



Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Design & Access Statement

Date: 10/2022

Site Address: 18, Redmead Road, Hayes, UB3 4AU

Planning application reference number:
47363/APP/2022/2797

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Introduction:

The Design and Access Statement has been prepared in support of a planning application for Change of use from a C4 (HMO) to a Sui Generis 7 bed 7 person HMO with the conversion of roof space to habitable use to include a rear dormer.

SAM Planning is the acting agent on behalf of the owner of the site.



Relevant Planning History:

N/A

The Site and Its Surroundings:

The application site relates to a two-storey mid-terrace dwelling in use as a HMO. The proposed development is the Change of use to a Sui Generis 7 bed 7 person HMO with the conversion of roof space to habitable use to include a rear dormer.

The site is not in a conservation area.

The property is not listed.

The site is Not located within a CPZ (Controlled Parking Zone.)

Design

The property has been designed with all the HMO standards taken into consideration and provides adequate room and facilities for all tenants.

Transport

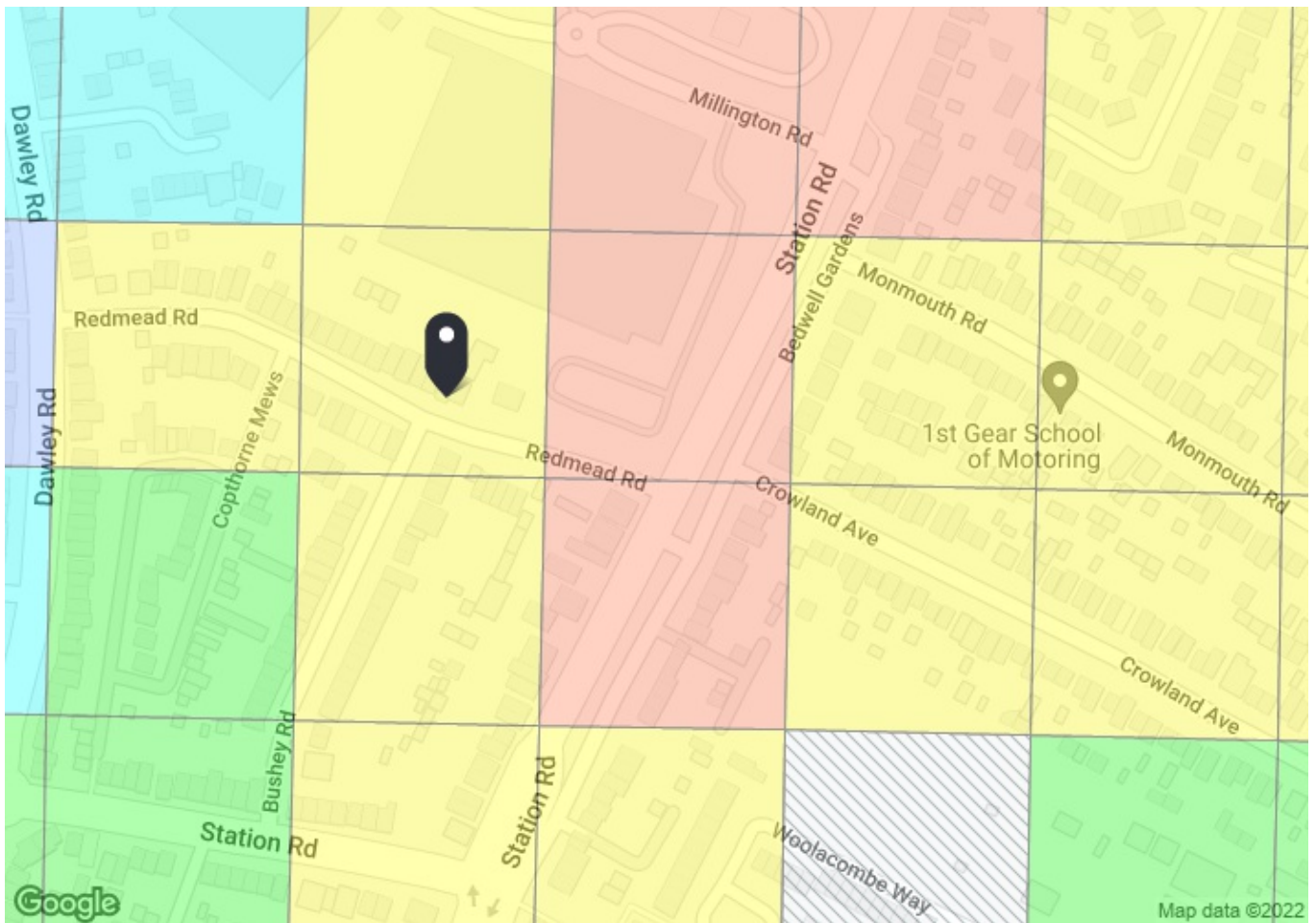
The site is located in a PTAL zone 4 but is on the boarder with zone 5, meaning it has very good access to public transport. Adequate cycle parking has been proposed to allow for all residents to easily own a bicycle to allow for easy and efficient transport. Please see full PTAL report.

Impact on Amenity:

With regards to policy DM2 'Development and Amenity' it is seen that there will be minimal impacts on neighbouring residential amenity given the minor nature of the building works proposed.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.



PTAL output for Base Year 4

2C Redmead Rd, Hayes UB3 4AU, UK
Easting: 509256, Northing: 178926

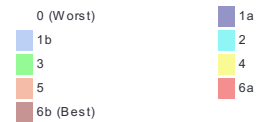
Grid Cell: 72777

Report generated: 07/09/2022

Calculation Parameters

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75

Map key - PTAL



Map layers

 PTAL (cell size: 100m)

Calculation data

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	STATION RD MILLINGTON RD	E6	233.77	6	2.92	7	9.92	3.02	0.5	1.51
Bus	STATION RD MILLINGTON RD	90	233.77	6	2.92	7	9.92	3.02	0.5	1.51
Bus	STATION RD MILLINGTON RD	H98	233.77	7.5	2.92	6	8.92	3.36	0.5	1.68
Bus	STATION RD MILLINGTON RD	140	233.77	8.5	2.92	5.53	8.45	3.55	0.5	1.77
Bus	STATION RD NORTH HYDE RD	U5	521.32	5	6.52	8	14.52	2.07	0.5	1.03
Bus	STATION RD NORTH HYDE RD	350	521.32	5	6.52	8	14.52	2.07	0.5	1.03
Bus	STATION RD NORTH HYDE RD	195	521.32	5	6.52	8	14.52	2.07	0.5	1.03
Bus	DAWLEY ROAD REDMEAD ROAD	U4	193.13	7.5	2.41	6	8.41	3.57	1	3.57
Rail	Hayes & Harlington	'PADTON-HTRWAPT 2T18'	826.95	2	10.34	15.75	26.09	1.15	1	1.15
Rail	Hayes & Harlington	'HTRWAPT-PADTON 2Y14'	826.95	2	10.34	15.75	26.09	1.15	0.5	0.58
Rail	Hayes & Harlington	'PADTON-OXFD 2N14'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'PADTON-OXFD 2N16'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'PADTON-OXFD 2N18'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'PADTON-OXFD 2N22'	826.95	0.67	10.34	45.53	55.86	0.54	0.5	0.27
Rail	Hayes & Harlington	'PADTON-OXFD 2N24'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'RDNGSTN-PADTON 2P09'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'OXFD-PADTON 2P11'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'RDNGSTN-PADTON 2P12'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'RDNGSTN-PADTON 2P14'	826.95	1.33	10.34	23.31	33.64	0.89	0.5	0.45
Rail	Hayes & Harlington	'RDNGSTN-PADTON 2P17'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'OXFD-PADTON 2P18'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'BNBR-PADTON 2P20'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'SLOUGH-PADTON 2P25'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'SLOUGH-PADTON 2P32'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'PADTON-RDNGSTN 2R13'	826.95	1.67	10.34	18.71	29.05	1.03	0.5	0.52
Rail	Hayes & Harlington	'PADTON-RDNGSTN 2R19'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Rail	Hayes & Harlington	'PADTON-TWYFORD 2R21'	826.95	0.33	10.34	91.66	102	0.29	0.5	0.15
Total Grid Cell AI: 18.21										