

# DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION

**316-318 HIGH STREET, HARLINGTON, UB3 5DU**

## **Application:**

Application for Erection of a single storey ground floor rear extension to restaurant, first floor rear extension. Erection of a dormer extension to existing rear main roof and three front facing rooflights. Removal of existing metal external staircases and internal alterations at ground and first floor.

**Ground Floor Front: Retain Existing use – A3**

**First and Second Floors: Use Class Suis Generis – Larger HMO**

## **1.0 INTRODUCTION**

- 1.1 This statement is submitted to support a proposal for the erection of a single storey ground floor rear extension to restaurant, first floor rear extension. Erection of a dormer extension to existing rear main roof and three front facing rooflights. Removal of existing metal external staircases and internal alterations at ground and first floor.
- 1.2 The proposal seeks to provide high-quality, managed shared accommodation that complies with local and national housing standards, contributes to meeting housing needs, and ensures a positive impact on the local area.

## **2.0 SITE**

- 2.1 **Address:** 316-318 High Street, Harlington

**Current Use:** Ground floor: Currently under refurbishment but prior to this the use was restaurant

First floor: Suis Generis - 6 Bedroom – 11 person HMO

**Property Type:** Two-storey terraced property

**Location:** Positioned along the High Street with good access to public transport, local amenities, and community services.

**Surrounding Uses:** Mixed residential and commercial character, with shops, restaurants, and residential units nearby.

- 2.3 The first floor has been used as a Larger HMO for over 10 years, a separate application has been made for certificate of Existing Use which regularises this status.

This application seeks to extend the facilities available to provide good quality accommodation.

#### 2.4 **Existing Property**

Ground Floor: Restaurant: Total GIA 158m<sup>2</sup>

First Floor: Suis Generis HMO: 128m<sup>2</sup>

6 Bedrooms

Maximum Occupancy: 11 Persons

Shared facilities include:

Communal kitchen/dining area

Multiple shared bathrooms (number based on standards)

#### 2.5 **Proposed Development**

Erection of a single storey ground floor rear extension to restaurant, first floor rear extension. Erection of a dormer extension to existing rear main roof and three front facing rooflights. Removal of existing metal external staircases and internal alterations at ground and first floor.

Ground Floor: Restaurant: Total GIA 161m<sup>2</sup> (3m<sup>2</sup> larger than existing – it should be noted this will house the new bin store).

First Floor: Larger HMO: 142m<sup>2</sup>

Second Floor: Larger HMO Communal kitchen/dining: 30 m<sup>2</sup>

6 Bedrooms

Maximum Occupancy: 11 Persons

Shared facilities include:

- Communal kitchen/dining area
- All bedrooms to have ensembles – this exceeds the standards set out in the HMO Guidelines.
- Laundry facilities
- Secure cycle storage
- Refuse/recycling storage

Each room will meet minimum space standards and will be appropriately ventilated and naturally lit.

- 2.6 The existing building is in urgent need of refurbishment and remodelling. The applicant aspires to provide high quality accommodation in an area which has always benefited from HMO's. The proposed HMO use aligns with the identified housing needs of the borough, especially for workers at the airport. It provides an affordable and well-managed housing option in a sustainable location. The external staircase from the rear of the site will be rehoused so this becomes an internal staircase. The modest extension at ground floor will accommodate this. The seating in the restaurant will not be altered and will remain as it exists.

### **3.0 London Plan (2021) – relevant HMO / shared-living policies**

- 3.1 The London Plan recognises *purpose-built shared living developments* as a form of housing to help meet demand, especially for single person households who may not or choose not to live in self-contained homes.

## **4.0 DESIGN**

### **4.1 Layout and Internal Design**

- Rooms have been designed to exceed the minimum space standards set out by the local authority and national HMO licensing guidance.
- Bedrooms vary in size to accommodate single and double occupancy, as per the proposed capacity. Whilst the maximum capacity has been listed at 11, some rooms will be let as single occupancy depending on demand.
- Shared facilities are accessible and suitably sized to prevent overcrowding.

### **4.2 Access and Circulation**

- The proposed internal staircase provides safe access to users of the HMO.
- Internal circulation has been designed for safe and easy movement between rooms and shared spaces.
- Means of escape in the event of a fire have been assessed and comply with building regulations.
- External access for refuse storage and cycle storage is provided to the rear/side of the property.

### **4.3 Management and Licensing**

- The HMO will be professionally managed by a licensed property manager.
- A management plan will ensure:
  - Regular maintenance and waste management
  - Monitoring of tenant behaviour to minimise noise or nuisance
  - Emergency contacts and safety procedures in place

A HMO licence application will be submitted following planning approval.

### **Highways**

- 4.4 The site has a PTAL rating of 3. See appendix B for details of public transport. The site has excellent public transport links: nearby bus stops and Harlington railway station within walking distance. The proposal also makes provision HMO is car-free and this is written into the tenancy; the site is in a sustainable location with access to local services. This hasn't caused any issues to date with current occupiers.

4.5 Refuse

Adequate bin storage is provided for both the residential and commercial uses. The store is located off the rear access and not on the highway to ensure that the bins shall not be stored outside of the site except on the day of collection.

Bins will be stored in a secure, screened area and presented for collection on designated days.

4.6 Impacts of noise from commercial premises on the intended occupiers of the development

The level of noise from the restaurant use and residential is not considered to materially different that the surrounding businesses would be significantly impacted. Given the above, it is considered that the development would not result in significant harmful impacts on the surrounding premises and is therefore considered acceptable.

4.7 Adequate natural light in all habitable rooms of the dwellinghouse

The building incorporates several windows with all proposed habitable rooms served by a window. On this basis it is considered that there would be provision of adequate natural light in all habitable rooms of the proposed HMOs, it is therefore considered that proposal would be in compliance with this criterion.

4.8 Fire risk and fire safety impacts

The proposed residential property would be part of an expanded dwelling at the end of a terrace of properties and does not measure more than 18m high; therefore a fire statement is not required for this application. The building will comply with Building Regulations.

5.0 **CONCLUSION**

The proposed development at 316-318 High Street, Harlington, provides high-quality shared housing in a sustainable, accessible location. The proposal:

- Meets housing demand
- Provides safe, well-managed accommodation
- Enhances the use of the building
- Supports the vitality of the High Street
- Meets all relevant space, safety, and design standards

We respectfully request that the Council supports this application.