

# HOUSING MIX JUSTIFICATION STATEMENT

18 Adelphi Crescent, Hayes UB4 8LZ  
Conversion of Single Dwelling into 2 Self-Contained Flats

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## 1. Introduction

This Housing Mix Justification accompanies a full planning application for the conversion of the existing dwellinghouse at **18 Adelphi Crescent** into **two self-contained residential flats (Use Class C3)**.

The purpose of this document is to demonstrate that the proposed development provides an acceptable housing mix in accordance with:

- Hillingdon Local Plan Part 1 (2012)
  - Hillingdon Local Plan Part 2 – Development Management Policies (2020)
  - Policies **DMH 1, DMH 2 and DMH 4**
  - London Plan (2021) Policies **H10, D6, D3**
  - The borough's Strategic Housing Market Assessment (SHMA)
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## 2. Existing Housing Mix Position

18 Adelphi Crescent is currently a **two-storey semi-detached dwellinghouse**. Although extended historically, the property functions as a **2-bedroom dwelling in practical, day-to-day use**, with limited capacity to operate as a genuine 3-bedroom family house due to:

- internal layout constraints
- room sizes that do not meet London Plan double-bedroom thresholds
- circulation inefficiency
- lack of a second functional double bedroom
- significant configuration limitations due to the corner plot geometry

Accordingly, the existing house does not contribute meaningfully to the borough's stock of **family-sized (3+ bedroom)** dwellings as defined by Hillingdon's SHMA.

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### 3. Proposed Housing Mix

The development will create:

- **Flat 1 (Ground Floor): 2-bedroom, 3-person unit**
- **Flat 2 (First Floor): 2-bedroom, 3-person unit**

Both units:

- exceed the minimum GIA standards
  - provide compliant double and single bedrooms
  - deliver excellent private amenity space exceeding borough requirements
  - offer high-quality layouts suitable for smaller households, couples, and young families
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### 4. Policy Context and Justification

#### 4.1 DMH 1 – Housing Mix

The policy requires a balanced mix of unit sizes, including smaller units, to meet borough-wide need.

Hillingdon's **SHMA** identifies strong demand for **smaller 1–2 bedroom homes**, particularly:

- younger households
- newly forming households
- key workers
- downsizers
- single-parent households

The proposal provides **two well-sized 2-bedroom units**, directly contributing to this specific need.

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#### 4.2 DMH 2 – Housing Loss

DMH 2 restricts the loss of family dwellings **unless clear justification is provided**.

**Justification for compliance:**

1. **The existing property does not function as a typical 3-bedroom family home.**  
It is substandard relative to modern family-sized accommodation.

2. **The conversion introduces two fully compliant, modern units**, both exceeding national and London Plan standards.
  3. The proposal achieves **efficient use of a large corner plot** without additional extensions, respecting the local character.
  4. The scheme provides **low-impact intensification**, supported by excellent amenity space and compliant parking.
  5. The proposal does **not reduce the overall number of bedrooms** on the site; it simply reconfigures them into two modern units better suited to current demand patterns.
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### 4.3 DMH 4 – Residential Conversions

The proposal satisfies the principal requirements:

- Only **one flat per floor**
- The property is on a **corner plot**, reducing intensification impact
- The scheme provides **amenity space exceeding 25 sqm for each flat**
- Parking complies with policy and does not increase pressure on the street
- No harm to the character, spacing, rhythm or appearance of the area

As such, the proposal represents a **policy-compatible conversion**.

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## 5. Demonstrating Need for Smaller Units in Hillingdon

The following SHMA-driven factors strongly support the provision of two 2-bedroom flats:

1. **Growth in smaller households** – The SHMA identifies rising demand for 1–2 bedroom units as household sizes decrease.
2. **Affordability pressures** – Smaller units are more accessible for younger residents and key workers.
3. **Limited supply of smaller flats** – Existing housing stock is predominantly larger family homes.
4. **Meeting London-wide housing objectives** – London Plan Policy H10 encourages provision of smaller units where local evidence shows need.

The proposed development responds directly to these trends.

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## 6. Planning Balance

The proposal results in:

### **Benefits**

- Delivery of **two high-quality, policy-compliant homes**
- Meeting identified need for smaller units
- No loss of functional family accommodation
- Enhancing efficient use of land without external overdevelopment
- Providing high-quality amenity, parking and sustainability measures
- Supporting biodiversity enhancements

### **No Harm**

- No architectural changes
- No loss of privacy, daylight or outlook to neighbours
- No parking or highways issues
- No harmful change to character or townscape

In planning balance, the **benefits significantly outweigh any theoretical concern** relating to the loss of a single dwelling.

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## **7. Conclusion**

The proposal provides a **balanced and justified housing mix** that aligns with Hillingdon's Local Plan, the SHMA and the London Plan. It creates **two well-designed, modern homes** that respond to identified housing needs while avoiding any loss of meaningful family accommodation.

The scheme represents a **sustainable, policy-compliant residential intensification** and the Housing Mix Justification demonstrates that the application meets the aims and requirements of policies **DMH 1, DMH 2 and DMH 4**.

Accordingly, the proposal should be **supported**.