

DESIGN & ACCESS STATEMENT

For proposed HMO, at
102 Cowley Mill Road, London
Uxbridge UB8 2QB

Prepared by Milan Babic Architects

1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the proposed change of use of the existing HMO to a Sui Generis HMO. The proposal has been developed with regard to relevant planning policies at national, regional, and local levels, including the National Planning Policy Framework (NPPF), the London Plan, and the London Borough's Local Plan, particularly Policy DMH5 on Houses in Multiple Occupation.

2.0 EXISTING BUILDING AND CURRENT USE

The building is a semi-detached house located at 102 Cowley Mill Road, currently operating as a House in Multiple Occupation (Use Class C4), with a registered license as shown in the council records. The building is two storeys high, with a loft space also used for accommodation.

The property currently contains six lettable rooms, all provided with en-suite bathrooms, as well as one office room with a dedicated bathroom at first floor. As shown on the submitted plans, all rooms exceed the minimum standards in terms of usable area in accordance with all relevant HMO council requirements, and benefit from ample windows and outlook. On the ground floor, there is a spacious kitchen, generously sized and fully equipped to meet all HMO standards. There is also a detached structure in the rear garden, currently used as a communal lounge for the residents.

The property is in good condition and benefits from a large, well-maintained garden, as shown in the photographs below.



Front Elevation 102 Cowley Mill Road



Side pedestrian access 102 Cowley Mill Road



Rear Elevation 102 Cowley Mill Road



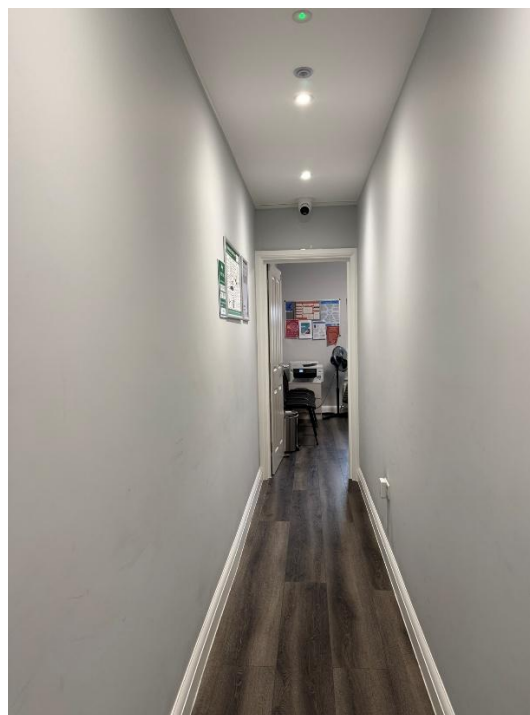
Garden construction for common lounge use.



Ground Floor kitchen facility facing the rear garden.



Ground floor entrance corridor looking towards main stair.



First-floor corridor looking towards the office room

3.0 PROPOSED DEVELOPMENT

The applicants, who own the property, seek planning permission for the change of use from a Class C4 House in Multiple Occupation to a Sui Generis HMO. The proposal is specifically to provide one additional bedroom by converting the existing first-floor office space into an additional lettable room. As indicated on the submitted plans, the proposed room will have a floor area of **11 sqm** and will be served by an en-suite bathroom.

It should be noted that the conversion of the existing office into a bedroom constitutes the only proposed change to the use of the property. The external appearance will remain unchanged, with no alterations to the building envelope or massing.

4.0 PLANNING POLICY CONTEXT

The proposal has been developed in accordance with the relevant planning policy framework at national, regional, and local levels. At the national level, the National Planning Policy Framework (NPPF) promotes sustainable development and supports the efficient use of land for housing. At the regional level, the London Plan provides guidance on housing quality, accessibility, and flood risk management, ensuring that residential development contributes positively to the local environment and community.

At the local level, the proposal responds to the London Borough's Local Plan policies. In particular, Policy DMH5: Houses in Multiple Occupation (HMOs) and Student Accommodation sets out that large HMOs should demonstrate good accessibility to local amenities and public transport, provide satisfactory living conditions in line with Accessible Homes standards, and avoid any adverse impact on the amenity of neighbouring properties or the character of the area. The existing building already operates as a HMO, and the proposed change of use to a Sui

Generis HMO does not increase flood risk, alter the building footprint, or negatively affect neighbouring amenity, thus aligning with the objectives of these policies.

Overall, the proposal is considered to be in accordance with national, regional, and local planning policy, ensuring that the development provides high-quality, accessible, and sustainable residential accommodation without adverse impacts on the surrounding area.

5.0 ACCESS AND TRANSPORT

The principal access to the building will be retained at ground floor level. Access to the HMO will be via the existing ground-floor entrance door. In addition, separate access will be provided via the side passage, leading directly to the rear garden.

The proposed development, consists solely of the creation of one additional bedroom within the existing building. Therefore is not considered to give rise to any material increase in transport demand. Given the modest scale of the proposal, it is not anticipated that the development will have a significant impact on local highway safety, traffic generation, or parking pressures. The property is located in an established residential area with good access to local services and public transport, and there is sufficient on-street parking available in the surrounding streets.

6.0 FLOOD RISK

The site is located within Flood Zone 2. The proposal involves the change of use of an existing residential HMO building and does not introduce a more vulnerable use. No external alterations or changes to built footprint are proposed and the development will not increase flood risk on or off site.

7.0 WASTE MANAGEMENT

Refuse storage and collection will be as per current arrangement.

8.0 APPENDIX. PROPOSED PLANS

