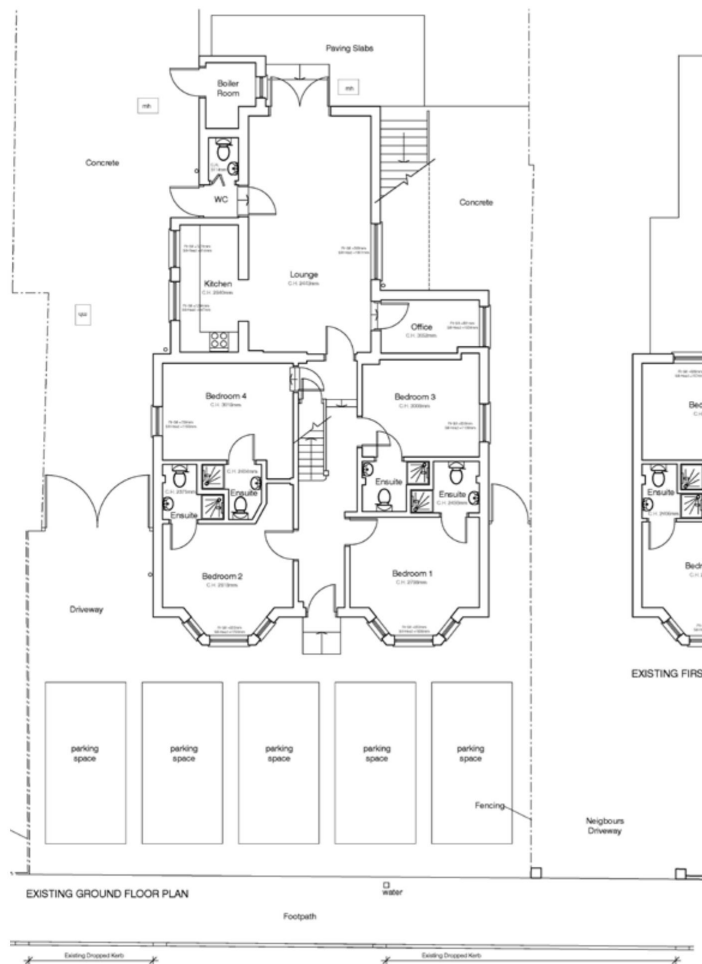
The site is also deemed to be in a sustainable location with easy access to Harold Wood station and other local services and amenities.



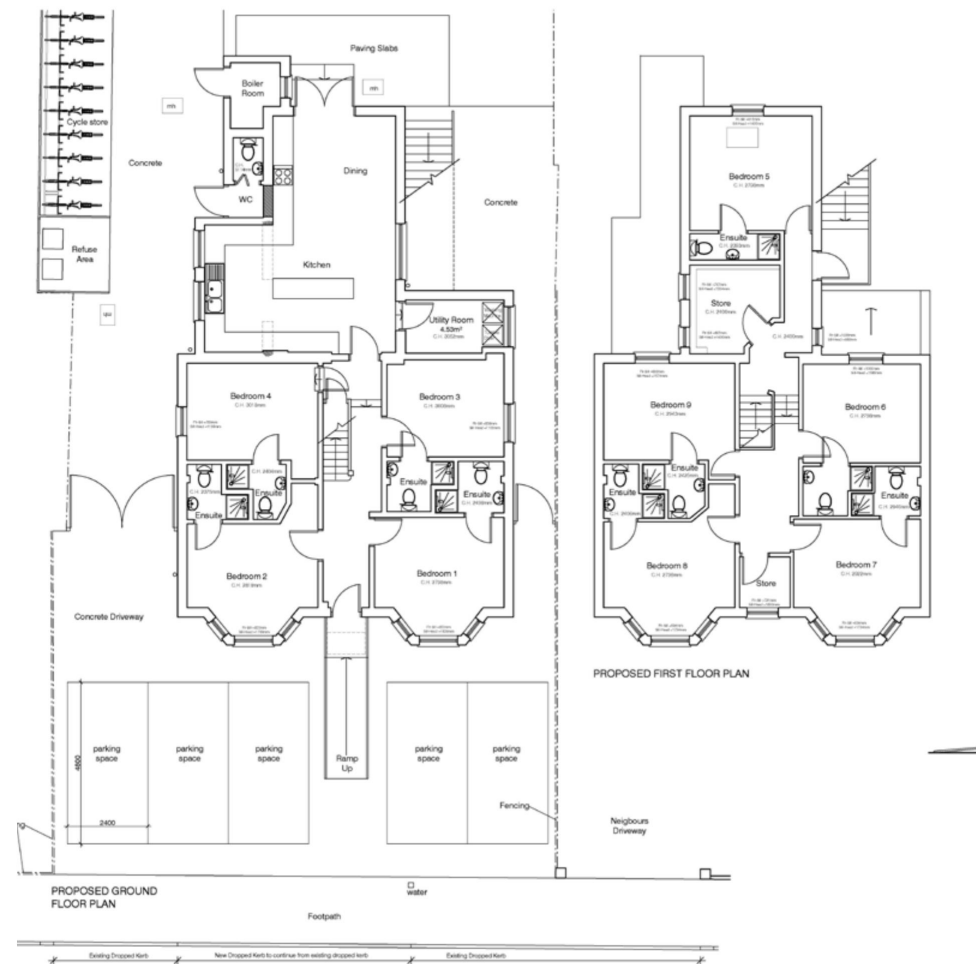
Location Plan



Photograph of Existing Front Elevation



Existing Floor Plans



Proposed Floor Plans

SITE INFORMATION > PLANNING APPLICATIONS > 325 HILLDENE AVENUE

Application REF P0416.23

Permission: Approved

Development:

The application is for the change of use from a 5 bedroom HMO to a 6 bedroom HMO.

Firstly this application highlights that a previous conversion from C3 Residential to 5 Bedroom C4 HMO, was recently granted at appeal, as it was deemed that such a development would not have any detrimental effect on the neighbours amenity.

Furthermore, the application establishes that an HMO with 6 occupants has been deemed acceptable within the close context of the proposed site, despite the property being below the minimum space standards outlined in Policy 8 of the Local Plan.

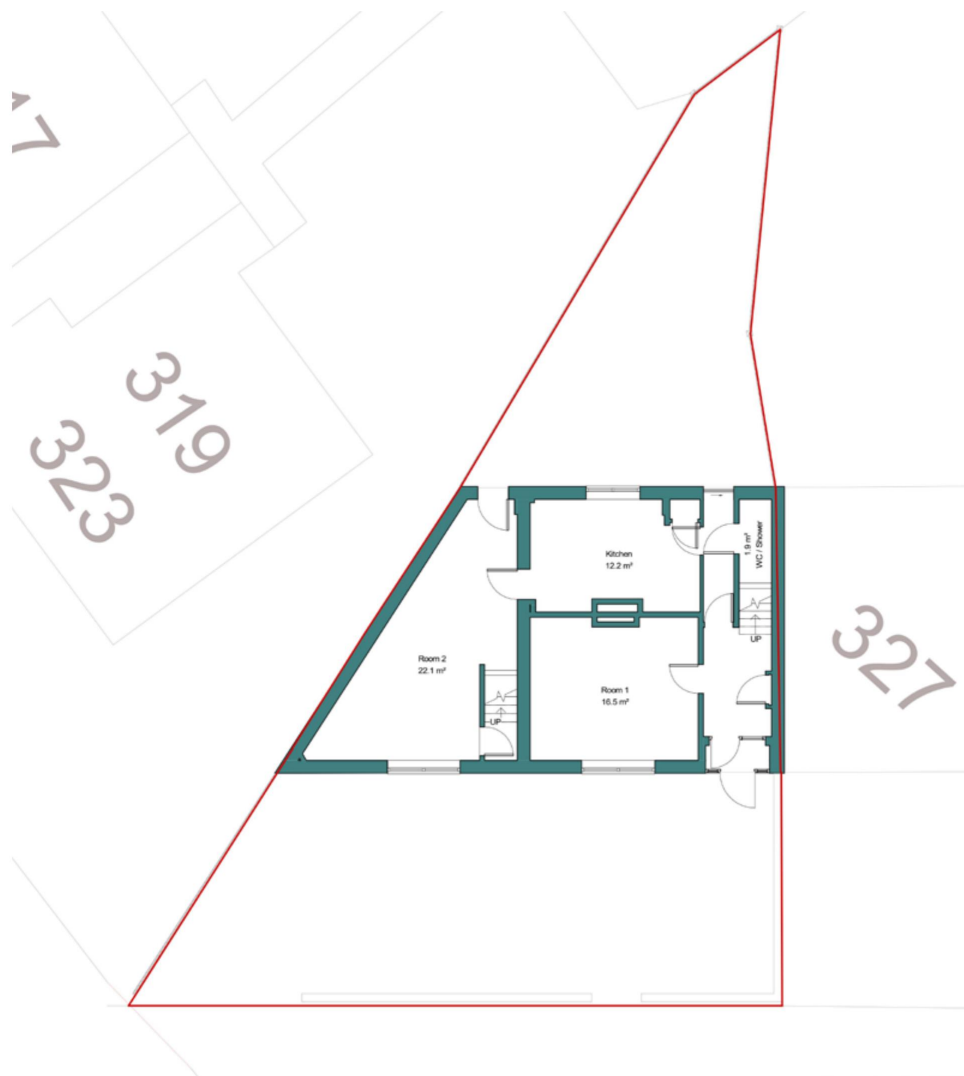
This application was not required to meet the minimum car parking standards for the area, as the property is within walking distance of bus stops and local amenities.



Location Plan

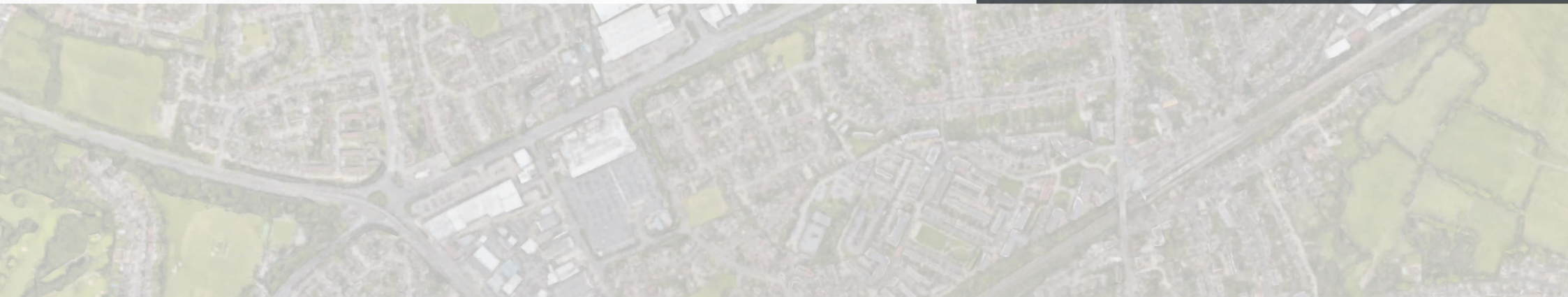


Photograph of Existing Front Elevation



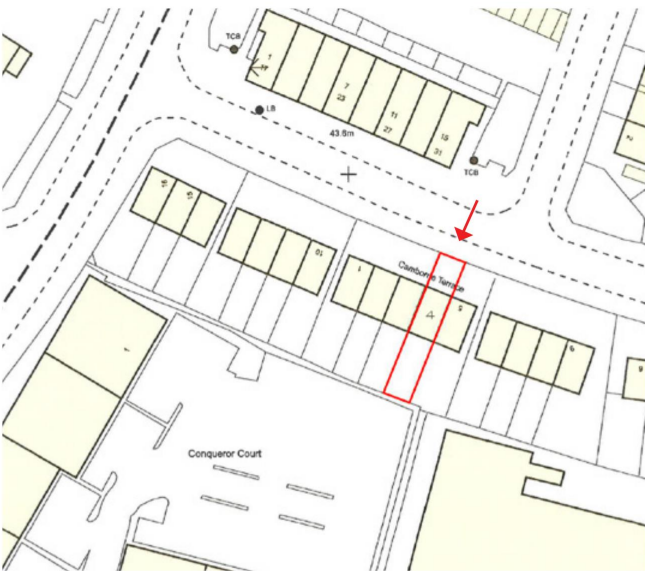


SECTION 2 SITE CONTEXT



SITE INFORMATION > LOCATION

4 Camborne Terrace



Ordnance survey plan

Site boundary 
Existing House 
Access 



Existing site plan

Site boundary 
Existing House 
Access 

SITE INFORMATION > SITE PHOTOGRAPHS

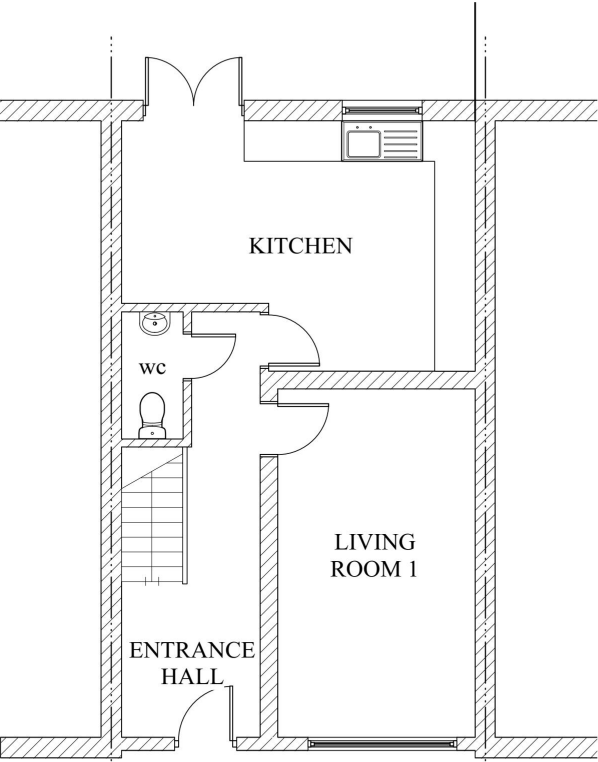


Front Elevation (showing the primary access to the property)

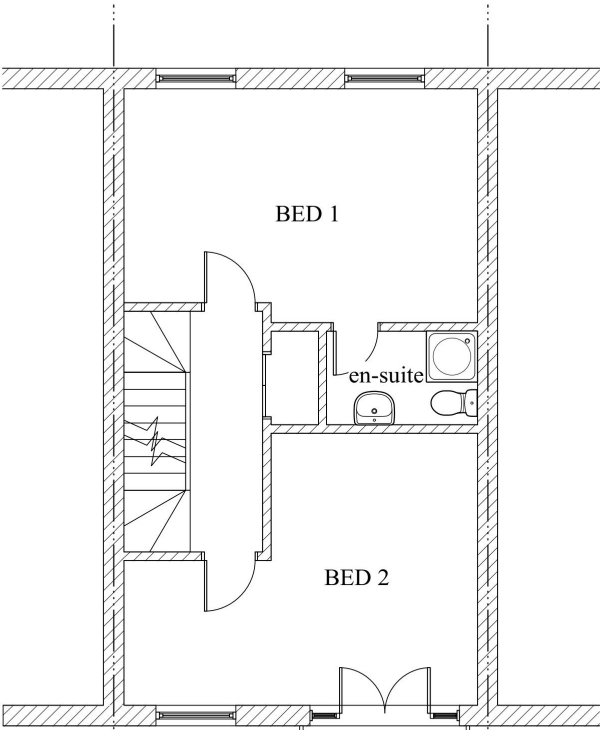


Aerial Photograph Showing Rear Elevation

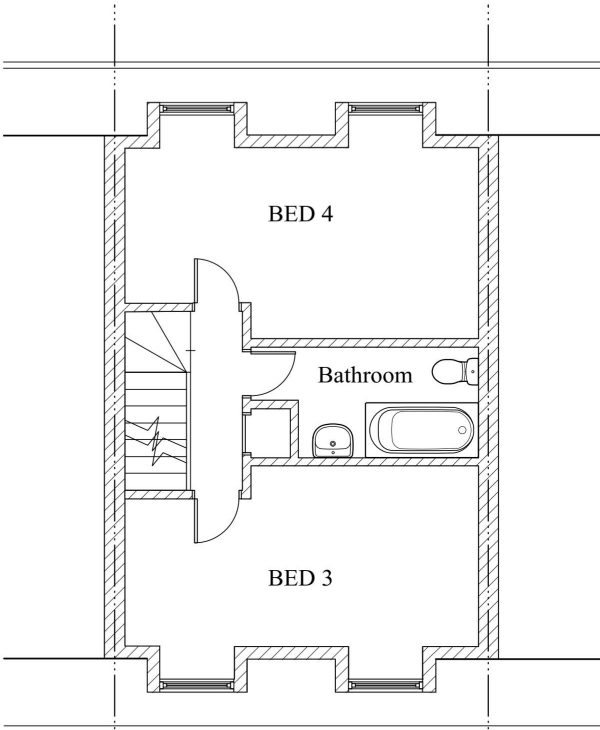
SITE INFORMATION > EXISTING PLANS



EXISTING GRND FLOOR PLAN



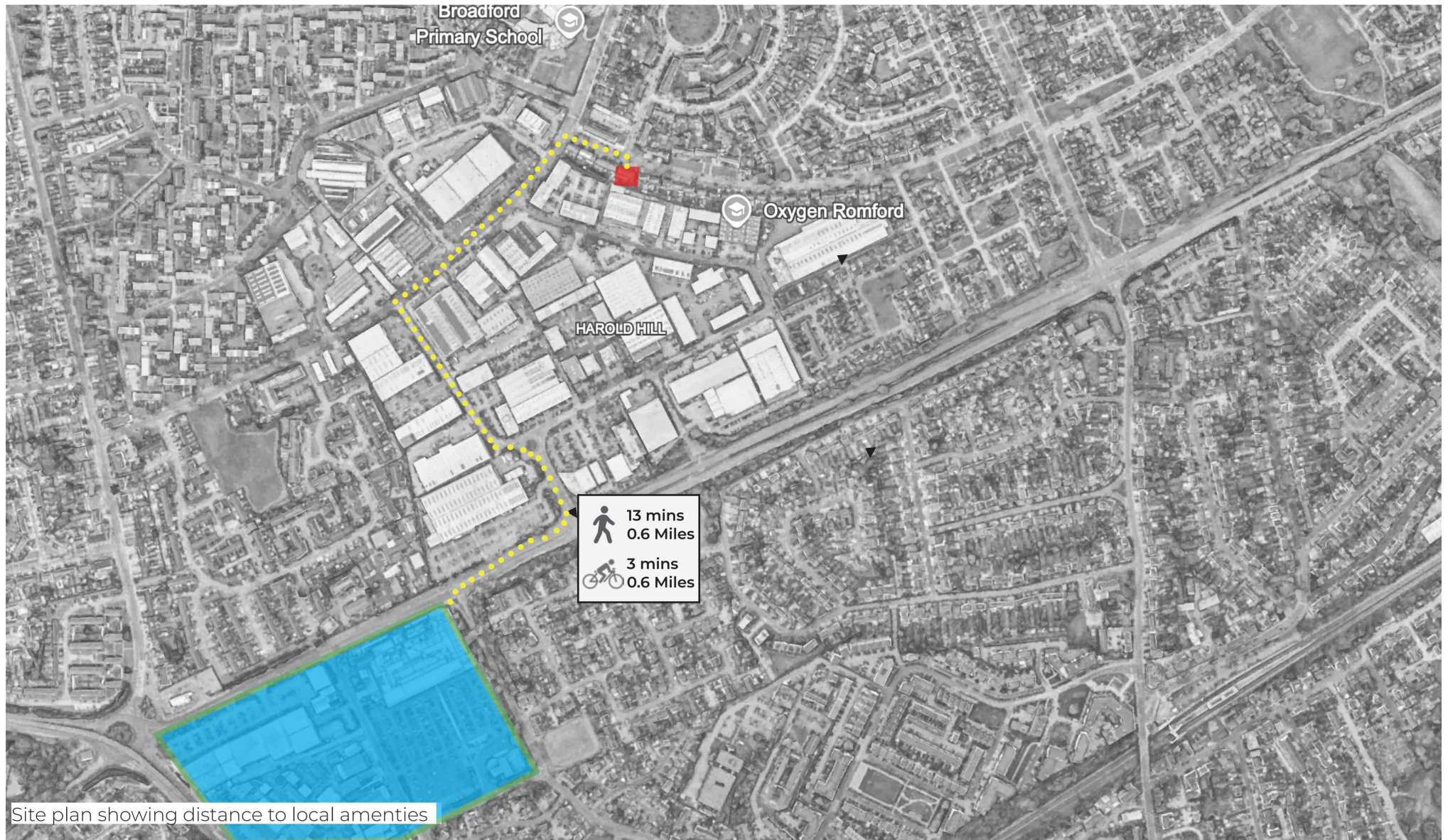
EXISTING 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN

Existing Floor Plans

SITE INFORMATION > LOCAL AMENITY > SHOPS & RESTAURANTS



SITE INFORMATION > CONTEXT PHOTOGRAPHS > SHOPS & RESTAURANTS

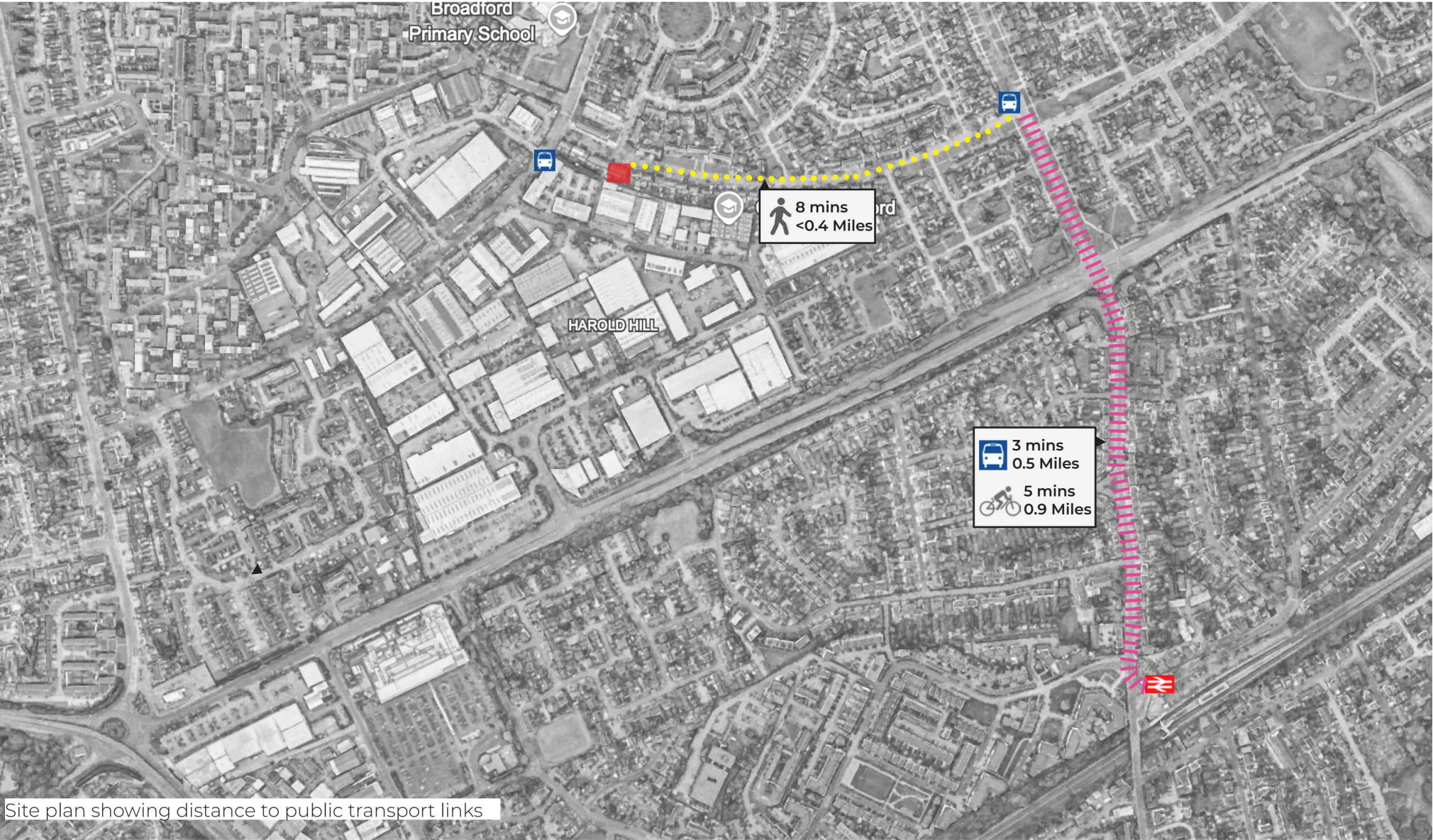


View of local amenities



View of local amenities

SITE INFORMATION > LOCAL AMENITY > PUBLIC TRANSPORT



SITE INFORMATION > CONTEXT PHOTOGRAPHS > PUBLIC TRANSPORT



Bus Stop - 8 mins from site



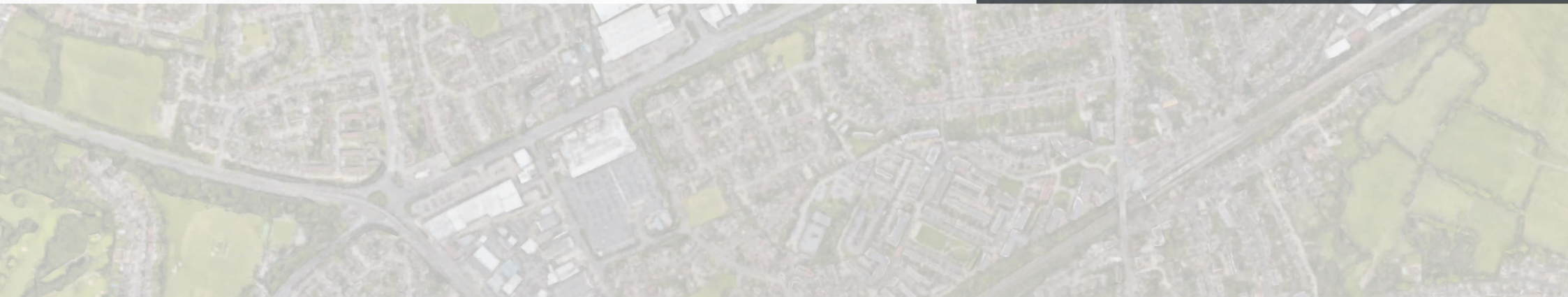
Bus Stop - 2 mins from site



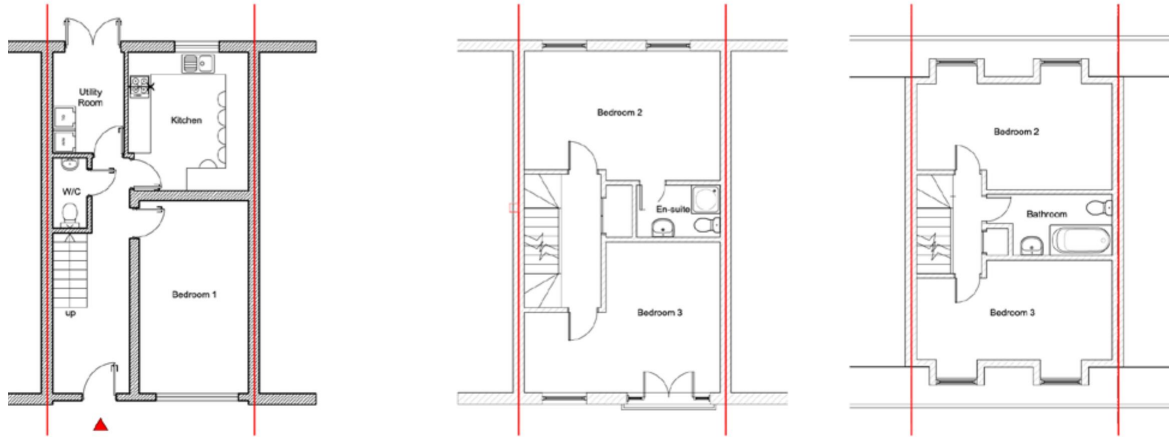
Harold Wood Station - 11 mins from site



SECTION 4 DESIGN PROPOSAL



4 CAMBORNE TERRACE > FLOOR PLANS



Proposed Floor Plans

The Design Proposal

The proposal seeks a retrospective change of use from 4 bedroom residential (C3) property to a 5 bed HMO (C4). The conversion will not lead to any major internal or external changes to the property or the site as part of the works.

The primary planning policies related to the design relate to parking provision and the potential for noise impact on neighbours, and have been established from a number of existing approved planning applications within the local area. Within the following section of this report you will see an outline of the parameters used in order to present sufficient evidence that the existing proposal is one that best suits the pre-existing principle of development within the close context of the site.

Proposed Size

The property is an expansive mid terrace property, which benefits from some external space to both the front and rear of the main house, currently used for car parking and a rear garden. The property currently has 5 bedrooms, all of a minimum 14.2sqm, as well as a communal kitchen/ dining area of 12sqm.

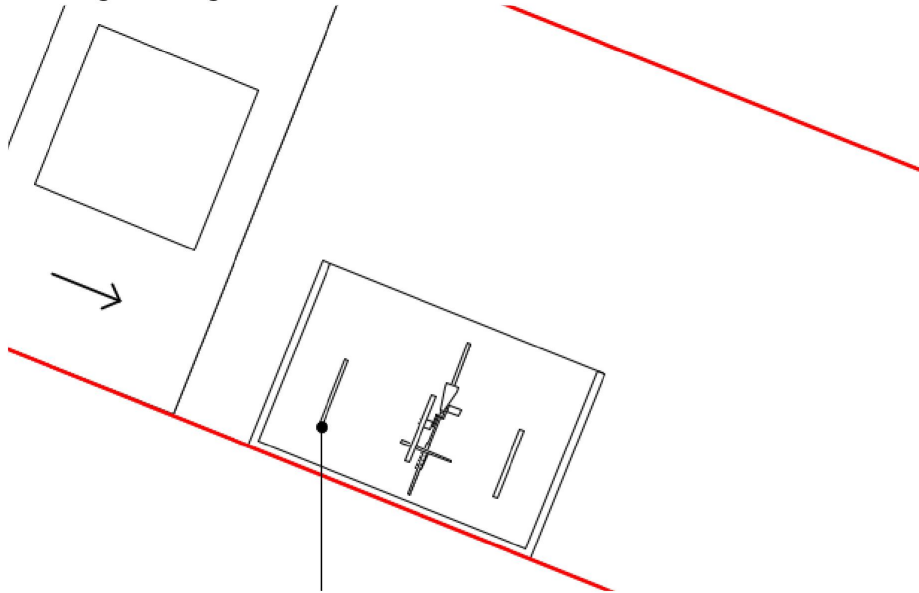
The property has a bathroom, a shower room, and 1 separate W/C at ground floor level.

The property also has 2 existing car parking spaces, and 6 no. cycle spaces.

4 CAMBORNE TERRACE > PARKING AND AMENITY



Existing Parking Area



Proposed Cycle Storage Plan

Parking Provision

As highlighted within the consultee responses from the local Highways Department on the majority of recent applications within the area, the applicant will be seeking a reduction in amount of parking spaces required, as stated in the London Borough of Havering Guidance for Parking. As shown on the maps of pages 20-22, the site is within walking distance to all types of local amenity and public transport provision. Therefore the applicant would like to work towards a maximum of 2 parking spaces.

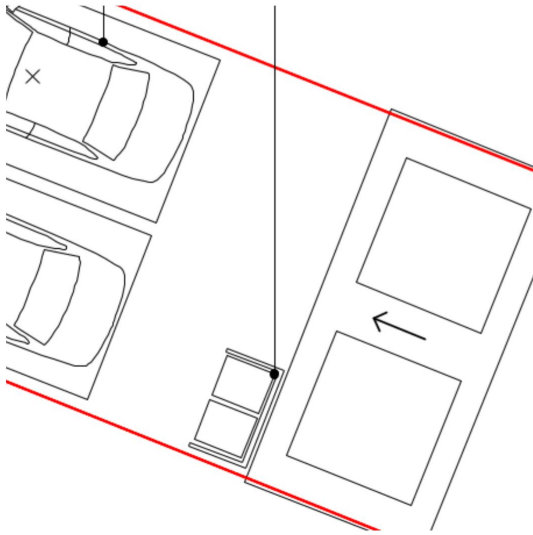
Cycle Parking

In accordance with the Highways Departments' advice on other applications of the same nature, a minimum of 6no. cycle parking spaces will be provided, allowing for 1 space per room minimum and 1 guest space, to promote a car free development. The layout has been shown on the plan opposite.

Access

There are no new access requirements proposed as part of this application.

4 CAMBORNE TERRACE > REFUSE STORAGE



Proposed Refuse Storage Plan



Image of proposed Refuse Storage

Refuse Storage

As shown opposite a covered refuse store will be provided on the front driveway of the property.

The store is only a short distance from the main road ensuring that refuse collection will not be an issue.

Sustainability Strategy

Uplift to existing insulation measures will be proposed if deemed to be required to improve the buildings EPC rating.

All lights will be changed to LED low energy light bulbs.

Amenity Strategy

A sizable kitchen/ dining area has already been proposed to provide sufficient amenity for the tenants, as well as external amenity space in the rear garden of the property, and large bedrooms all over 14sqm.

4 CAMBORNE TERRACE > CONCLUSION



Conclusion

In principle, the conversion of a dwelling house into an HMO is acceptable in the Borough, subject to meeting the criteria set out in Policy 8 of the Adopted Local Plan.

Policy 8 requires the following:

i. Properties must be a minimum of 120sqm to be acceptable for conversion, and in this instance, the property has a gross internal floor area of approximately 136 square metres.

ii. The proposal does not result in more than 10% of properties in one street becoming HMOs or more than two adjacent properties becoming HMOs. In this instance neither neighbour is registered as an HMO or has obtained planning permission to be converted into an HMO, although No.2 is registered as a 3 bedroom HMO and No.9 is registered as a 5 bedroom HMO. In addition it is not believed that there will be more than 10% of properties converted to HMO's along Camborne Avenue, as only 4 properties are currently licensed.

iii. The proposal does not have an adverse impact on the surrounding area any more than would an ordinary single family dwelling.

Important to note:

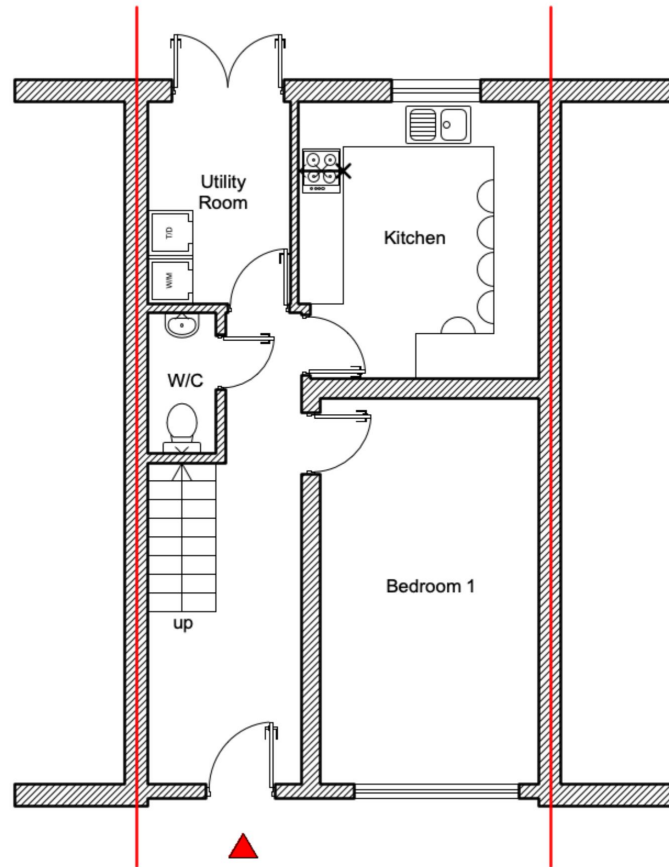
No objections were raised by neighbours during the consultation period on the previous application, and no noise complaints have been made whilst the property has been in use as an HMO.

The application for a 5 bed HMO at No.111 Camborne Avenue was approved in 2018, where it was deemed that 5 occupants wouldn't expose neighbouring residents to a greater level of noise than that associated with a standard family home.

It was also noted that the planning officers deemed the level of occupancy of a 5 bed HMO, is comparable to that of a single family dwelling.

iv. The proposal meets Havering's parking requirements and will not have an unacceptable impact on parking conditions and traffic congestion in the area.

4 CAMBORNE TERRACE > CONCLUSION



Proposed Ground Floor Plan

Although the site does not meet the minimum parking standards for a development of this type, there is space for two vehicles on hardstanding to the front of the site, as well as 6no. proposed cycle spaces in the rear garden of the property. The Highway Authority had no objection to the previous application, as two parking spaces were deemed adequate given that the site is close to Harold Wood station, and a number of other local amenities as highlighted on pages 20-22. It is considered that there is no substantive evidence to indicate that the use of the property as a HMO for five occupants creates any highway or parking issues and two off street car parking spaces were deemed to be acceptable.

Planning application P0117.19 – Conversion to 9 bedroom HMO – Approved with conditions, despite a shortfall of 1 parking space.

Planning application P0416.23 – Conversion to 6 bedroom HMO – Approved with conditions, despite a shortfall of 1 parking space.

v. Adequate, secure and well screened refuse storage is provided within the curtilage of the site and is accessible by all residents. As highlighted on page 27 a new refuse store has been proposed on the front driveway of the property.

vi. The property contains communal space, including either a dining or living area, large enough for all the dwelling's occupants to use simultaneously. A kitchen diner has been provided, with breakfast bar seating for all 5 occupants. In addition all bedrooms are 14sqm or more, which is well above the national space standards for HMO's

vii. The proposal meets the requirements of the East London HMO guidance.

It is therefore considered that the alterations to the property at 4 Camborne Terrace will be a positive contribution to the general character of the neighbourhood and have no adverse effects on the amenity of any of the adjacent properties.

