



DESIGN & ACCESS STATEMENT

CHANGE OF USE - - 12 MORELLO AVE. UB8 3ER.

SKERRYVORE DESIGNS LTD | LEWIS GROUCOTT | August 23

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1.1 INTRODUCTION

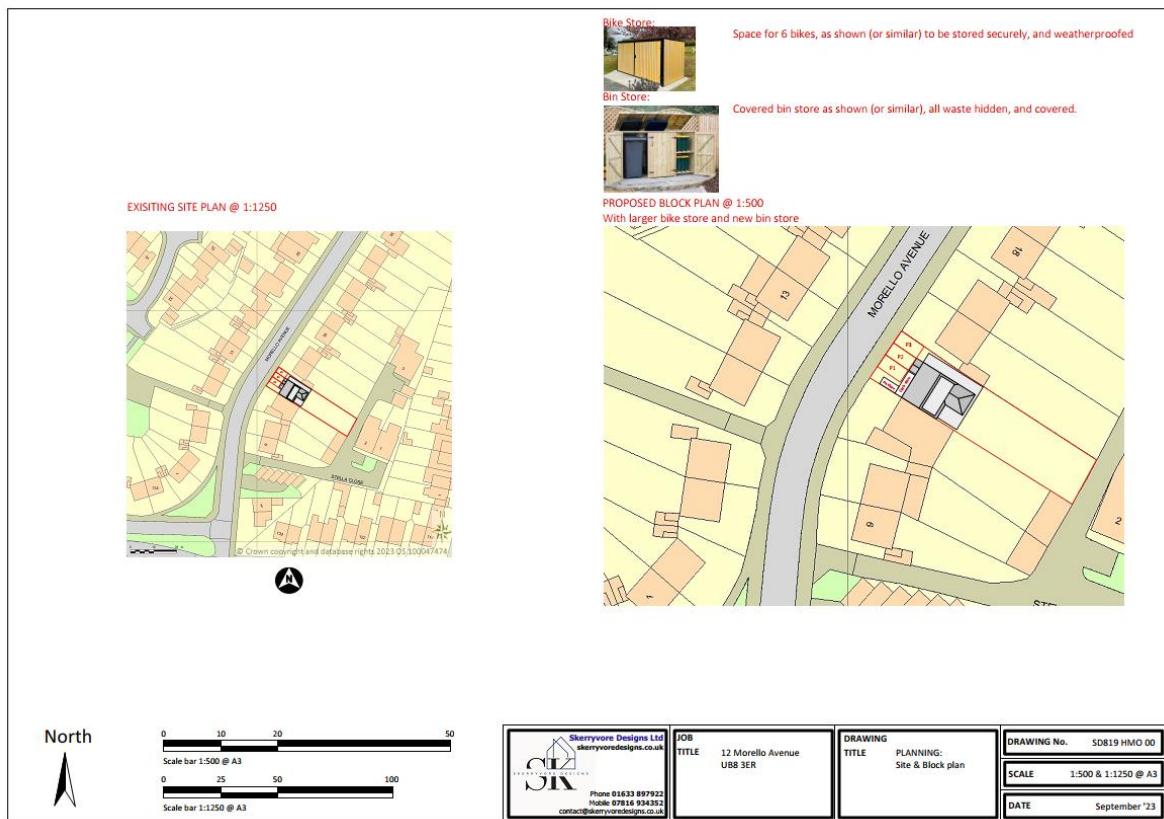
This statement is to support the planning application for the change of use from a 4 bedroom dwelling house to a high quality HMO comprising of 6 single occupancy dwellings, with shared communal facilities.

1.2 BACKGROUND

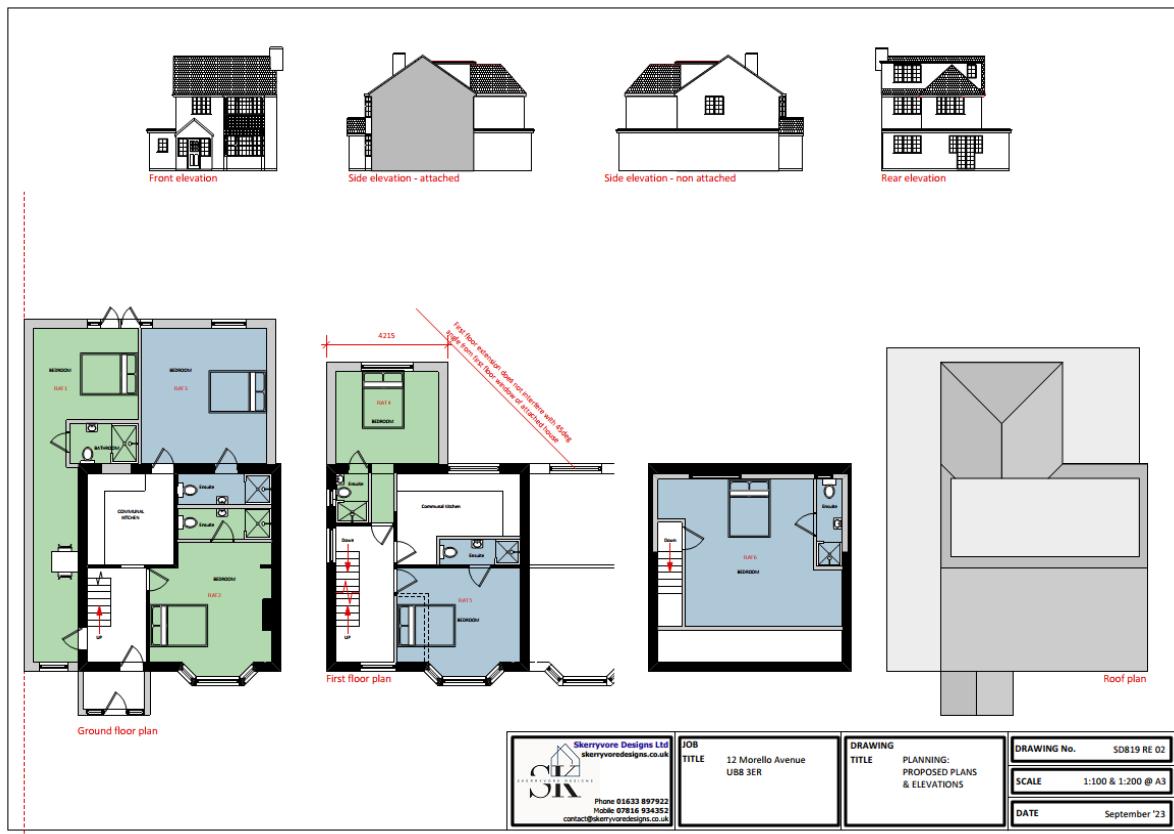
The site is currently an existing dwellinghouse with a very large garden. There is parking to the front of the property.

1.3 DRAWINGS

SD612 P oo Site and Block plan (not to scale)



SD612 P 01 Floor plans and elevations (not to scale)



2 ASSESSMENT

2.1 SITE LOCATION

The site is rectangular in shape and is situated on the end of Morello Avenue, near the Harlington Road/W Drayton Road interchange. There is a park 25m from the front door. There is a shopping center with convenience store, pharmacy and food outlets (amongst others) that is 50m from the house. There is a school and separate nursery within 200m.

The site is also located next to main route bus stops within 50m of front door.

2.2 SURROUNDING LAND USE

The site is situated in a residential area. The local character is 3 bedroom houses with hip roofs, a large majority of which have had extensions and dormers added.

2.3 MOVEMENT

Vehicular access to the new development will remain as existing. We have also added cycle storage to encourage cycling.

Refuse storage is denoted on the drawings, but the collection will be from the roadside of street as is standard at the time of writing.

The development will be built with permanent bike storage. All storage will be built to the design standard of 'protect a cycle' or equivalent.

The site is within 50m of the main Harlington Road/W Drayton Road interchange. This stop serves Hayes and Uxbridge, with connections from it to central London.

3 DESIGN

3.1 USE

Existing – 4 bed dwelling house

Proposed – High quality 6 single bedroom, HMO.

3.2 AMOUNT

6 single unit rooms with ensuites, rooms range between 13sqm and 20sqm. All units will have access to a private ensuite and also have access to a communal kitchen within 1 floor of the unit.

There will be 6 bike store spaces available and 3 parking spaces.

3.3 LAYOUT

3 Ground floor units, with a communal kitchen, 2 first floor units with a communal kitchen and 1 second floor unit.

3.4 HOUSING CRISIS

The site is in an area low in HMO's and we look to provide a high quality set of individual units that will help provide affordable housing that is needed in Hillingdon as per the Hillingdon Housing Strategy. We are providing good quality affordable housing that will help combat the problems in Hillingdon.

Our units will be aimed at people on £30 000 to £50 000.

3.5 FLOOD RISK

The site is in Flood Zone 1 from government website

3.6 APPEARANCE

The house will remain with the same external appearance to fit in with the street scene.

4 ACCESS

4.1 STATEMENT

The house will comply with modern building regulations for access, and the ground floor units (3 in total) will be able to be easily modified to wheelchair access dwellings - Category 2 of M4. This means half of the units will be able to be adapted if needed.