736 Uxbridge Road Design Access Statement June 2015

Introduction

The application is resubmission of refused planning application in in July 2014 (application ref: 18920/APP/2014/1747). The appeal goes on to say that any subsequent application will need to demonstrate that these rooms are well lit. Consequently, application provides evidence this daylight assessment assesses the level of daylight within the rooms and determines whether the rooms will be adequately day lit. The assessment has been carried out in accordance with The Building Research Establishment (BRE) report.

Please see enclosed separate document enclosed within this planning application.

Site and Surroundings

Two storey commercial building located on Uxbridge Road. The building currently accommodates commercial retail units on the ground floor, with residential units on the first floor. The building block on Uxbridge road has many other residential flat units which currently are occupied on the first floor. The general character of the area consists of parade of shops and offices/ residential units. To the front of the building there is large pay and display carpark which accommodates many vehicles. To the rear of the building there is access road which accommodates 5 cars and side refuse storage bins.

The proposal

Planning permission is sough for proposed HMO for 10 habitable rooms on the first floor of a commercial property which is located on Uxbridge Road. Each habitable room would accommodate a toilet and a shower room. The main floor would be served with large kitchen and a large communal area. The first floor was previously occupied as an office for the down stairs shops.
According to Hillingdon council's guidelines on HMO's for internal floor area this varies in terms of number of people to be occupied. Each proposed habitable room would accommodate one person and this would have floor area of over 18m3 – 23m3. Our proposal would provide more than what is required by the HMO guideline standards which states 10m3 for one occupant. These rooms would be to provide living and sleeping floor space. The size excludes kitchens bathrooms, WC, landings and other areas.
According to the councils HMO guideline the council's seeks to avoid an over – concentration of HMO and other conversions in road which are predominately residential in character. In our proposal the conversion is a mixed use scheme which mirrors what currently exists in other part of the building.

Transport , Bins Cycling

The site is located within P-tal rating 3. The proposal would not provide any of street car parking. However we believe that parking provision for the HMO scheme would not be required on the grounds that the HMO would relate to single person per room. These individual's would not be family orientated with children or a partner. Therefore the scheme does not require any of street parking provision. There is an existing pay and display carpark to the front of the building which could provide parking facilities if

necessary. There is also excellent number of bus routes from outside of the proposed residential accommodation which is only 100m away from the proposal. The bus stations are Belmore Parde which heads towards Uxbridge, Southall and Yeading bus no 90, 427, and 697. These buses have regular stops from the stations. As part of this proposal we include Transport plan to demonstrate the need for no off –street parking as part of our proposal we believe there is good existing transport in the area which would cater for the development.

In terms of cycling provision 8 cycles spaces with secure parking arrangements with front metal gates, as advised by the transport officer. We would also provide easy access for refuse bins collection to the front for easy access serving.

In the inspectors appeal statement he suggested that site is well served with no parking issues demonstrated within the existing surroundings.

Internal layout

The proposed layout for the scheme would be well insulated with sufficient space within the existing building. The proposal would not include any extensions to the building. The only alterations for the development would be internal. Private useable amenity space would be used on the third floor of the premises.

Policy Comply
The proposal complies with councils HMO guidelines which requires

- Satisfactory condition
-have adequate means of escape in case of fire
- are safe to live in
- have sufficient bathrooms
- have sufficient kitchens
- have sufficient space and are not overcrowded

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