



WindsorPatania

Design + Access Statement

Date

28/07/2023

Project

22 Redmead Road

Summary

1. Introduction
2. Existing Lawful Use
3. Property Location
4. Public Transport
5. Planning History
6. Conservation Area
7. Article 4 Area
8. Flood Risk
9. Local Plan - Principle of development
10. Local HMO Standards
11. Existing Pictures
12. The Proposal
13. Schedule of Accommodation
14. 3D Views
15. Overlooking and Existing Outlooks
16. Loss of Light Control
17. Bins and Bikes
18. Design Guidelines
19. Conclusions

Introduction

This report is being submitted in support of a planning application for the change of use of a current dwellinghouse into Sui Generis HMO (7no. occupants max).

The proposal will also involve internal layout adjustments and, in order to create more space for the occupants, it will also include a 4m Ground Floor rear extension (as per granted appl. 75862/APP/2020/2807), a First Floor rear extension (as per granted appl. 75862/APP/2023/1306) and a dormer extension(as per granted appl. 75862/APP/2020/2805)

Existing Lawful Use

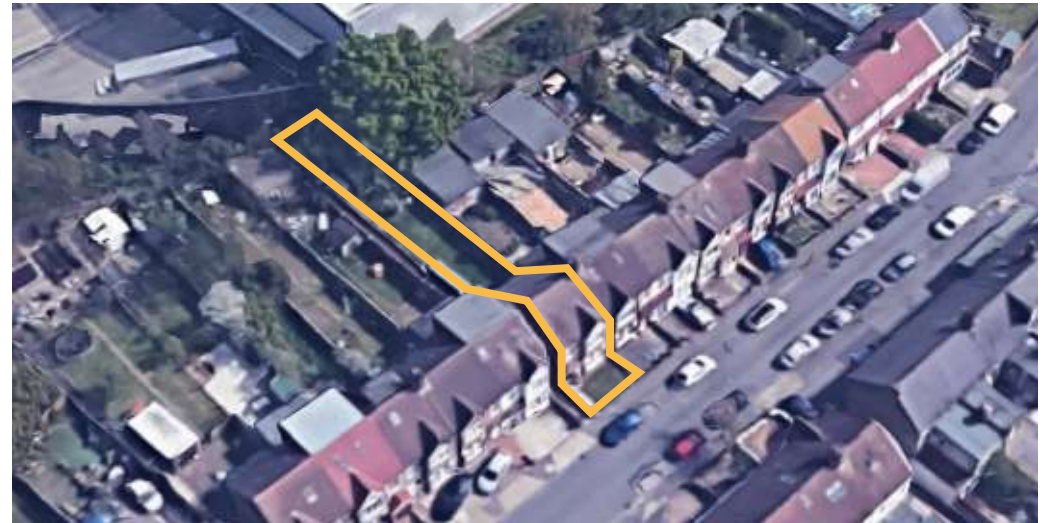
The property is currently used as C3 (Residential Dwelling).



Property Location



Property Location



Public Transport

The property is located in an area with easy access to the local public transport network within 2 minutes walk of bus route. Hayes & Harlington Train Station is located at a 10 minutes walking distance.



Planning History

There are a few previously approved planning applications which are relevant to this proposal:

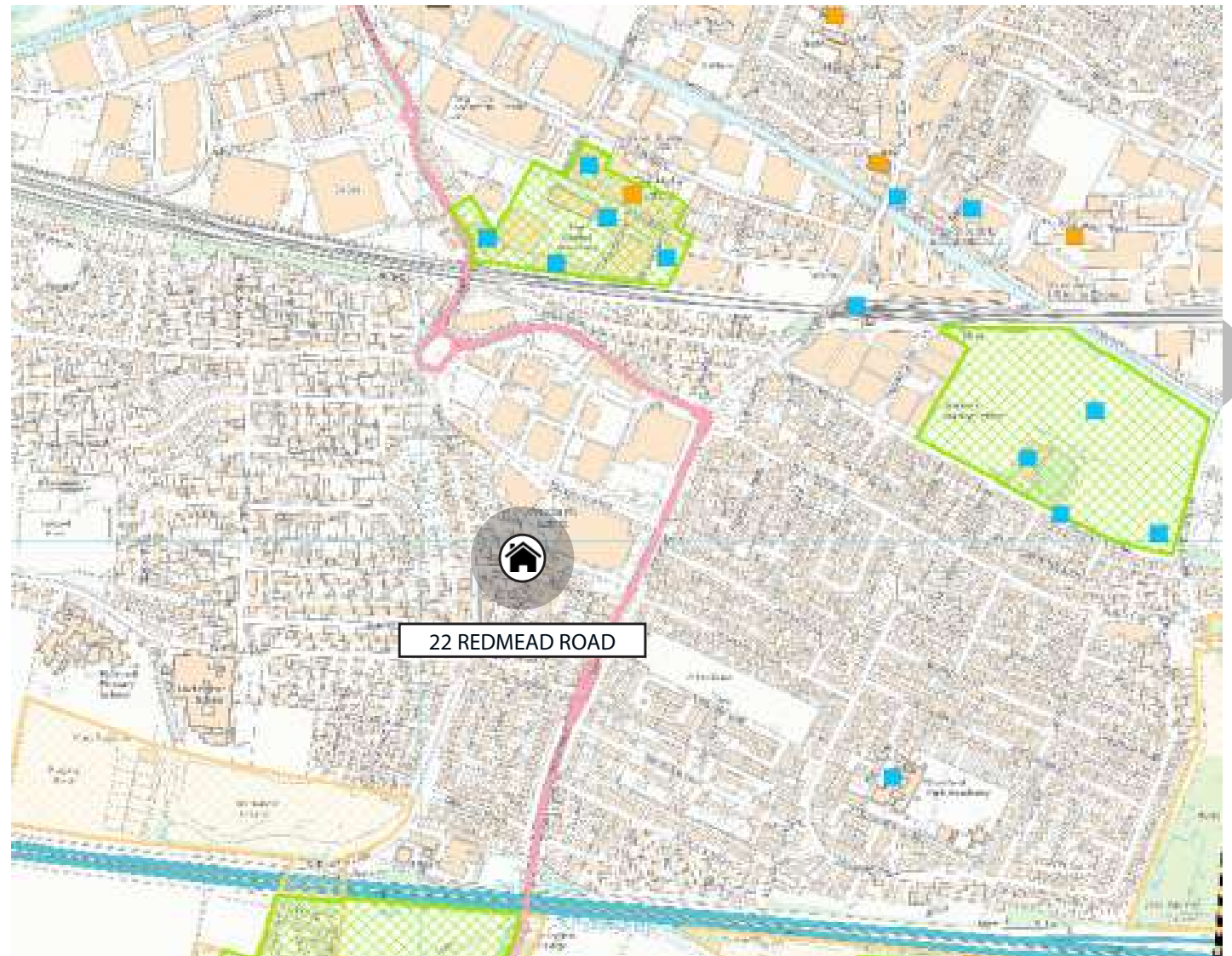
- 75862/APP/2020/2807 | Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.85 metres| 22 REDMEAD ROAD HAYES UB3 4AU- Prior Approval N/Req
- 75862/APP/2020/2805 | Conversion of roof space to habitable use to include a rear dormer and 2 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)| 22 REDMEAD ROAD HAYES UB3 4AU- Approval
- 75862/APP/2023/1306 | Erection of a ground and first floor rear extension| 22 REDMEAD ROAD HAYES UB3 4AU- Approval



Conservation Area

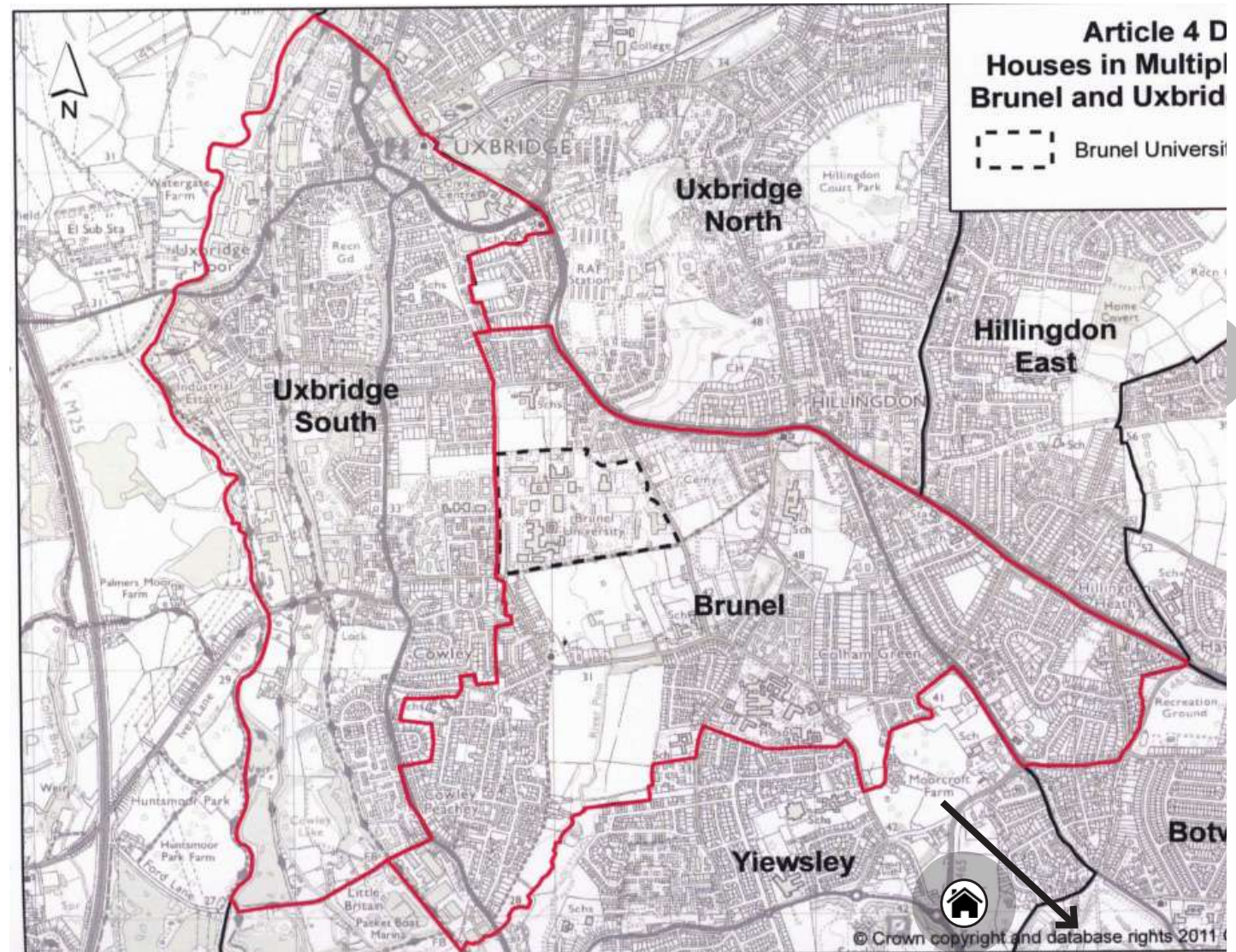
According to the information presented on the website of Hillingdon council, the property is not a part of conservation area. ([See link](#))

The property is not a listed building. ([See link](#))



Article 4 Area

According to the information presented on the website of Hillingdon council, the property is not a part of an Article 4 Area. ([See link](#))



22 REDMEAD ROAD

Flood Risk

As confirmed on the Local Council's website, the property is subject to Low flood risk.

[\(See link\)](#)



Local Plan - Principle of development



Please, find attached some relevant extracts from Hillingdon Council Local Plan ([See link](#))

Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);
5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

Monitoring of Policy BE1: how we will measure success

1. Public satisfaction with visual character of the built environment (Local);
2. Amenity space standards (Local);
3. Public art provision (Local);
4. The Annual Monitoring Report (Core Indicator H6 on Housing Quality) will monitor the number and proportion of total new build completions on housing sites reaching a satisfactory rating against the Building for Life Criteria;
5. All new housing proposals are required to meet Lifetime Home Standards and 10% of all housing units on major planning applications (10 units or more) are also required to be wheelchair accessible and these will be monitored under BVPI 156.

Local HMO Standards

The developments has been designed in compliance with the Local HMO Standards. ([See link](#))

The table below should be used to determine the permitted number of occupants for the dwelling:

Maximum Number of Occupants Per Room Based on Usable Floor Space	
4.64m ² - 6.5m ² (Approx 50 - 69 sq ft)	1 Occupant under 10 years old
6.51m ² - 10.2m ² (Approx 70 - 110 sq ft)	1 Occupant (1 Household)
More than 10.2m ² (Approx 111 sq ft or more)	2 Occupants (1 Household)

Note: The total maximum occupancy of the property will also depend on the level of kitchen and bathroom facilities provided being sufficient to support the maximum number of occupants.

- In Houses of Multiple Occupation kitchens must be of an adequate size and shape to enable safe use of food preparation by the number of occupiers

Living Rooms

Where a common living room is provided, such as in shared houses, this should be a minimum size of 10m².

SCHEDULE OF AMENITY STANDARDS IN RELATION TO NUMBER OF PERSONS	
1 - 4 persons	<ul style="list-style-type: none"> • No requirement for wash hand basins in bedrooms. • At least 1 bathroom and 1 WC (the bathroom and WC may be combined)
5 persons	<ul style="list-style-type: none"> • Where reasonably practicable a wash hand basin is required in each bedroom with appropriate splash-back (except any unit in which a sink has been supplied) • At least 1 bathroom (which may contain a toilet) with a fixed bath or shower for every 5 sharing occupiers. • 1 separate toilet with wash hand basin with appropriate splash-back for every five sharing occupiers • Where 2 or more separate bathroom facilities are provided we may waive the requirement for wash hand basins within bedrooms
6 - 10 persons	<ul style="list-style-type: none"> • Where reasonably practicable a wash hand basin is required in each bedroom with appropriate splash-back (except any unit in which a sink has been supplied) • 2 bathrooms (which may contain a toilet) with a fixed bath or shower and • 2 separate toilets with wash hand basins with appropriate splash-backs • Where 3 or more separate bathroom facilities are provided we may waive the requirement for wash hand basins within bedrooms
11 - 15 persons	<ul style="list-style-type: none"> • Where reasonably practicable a wash hand basin is required in each bedroom with appropriate splash-back • 3 bathrooms (which may contain a toilet) with a fixed bath or shower and • 3 separate toilets with wash hand basins with appropriate splash-backs

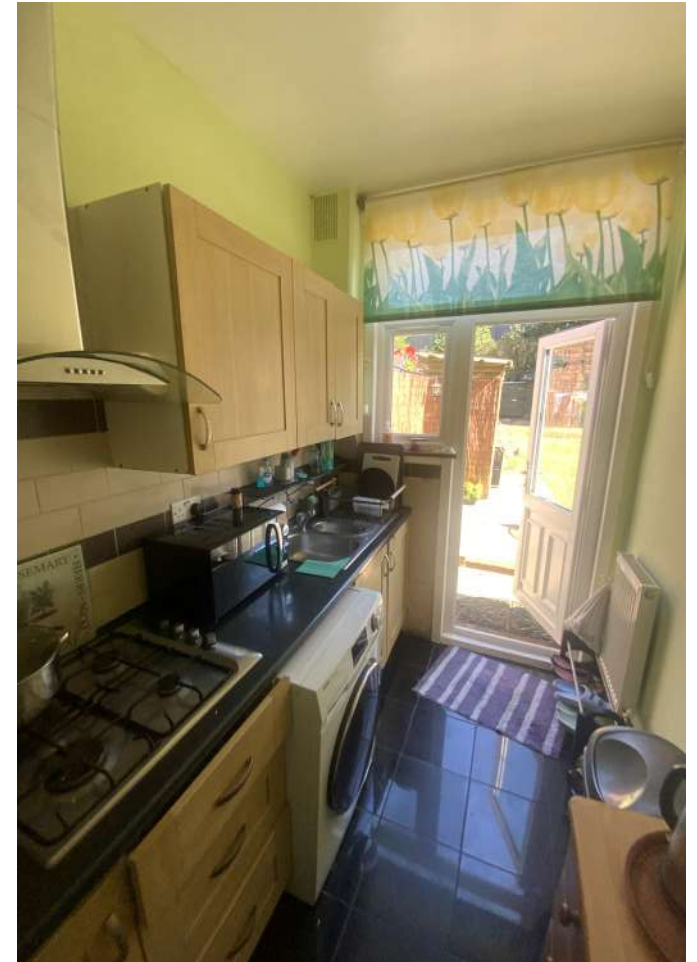
Existing Pictures



Street view



Rear yard view



Kitchen

The Proposal

The current proposal seeks to create a Sui Generis 6no. bedrooms HMO for 7no. occupants.

With this in mind, the application proposes the following:

1. Change of use of the property from C3 (Dwellinghouse) to Sui Generis - Large HMO (6no. bedrooms / 7no. occupants)
2. Rear ground floor extension as per previously approved planning application with reference number 75862/APP/2020/2807
3. Rear first floor extension as per previously approved planning application with reference number 75862/APP/2023/1306
4. Rear dormer extension as per previously approved planning application with reference number 75862/APP/2020/2805
5. Internal layout improvements
6. The proposed alteration to the existing side elevation is minimal, involving the replacement of a single large window with two smaller windows that will be installed in the same position.



Schedule of Accommodation

Total Area: 155.9 m²

Ground Floor: 72.4 m²

Combined area: 26.9 m²

Bedroom 01: 11.8 m²

Bedroom 02: 14.9 m²

WC: 1.7 m²

First Floor: 55.7 m²

Bedroom 03: 11.9 m²

Bedroom 04: 12.6 m²

Bedroom 05: 11.2 m²

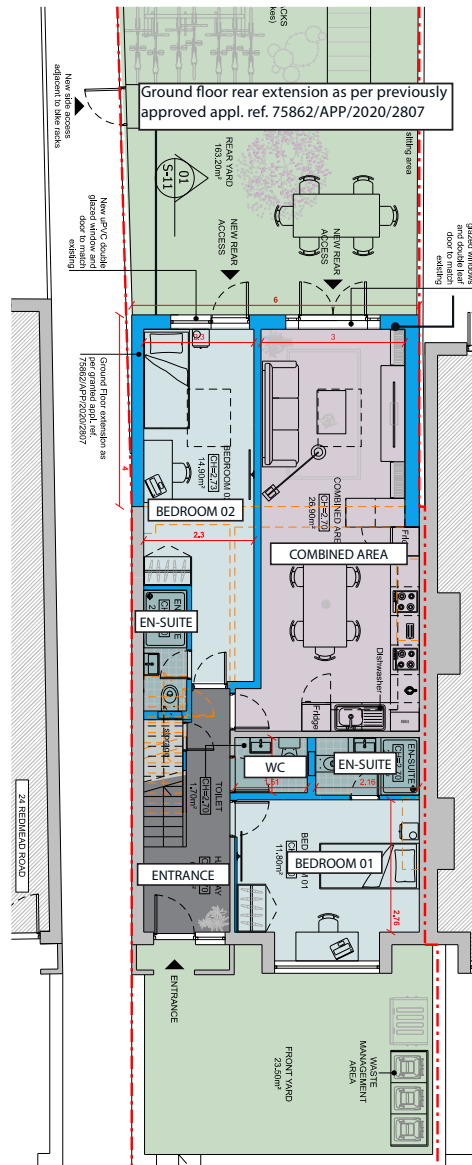
Utility: 3.0 m²

Loft Floor: 27.8 m²

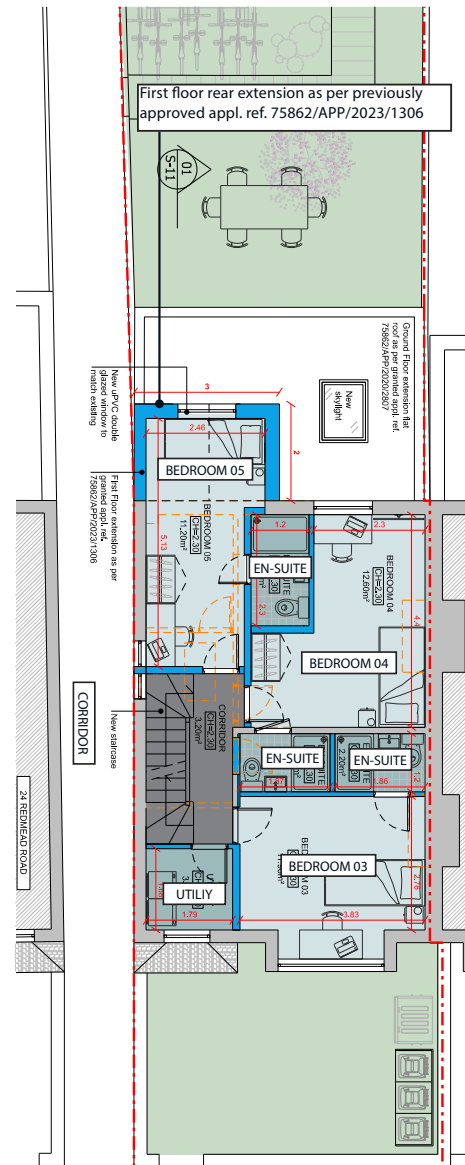
Bedroom 06: 23.45 m²

Legend

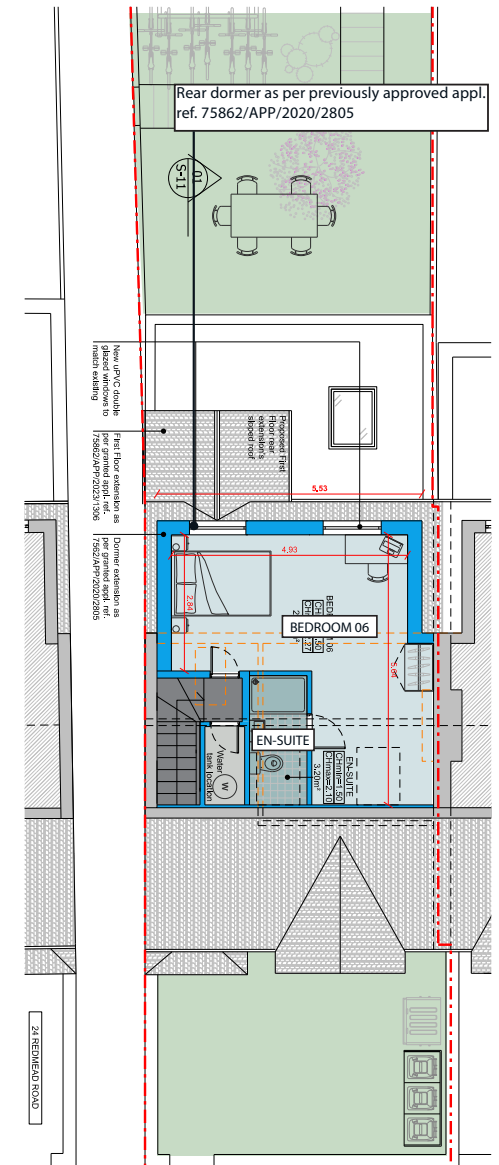
- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden



Ground Floor Plan

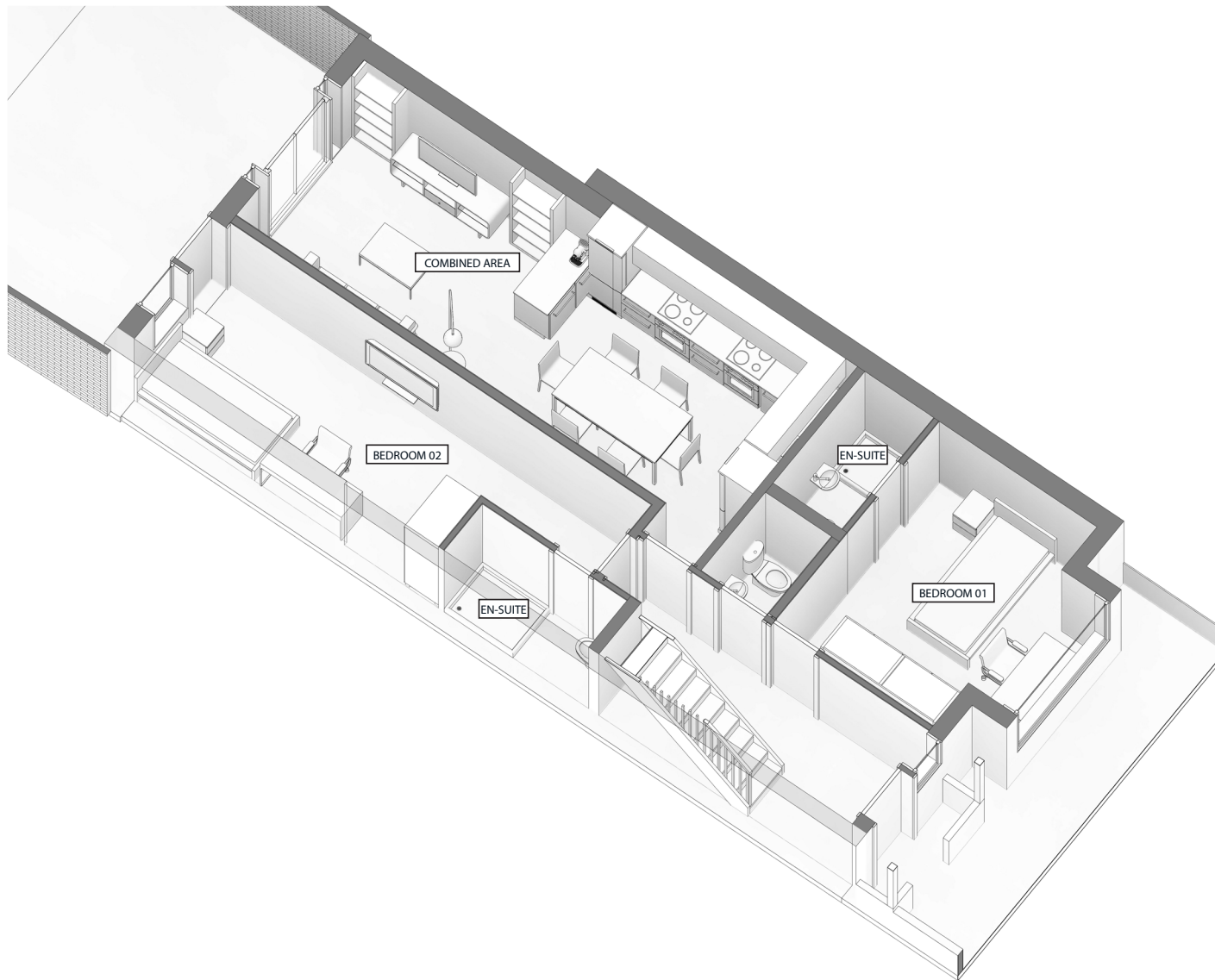


First Floor Plan



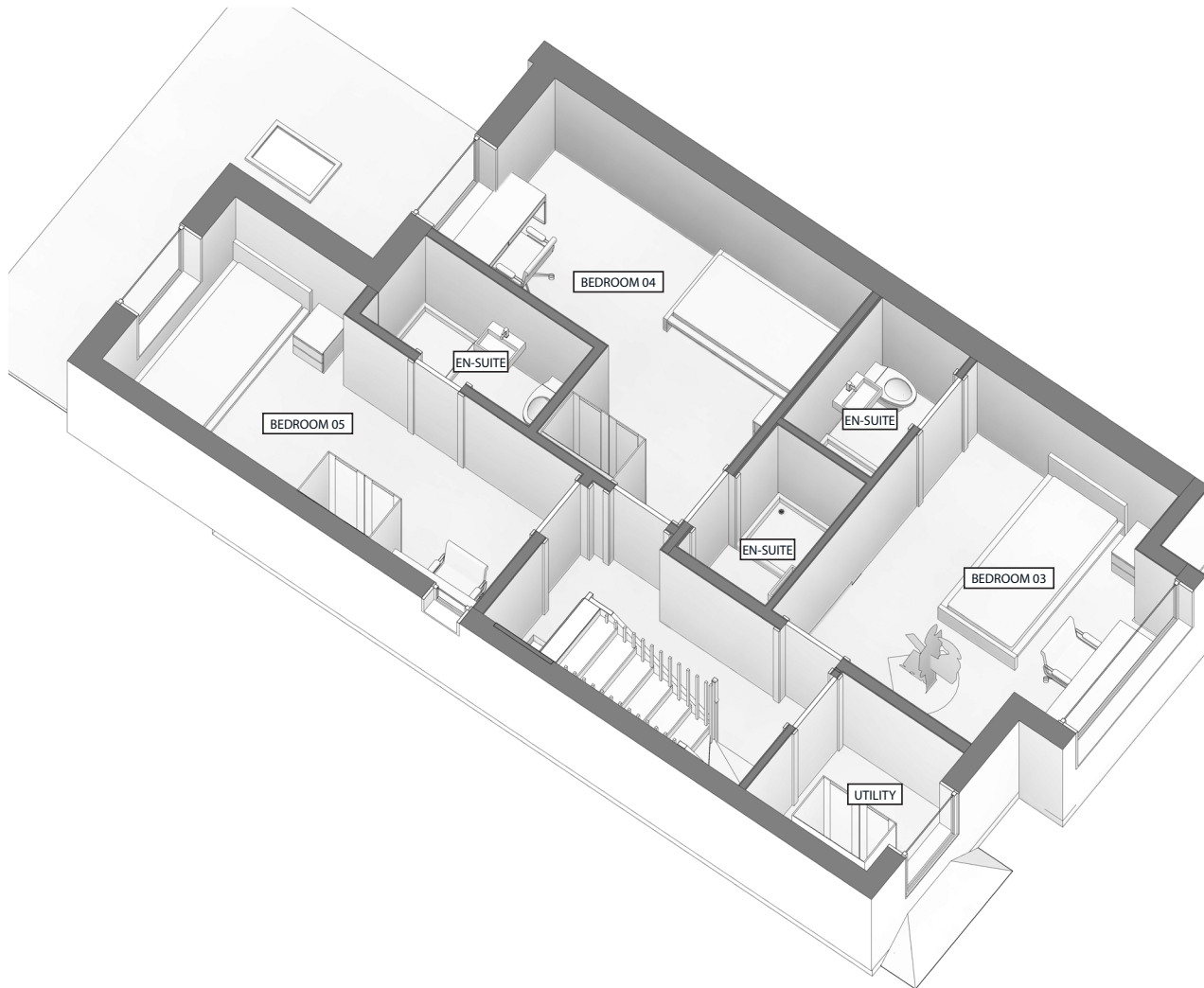
Loft Floor Plan

3D Views



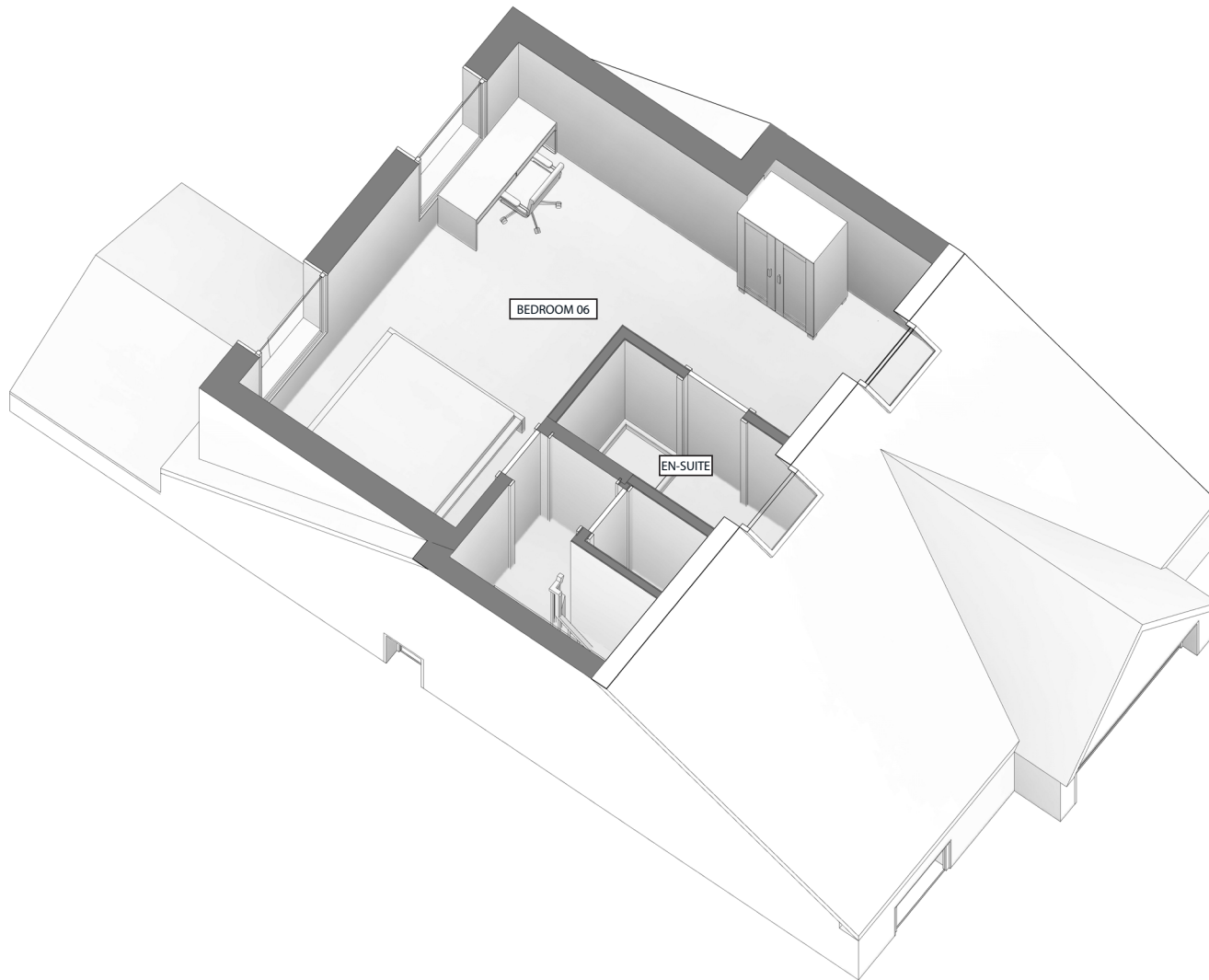
Ground Floor Plan

3D Views



First Floor Plan

3D Views



Loft Floor Plan

Overlooking and existing outlooks

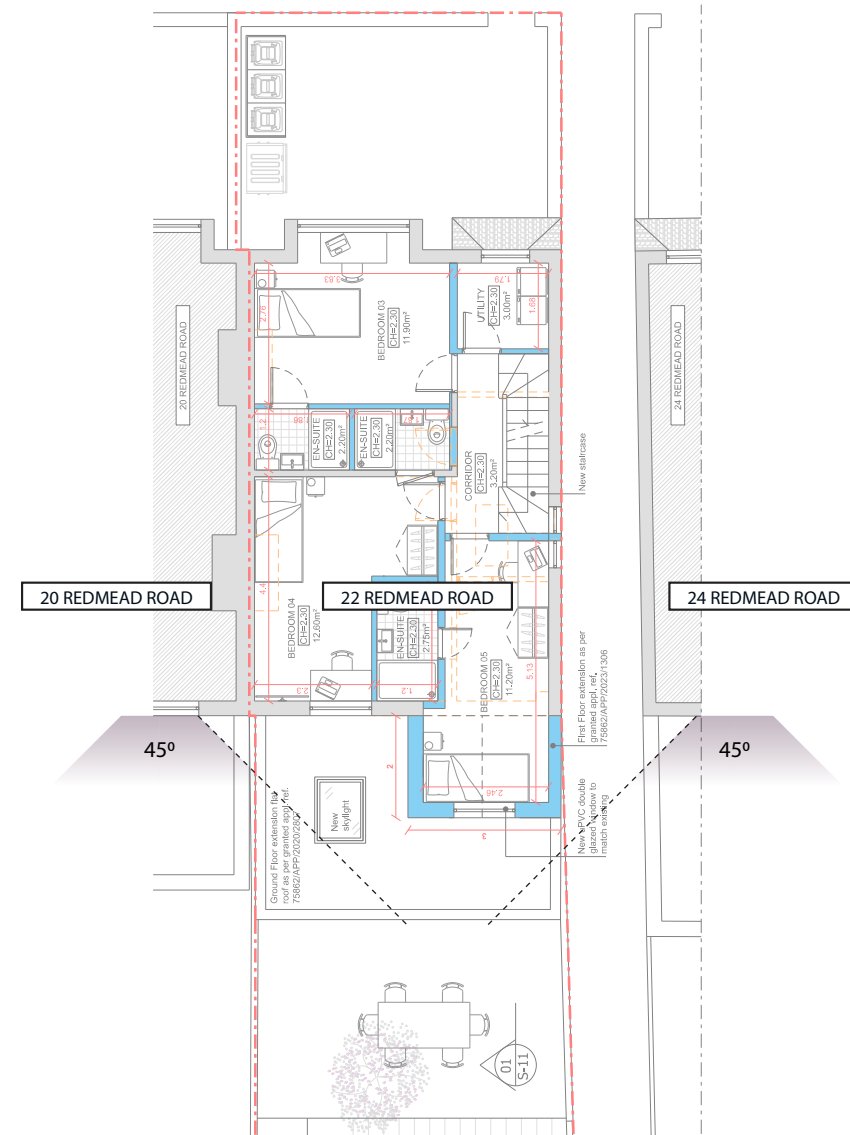
Avoidance of overlooking issues

The development has been designed to avoid any loss of privacy due to overlooking issues towards neighbouring windows

Preservation of the existing outlook of the neighbouring properties

The first floor extension has been designed to avoid obstructing the view of the windows of the attached properties, in full compliance with the 45° rule.

■ 45° shadow projection

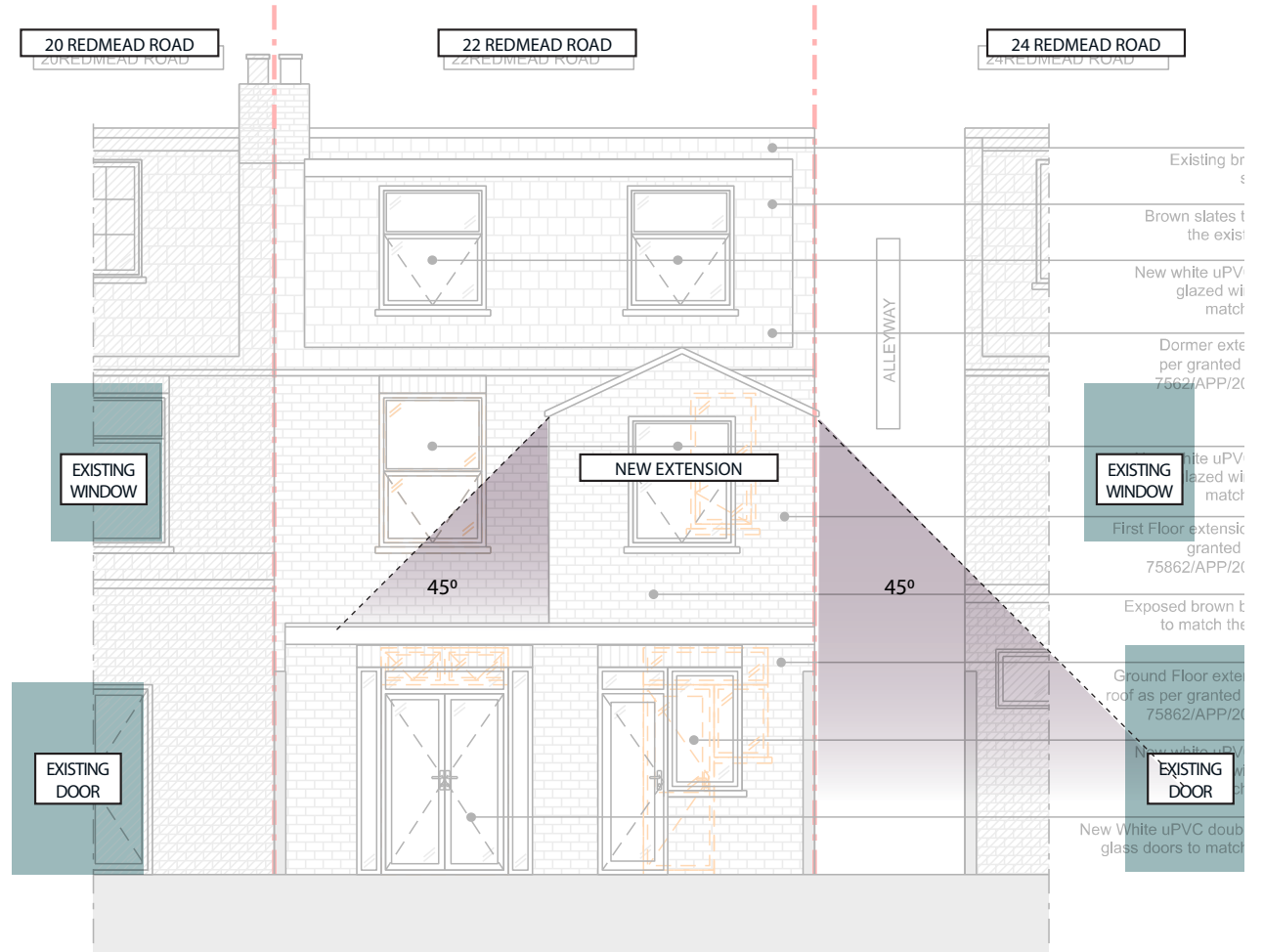


Loss of Light Control

Light control

The extension has been designed not to compromise the amount of natural light received by the neighbouring windows and doors. As shown in the diagram, no window at the first floor is covered for more than 50% by the 45° projection of the new volume.

■ 45° shadow projection



Bins and Bikes

Total: 3no. Bins

Total: 7no. Bikes

Promoting Green Mobility

Bikes racks hosting up to 7no. bikes are located at the rear of the property in a secure area under the surveillance of a security camera.

It is possible to park the bikes in the rear yard using the dedicated accesses which are safely connected to the side lane.

Promoting Recycling

The bins are located at the front of the property along the private side lane with easy access from the main road. They'll be located within dedicated bins enclosures.

2no. 140L Recycling bins

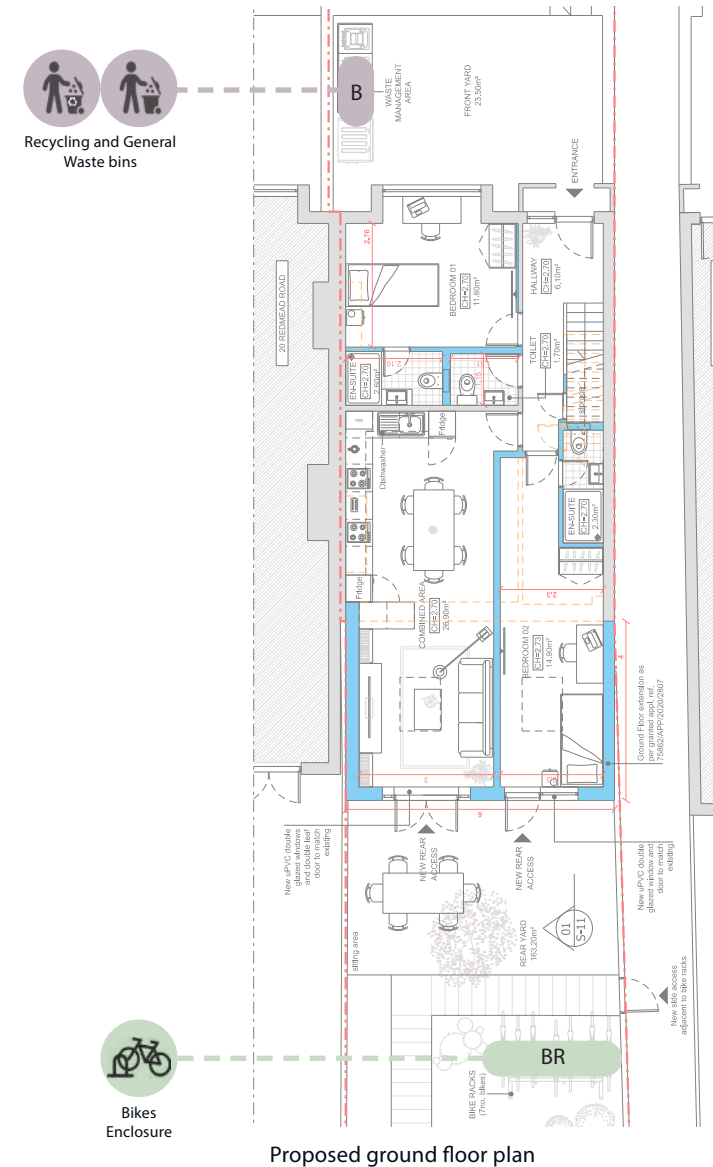
1no. 140L General Waste bin



All bins to be positioned within dedicated bins enclosure.

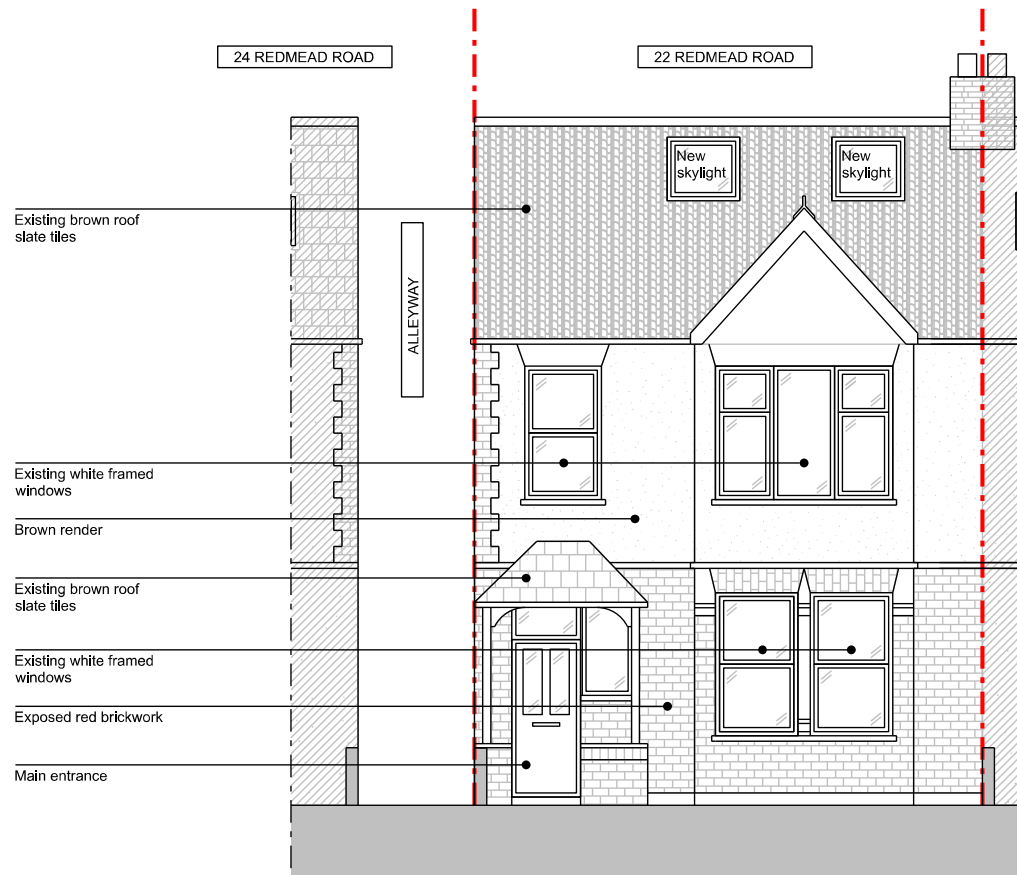


All bikes to be positioned within dedicated racks.

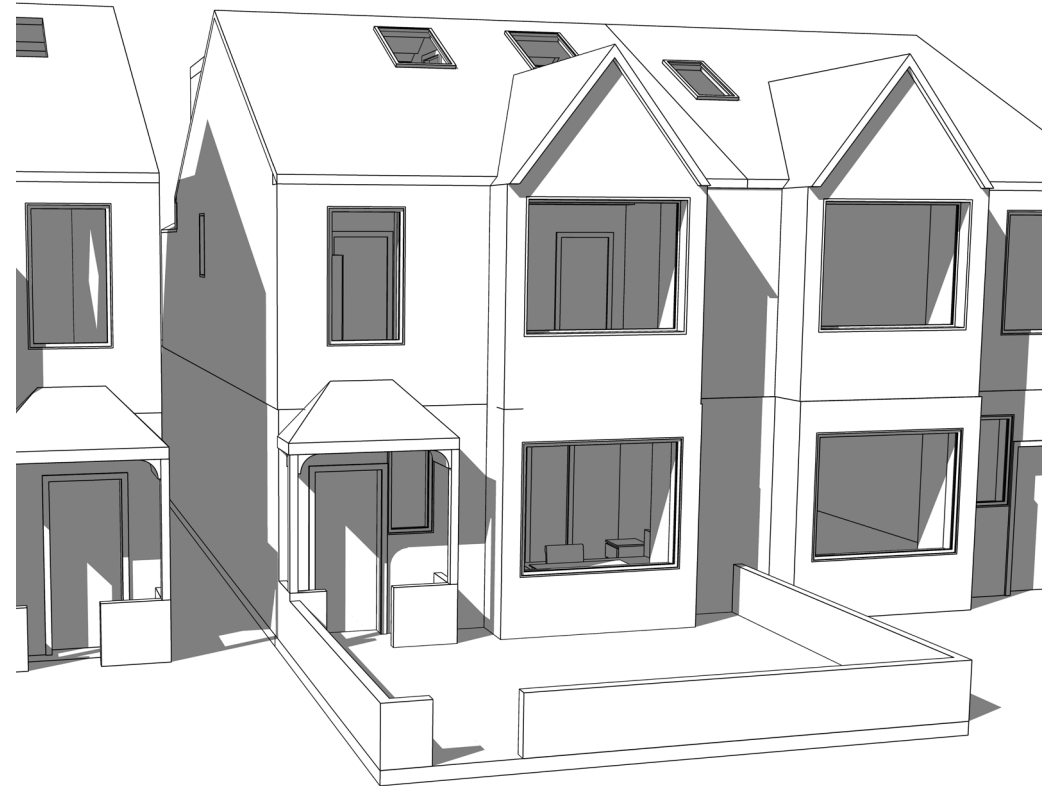


Design guidelines

- The extensions are designed to appear subordinate from the main building, leaving unaltered the appearance of 22 Redmead Road from the street.
- No new openings have been located on the sides elevations of the extension, avoiding overlooking on nearby properties.
- Because of its position and dimensions, the proposed extensions are not going to cause loss of light to the neighbors' properties

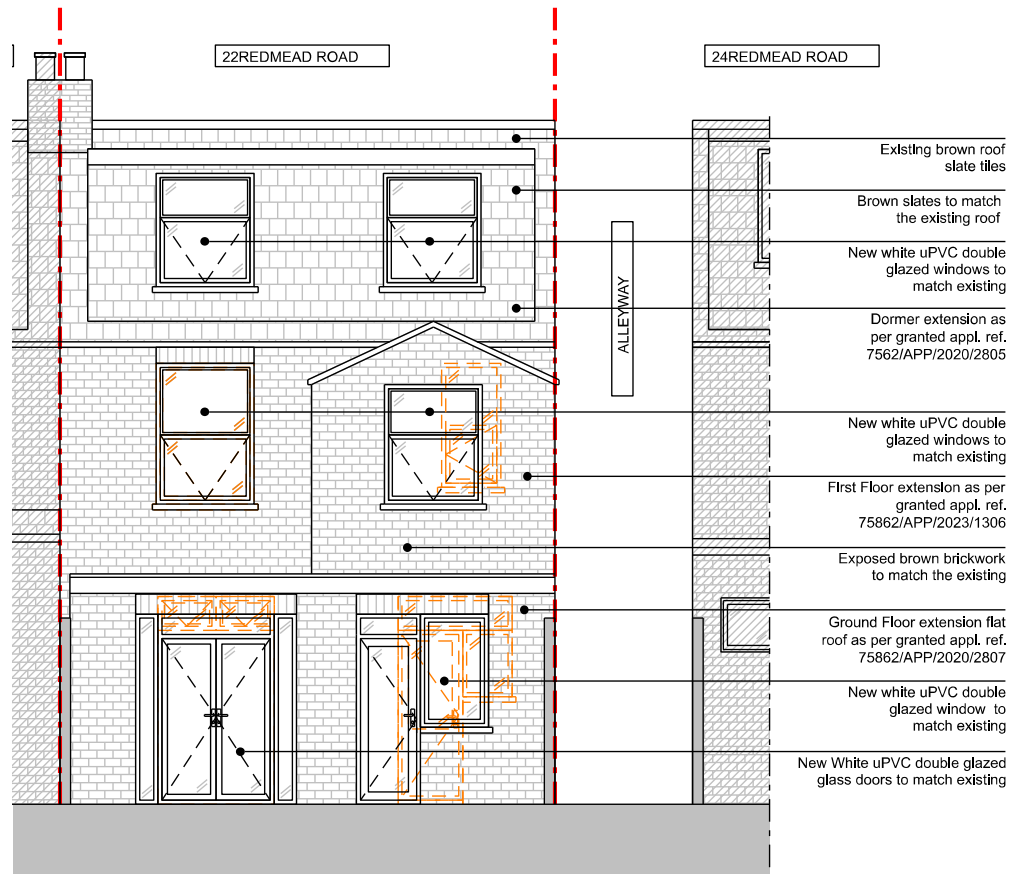


Front Elevation



Design guidelines

- The extensions are designed to appear subordinate from the main building, leaving unaltered the appearance of 22 Redmead Road from the street.
- No new openings have been located on the sides elevations of the extension, avoiding overlooking on nearby properties.
- Because of its position and dimensions, the proposed extensions are not going to cause loss of light to the neighbors' properties



Rear Elevation



Conclusion

The current application proposes the following:

1. Change of use of the property from C3 (Dwellinghouse) to Sui Generis - Large HMO (6no. bedrooms / 7no. occupants)
2. Rear ground floor extension as per previously approved planning application with reference number 75862/APP/2020/2807
3. Rear first floor extension as per previously approved planning application with reference number 75862/APP/2023/1306
4. Rear dormer extension as per previously approved planning application with reference number 75862/APP/2020/2805
5. Internal layout improvements
6. The proposed alteration to the existing side elevation is minimal, involving the replacement of a single large window with two smaller windows that will be installed in the same position.
7. No alternations are proposed to the main elevation

The proposed development will optimise the use of the site by creating a good environment for the future tenants who will benefit from provided common areas, spacious bedrooms, utility room and outdoor amenity area.

The available spaces have been carefully designed to provide ample room for the occupants, ensuring a comfortable living environment.



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