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## 4 THORNTON AVN UB7 9JT

### DESIGN ACCESS STATEMENT

**PROPOSAL: Change of use from Class C4 (Dwellinghouse) to Class C3 (HMO for up to 6 persons)**

Issue date: 02-06-2026 / issue no: P1

# J79 S TUDIO



## 1.0 – PROPOSAL & SITE INFORMATION

The proposal is convert existing house into 6 ppl HMO house. The semi-detached house is next to high street with good access to bus stop and West Drayton Train station.

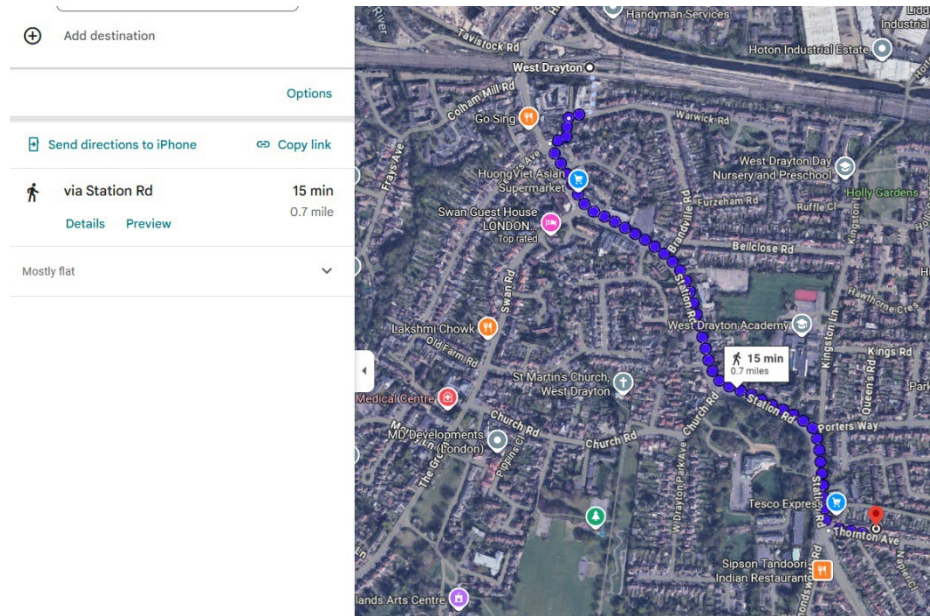


FIG 1: Map to West Drayton train station.



FIG 2: Current photo of the rear of the building



**FIG 3: Current photo of the front of the building**



**FIG 4: AERIAL VIEW OF THE SITE.**

### **1.0 – PROPOSAL.**

The site is to be converted into 6ppl HMO property. The removal of front gate to allow parking. Bin and bike store.

### **2.0 SITE / CONTEXT**

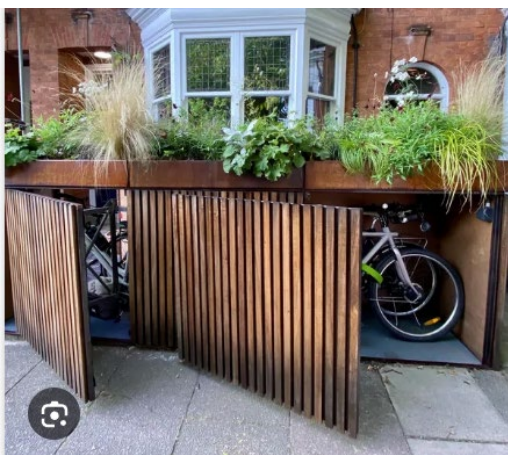
The application site comprises a site area of 250 sqm. The building footprint is 85 sqm.

## 9.0 HIGHWAY / BIN / BIKE STORE

Two car parking spaces have been allocated at the rear of the site. Dedicated bin and bike store are allocated at the rear of the site

As such, the site has a “good” PTAL rating which indicates convenient access to public transport and it is within a short walk and cycle distance of a designated town centre. The site’s location is therefore very accessible. The proposed development comprises 10 room HMO with existing 2 car parking spaces.

The development will also provide secure cycle parking. The highway considerations for the proposed development relate to the following:



**Figure 7. The bin and bike store**

London Plan Policy T6 provides the general policy approach to be taken in considering the car parking requirements for development proposals. The following criteria are particularly relevant to the current proposals: A - Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B - Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

G - Where car parking is provided in new developments, provision should be made for infrastructure for electric or other. Policy T6.1 provides details on the car parking requirements for residential developments. The following criteria are particularly relevant to the current proposals:

A New residential development should not exceed the maximum parking standards set out in Table 10.3. C All residential car parking spaces must provide infrastructure for electric or ultra-low-emission vehicles. E Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free. Criterion E states that sui generis residential uses should be car free. As part of the changes to the Use Classes Order in September 2020 Houses in Multiple Occupation now fall under the heading of sui generis. As such, a case can be made that the proposed 6 room HMO should be a car-free development.

The proposals include the provision of 2 spaces and this is considered to represent a fair level of parking for the proposed use, notwithstanding the potential for it to be car free. The 2 parking spaces will both be provided with electric vehicle charging points in line with London Plan policy

## **10.0 QUALITY OF ACCOMMODATION**

All bedrooms and amenities are in accordance with Hillingdon HMO guidelines.

## **12.0 Communal outdoor open space**

There are sufficient outdoor area around the existing building.

## **13.0 ECOLOGY AND TREES**

The existing tree will be retained

The proposed landscape will achieve a minimum Biodiversity Net Gain score of 10% increase.

## **14.0 SUSTAINABLE WASTE MANAGEMENT**

A dedicated Refuse and Recycling bin store has been allocated in the scheme. A bin collection area is located at the front of the building.

## **15.0 ENERGY**

1. be lean: use less energy and manage demand during operation
2. be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. be seen: monitor, verify and report on energy performance. Furthermore, all new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate, and for residential developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day

## **16.0 FLOODING AND DRAINAGE**

The application site lies outside of Flood Risk Zones does not lie within a critical drainage area. Sustainable onsite drainage is allocated to the scheme.

## **17.0 London Plan – Reduction in Carbon Emissions**

The energy strategy for the project will be developed to meet the London Plan carbon reduction targets using SAP 10. London plan spreadsheet will be utilised to calculate the reduction in accordance with SAP 10

The following criteria apply regarding this:

- A minimum 35% reduction (over the baseline) is required from the improvement measures on site.
- Carbon saving will be demonstrated using London plan “Be lean, Be Clean, and Be Green” hierarchy as shown in table 1.

	Regulated domestic carbon dioxide savings SAP 10	
	(Tonnes CO <sub>2</sub> per annum)	(%)
Be lean: Savings from energy demand reduction	0.2	14%
Be clean: Savings from heat network	0.0	0%
Be green: Savings from renewable energy	0.4	21%
<b>Cumulative on site savings</b>	<b>0.6</b>	<b>35%</b>
Annual savings from off-set payment	1.1	-

## 18.0 Building Regulations Requirements

All components of the scheme will comply with Part L targets, so overall compliance with criterion 1 of Part L1A of the building regulations is achieved. U-values of the building fabric will achieve Part L standards as shown in table 2 below:

Element	U-Value (W/m <sup>2</sup> K)	G-Value	Part L Notional Values (W/m <sup>2</sup> K)
Walls	0.15	-	0.18
Ground Floors	0.11	-	0.13
Main Roof / Dormer Roof	0.11/0.16	-	0.13
Solid Door	1.6	-	1.0
Window / Skylight (Glass & Frame)	1.3/1.2	0.71	1.4

## 19.0 Active Measures

Heating – High efficiency natural Gas Boilers – 89.60%  
 Water heating: Combi Boiler  
 Lighting: 100% low energy lightings  
 Energy control / thermostat: Smart meter and thermostat  
 Ventilation (extract): High efficiency extract ventilation.

## 20.0 System Efficiency (Be Clean)

The development will aim to introduce photovoltaic as it seems to be the most appropriated for the site to achieve London plan carbon reduction target. The panels will be proposed on the main flat roof section facing the rear of the site.

## 21.0 WATER EFFICIENCY

The water consumption of the development will not exceed 105 litres per day per dwelling in line with the water efficiency calculator for new dwellings from the Department of Communities and Local Government.

## 22.0 Green Guide of Specification of the Building Material

At least three key elements of the building envelope (external brick, windows, roof) are to achieve a rating of A+ to D in the BRE the Green Guide of specification. Minimum 50% of timber and timber products are to be sourced from accredited FSC or programme of endorsement of Forestry Certification scheme

## 23.0 Fire Protection



**Figure 8. Fire equipment pack**

The HMO Property Fire Safety Bundle includes **x1 Foam Extinguisher Sign** and **x1 Fire Shield 2 Litre Foam Fire Extinguisher** which is ideal for fighting Class A and B type. The fire inspection check list are as follow:

<b>QUARTERLY INSPECTION CHECKS</b>	
<b>Fire Safety</b>	<b>Yes, No or N/A</b>
<b>Means of escape</b> Are the hallways and landings free from obstruction, trip hazards, sources of ignition or items that aid the spread of fire? Common items to be moved from the means of escape are; shoe racks, shelving units, clothes, internet cables, fridges or freezers.	YES
<b>Consumer unit, electric meters and gas meters</b> Does the door to the encasement around these meters still close tightly without any gaps? <b>(Required in properties over 2 stories, where metres are located on the means of escape).</b>	YES
<b>Fire Blanket</b> Is the fire blanket still wall mounted in the kitchen? Ideally at 1.5m, away from the cooker next to the exit door.	YES
<b>Doors</b> <ul style="list-style-type: none"> <li>Are smoke seals in place?</li> <li>Do any doors need adjusting to ensure there are no gaps bigger than 3mm between the closed door and frame?</li> <li>Do self-closers still self-close and self-latch the doors into the frame?</li> <li>Are all doors free from over-the-door hangers?</li> <li>Are door props being used? (Remove door props and advise tenants not to prop doors open).</li> </ul>	YES
<b>Fire Alarm System / Carbon Monoxide Alarm</b> Test all alarms at the property. If you have a Fire Alarm Panel, check this is free of faults.	YES
<b>Fire Extinguishers</b> Where fire extinguishers are supplied; <ul style="list-style-type: none"> <li>Check the service date; fire extinguishers must be serviced annually.</li> <li>All Fire Extinguishers must be wall mounted.</li> <li>Ensure any new tenants have been shown how to use them.</li> </ul>	YES
<b>Heating</b>	
Check the boiler is working correctly.	YES
Check all dials, thermostats and switches are in good condition.	YES
Ask the tenants if they have had problems with the heating or using the controls.	NO
Are there any signs of damp or mould growth? (Tenant advise for managing condensation can be found on our website).	NO
<b>Garden</b>	
Is the garden becoming over-grown? Are the tenants managing to use the waste and recycling bins ok, check all are in place.	NO

## Fire Alarm Testing Guidance

### Grade A fire alarms systems

These are complex systems comprising detectors in all rooms, call-points and a fire alarm panel.

**Weekly tests** – At least one detector or call point in each zone should be tested weekly. This push-button testing could be done routinely by a competent tenant, maintenance person, cleaner etc.

**Six-monthly maintenance** – Grade A alarm systems should be serviced every six months by a suitably qualified and competent professional (i.e. a specialist alarm engineer under a maintenance contract). An Inspection and Servicing Certificate should be issued in accordance with BS 5839-1.

You should **record these checks** and any remedial action taken in a logbook.

### Grade D fire alarm systems

These are simpler systems of mains-powered, interlinked alarms, usually comprising smoke alarms in corridors and selected risk rooms, and a heat detector in the kitchen:

**Routine tests** – BS5839:6 recommends weekly testing as best practice, but we appreciate that this is not always possible to achieve. We recommend that you:

- Always test during routine inspections, maintenance or cleaning visits (press the button on a different detector each time ideally).
- Advise tenants to test their detectors weekly.

The minimum testing frequency will depend on the size and type of HMO:

- More often for higher risk properties e.g. 'bedsit' type (separately let bedrooms) and larger two and three storey HMOs – fortnightly or monthly
- Less often for lower risk properties e.g. small two-storey properties let on a single tenancy – at least quarterly

**Annual maintenance** – All detectors must be maintained in accordance with manufacturers' instructions. For Grade D systems this usually requires periodic cleaning/vacuuming of all detectors and changing batteries as necessary.

You should **record these checks** and any remedial action taken in a logbook.

-END-