Design and Access Statement

Conversion of a Detached Residential House into a House in Multiple Occupation (HMO)

20 Warren Road, Ickenham UB10 8AA

February 2024

CONTENTS:

ICKENHAM, HILLINGDON

Ickenham is an area in Greater London, forming the northern part of Uxbridge and within the London Borough of Hillingdon. Ickenham is a popular and picturesque Northwest London suburb situated approximately 17 miles from the central London. With access to Underground and railway stations, and major road networks, Ickenham is a well-connected London commuter town.

Brunel University London is a public research university located in the Uxbridge area of London.
With 12,746 students, including 3,309 postgraduate students, diverse academic courses and variety of subjects, Brunel University has become a popular choice for further education among high school graduates.

The London School of Theology (LST), formerly London Bible College, is a British interdenominational evangelical theological college based in Northwood within the London Borough of Hillingdon. Today, LST has over 500 students as well as around 185 Lifelong Learning students.

Hillingdon Hospital & Mount Vernon Hospital are two major healthcare facilities close to Ickenham. Additionally, there are several clinics and health centres operating in and around the area.

TRANSPORT & ACCESSABILITY

Ickenham is a well-connected suburban city. Travel between Ickenham and central London takes less than an hour by train and about the same by car. Ickenham tube station is served by the Metropolitan and Piccadilly lines.

The London Buses routes U1, U10, and 278 serve Ickenham. B467 (Swakeleys Road) and B466 (Long Lane) intersect in the center of Ickenham, linking the area with Harefield, Hillingdon, and Ruislip.

Ickenham access to **Heathrow Airport** is also very convenient, taking just 15 minutes via the M25, by car. Bus 278 serves between Ickenham and Heathrow Airport which is an easy and cheap transport option for commuters.

SITE DESCRIPTION

20 Warren Road, Ickenham UB10 8AA, is a spacious four-bedroom detached house situated on Warren Road in Ickenham, Uxbridge. This property is conveniently located near the M40 motorway, almost bordering its edge. It's just a 3-minute drive to Ickenham underground station and a 2-minute drive to Hillingdon underground station. Bus routes 278 and U1 run through Warren Road, providing easy access to both underground stations, Heathrow Airport and hospitals. Nearby attractions include Swakeleys Park, Denham Country Park, and Colne Valley Regional Park.

This house sits on a sizable plot of land, measuring nearly 61m long by almost 16.70m wide. The front garden spans 15.70m by 16.70m, while the expansive back garden measures 34.50m by 16.70m.

Bordering property number 18 Warren Road on one side and the access road to Vyners Secondary School on the other, this property also shares a boundary with the school's playing field at the bottom of the garden.

DESIGN PRINCIPLES & CONCEPTS

The design principle of this proposal carefully considers the character and ambiance of Ickenham and its surroundings. The main objective is to maintain the appearance of the house while enhancing its interior quality, resulting in a significant improvement to the property with minimal intrusion on its setting or façade.

This spacious four-bedroom house has the potential to be converted into a generous nine-bedroom House in Multiple Occupation (HMO) accommodation. With shared facilities, including three bathrooms & toilets, plus an additional toilet, and a large shared kitchen, the property can cater to university students, hospital workers, airport employees, and other professionals working in Hillingdon Borough and its vicinity.

Sophisticated, efficient, and affordable HMO accommodations would attract young professionals seeking to live near their workplace while enjoying life in a pleasant and attractive environment, complete with the comfort of a spacious garden and cosy living spaces.

PROPOSED LAYOUT

This four-bedroom house which is laid out across two levels, has the potential to be converted into nine spacious HMO rooms, each meeting the adequate size requirements. Following the Hillingdon Council **"Minimum Standards for Houses in Multiple Occupation within the London Borough of Hillingdon", Housing Act 2004 s.65** guide, all room sizes and minimum bathroom spaces have been designed to meet and comply with these guidelines.

1. **Ground Floor**
   Four HMO rooms have been proposed at this level.

   Room 1, Total floor area of 8.64m^2 spacious enough for an HMO room.
   Room 2, Total floor area of is 12.15m^2 also suitable for an HMO room.
   Room 3, Total floor area of 15.52m^2 offering ample space for an HMO room.
   Room 4, Total floor area of 11.44m^2 adequate for an HMO room.

Additionally, two bathrooms with shower, toilet, and hand wash basin are provided as shared facilities to serve the occupants.

A large kitchen will also be provided as a shared preparation area for cooking, eating, and storing food. The kitchen will feature a double sink for washing and cleaning, along with a dishwasher for tenants use. Ample wall and floor cabinets will be provided for dry food, dish, glass and cutlery storage, along with necessary appliances such as a fridge, freezer, electric cooking hob, oven, microwave, and washing machine for laundry purposes.

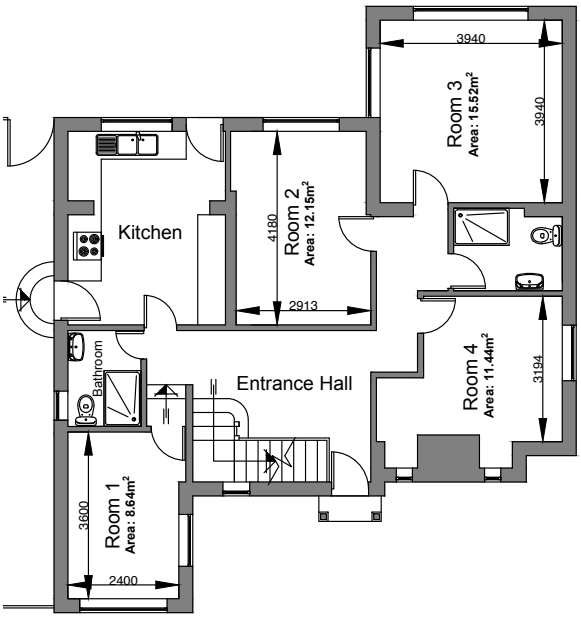
Access to the garden is possible through kitchen door. Garden furniture will also be offered to enjoy outdoor and garden's spacious area.

2. First Floor

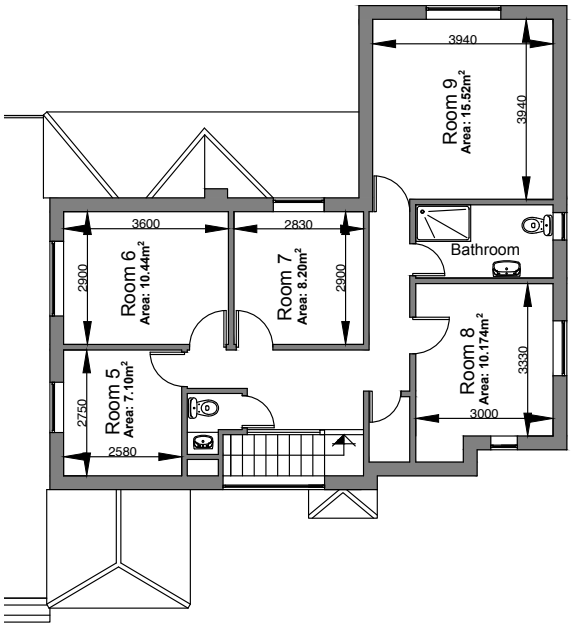
Five HMO rooms have been proposed at this level.

Room 5, Total floor area of 7.10m^2 large enough for an HMO room.
Room 6, Total floor area of is 10.44m^2 spacious for an HMO room.
Room 7, Total floor area of 8.20m^2 adequate for an HMO room.
Room 8, Total floor area of 10.17m^2 sufficient for an HMO room.
Room 9, Total floor area of 15.52m^2 offering ample space an HMO room.

On this level, one large bathroom with shower, toilet, and hand wash basin is provided as shared facilities to serve the occupants. Additionally, one toilet with hand wash basin is added to this level for the comfort of the occupants.



Existing Ground Floor



Existing First Floor

3. Existing and Proposed Elevations

As mentioned earlier, the design principle of this proposal aims to preserve the exterior appearance of the house while improving its interior quality, with minimal impact on its surroundings or façade.

Hence, aside from replacing existing windows with new double-glazed ones, the only alteration to the rear elevation will involve adjusting the window shape and arrangement in the proposed kitchen, resulting in minimal impact to this façade.

4. Highway and Pedestrian Impacts

This proposal, due to its large front garden and potential to offer a few parking spaces in that area, does not have a negative impact on the loss of off-street parking for the host dwelling. Therefore, it will not result in further parking pressure/stress on the surrounding roads, ensuring highway and pedestrian safety.

The proposal would not establish a negative precedent within this residential estate, nor would it add further parking pressure and overspill resulting in impacts on highways and pedestrians. As such, it aligns with the National Planning Policy Framework, National Planning Policy Guidance, as well as the Planning Design Guide, Parking Standards SPD (2014), and Draft Sustainable Transport and Parking Standards SPD (2022).

FIRE SAFETY

According to the HMO design, construction and condition should limit the spread of fire and smoke. Therefore, installation of FD30 fireproof entrance doors will prevent the spread of fire between each unit of accommodations.

Also, appropriate detection and alarm systems and as appropriate, emergency lighting and firefighting equipment will be provided to each HMO room and all the communal and shared areas. A fire blanket (to comply with the current British Standard) must be provided to the kitchen. Fire blankets should be suitably located in a conspicuous position and generally nearer to the kitchen door than to the cooker.

All protecting and preventing measures will be carried out in accordance with LACORS national guidance on fire safety and the latest edition of BS5839: Part 6.

The HMO licence holder or the managing agent, will be accountable for the Fire Risk Assessment (FRA) for the common areas of HMOs which are subject to the Regulatory Reform (Fire Safety) Order 2005.

Carbon monoxide

Should the proposal heating system designed to be a gas burn boiler, a BS EN 50291 kitemarked carbon monoxide alarm (mains or battery powered) will be fitted in any room where any fuel burning appliance is fitted, including those that burn gas, oil, coal and wood. This includes any room that has a flue running through it. If there is an enclosed boiler, it will be fitted just outside the enclosure. Alarms should be fitted in accordance with the British standard.

As the anticipated heating system for this project is gas, it's imperative to install a carbon monoxide detector device. This note serves as a provision should there be a change of heart regarding the energy use preference.

Kitchen Facilities

The kitchen design will prioritize safe and hygienic food preparation and cooking. The kitchen facilities will include the following:

Kitchen sink, Cooking facilities, Kitchen worktop, Food storage (dry goods cupboards and fridge), Kitchen cupboards, Edequate Power sockets, Refuse storage

All electrical appliances in the premises must be safe, and appliances manufactured after January 19, 1997, should bear the relevant CE symbol.

Additionally, a fire blanket, compliant with the current British Standard, must be provided in the kitchen. Fire blankets should be positioned conspicuously and ideally closer to the kitchen door than to the cooker.

Kitchen Sink

Integral sink and drainer of a suitable and practical size as shared facility, will be properly connected to the drainage system, and provided with an adequate and constant supply of drinking water and an adequate and constant supply of hot water, without fluctuation in temperature.

A suitably sized and practical integral sink and drainer, serving as a shared facility, will be appropriately connected to the drainage system. It will also ensure a continuous supply of drinking water and hot water without temperature fluctuations.

Cooking Facilities

Any cooker will be located remote from exit doors and away from windows. A minimum of two rings required for conventional oven and grill. If a ‘portable’ cooker is provided it must be installed so that the cooking rings are level with the adjacent work surfaces and properly secured and have the capability to operate all rings and oven simultaneously.

A standard microwave is not acceptable as a replacement for a conventional oven. However, a combination oven/grill/microwave is acceptable if an additional worktop area or shelf at eye level is provided to accommodate the appliance.

Kitchen Worktop

A usable, properly secured, readily cleansable work surface will be provided in a suitable position adjacent to the cooker in the kitchen area. Worktop to be at the same height as the cooker rings. Minimum depth dimension of 600mm.

Food Storage - Dry Goods

A range of cupboards for the storage of dry goods will be installed as kitchen floor and wall cabinets. The recommended minimum dimensions to meet this requirement are Width: 30cm, Depth: 38cm, Height: 70cm.

The cupboard space in the unit below the sink is not suitable for dry goods storage.

Refrigerated Food Storage; A refrigerator with a minimum capacity of 140 litres.

Kitchen Cupboards; Sufficient cupboards for the storage of kitchen utensils and crockery must be provided.

Power Sockets; Adequate double electrical sockets or equivalent. Four of these double sockets are to be suitably located above worktop level.

In all cases, electrical sockets must be located at least 300mm horizontally from a sink, draining board or hob.

Refuse Storage; Provide impervious refuse storage containers within the kitchen with suitable close-fitting lids.

Kitchen Ventilation

Mechanical extraction capable of extracting to the external air at a rate of not less than 60 litres/second will be provided. Or if a cooker hood is fitted, the extraction rate to the external air can be reduced to 30 litres/second. This should be operable by the tenant and the controls suitably located.

Kitchen Lighting

Kitchens must have adequate artificial lighting. Artificial lighting must be positioned to provide sufficient light to enable domestic and recreational activities to be carried out without eyestrain.

Kitchen-diners must have sufficient natural lighting and adequate artificial lighting to enable domestic and recreational activities to be carried out without eyestrain.

Windows must be of adequate size and of appropriate shape and position to allow for reasonable daylight penetration into rooms.

Kitchen Floors

Suitable non-slip, impervious and readily cleansable floor covering must be provided to kitchen areas.

Kitchen Walls/Ceilings

Walls and ceilings to be readily cleansable and those directly adjacent to cookers, sinks and food preparation areas must be provided with impervious and readily cleansable splash backs.

Bathrooms

Facilities will include a shower, WC and wash hand basin (WHB).

WHBs and showers are to be provided with a constant supply of cold and hot water. WHB provided in a shower room will be of an appropriate size. Facilities should be provided within an enclosed private space.

Constant working Electrical Extractor Fans will be provided to shower rooms which, operating together with any passive ventilation (openable window, air brick or flue), is capable of extracting humidity to the external air at a rate of not less than four air changes per hour. The fan will be connected to the light switch and have a minimum 15 minute overrun.

Electrical Wiring and New Fuse Box

New electrical wiring, sockets, consumer units (fuse boxes) and other fixed electrical parts to be installed, throughout the house. Electricity safety inspection and testing must be conducted every 5 years, or more frequently if deemed necessary by the inspector.

Heating

Fixed space heating to be provided in every bedroom, living room, bathroom and kitchen diner. Space heating must be capable of maintaining a constant temperature of at least 21oC in each room and bathrooms and at least 18oC in all other rooms.

All heating sources will be provided with adequate controls to allow the occupants to programme and regulate the temperature within their unit of accommodation (e.g. provision of thermostatic radiator valves (TRVs), thermostat to electric heaters. As from 1st January 2018, all new heating sources must be Lot 20 compliant.

Power Sockets

At least four suitably located double sockets (or equivalent) will be provided to each HMO room.

General

The arrangements and layout of all rooms and facilities will be fit for purpose. This layout arrangement will allow unobstructed entry and exit into the room and ease of use of the facilities within the house.

Floor and wall surfaces will be maintained, impervious and readily cleansable. Floor surfaces or coverings will be slip resistant when wet. Walls directly adjacent to WHBs and showers will have impervious splash backs.

Adequate natural and/or artificial lighting will be provided to the rooms and compartment to enable the facilities to be used in a safe manner.

SUSTAINABILITY

This proposal aims to provide essential accommodation, particularly affordable and well-maintained places for young students, office workers, and professional singles or couples. Simultaneously, it seeks to enhance living standards and the environment for those who prefer to work and reside in close proximity without the need for a car, relying instead on public transportation.

With the Ultra Low Emission Zone (ULEZ) expanding to the outskirts of London and escalating petrol and energy prices, owning and maintaining a car has become prohibitively expensive. It's no wonder that many young professionals opt to reside near their workplaces, enabling them to commute via more affordable and potentially healthier transportation options.

The proposal would not set a negative precedent within this residential estate of which would add further parking pressure and overspill resulting in highway and pedestrian impacts.

SUMMARY

To maintain and restore the quality of this house, which has suffered neglect and remained vacant for so long, we have adapted and optimized its use to bring life and vitality back to the building.

The objective is to revitalize and preserve this detached house through comprehensive renovation and structural maintenance. This includes enhancing the interiors, inspecting and rewiring all electrical sockets and wiring throughout the building, and examining the roof and roof tiles to ensure there are no leaks from the ceiling or guttering. Plumbing will also be thoroughly assessed. Attention will be given to the windows, as the existing ones have deteriorated frames and do not provide sufficient insulation, leading to energy loss.

By adhering to building regulation rules and standards, it will not only prolong the life of this old building but also modernise it using the best available methods.

Fundamentally, the goal is to bring back life to this house and at the same time to provide modern, comfortable, clean, and affordable accommodation for the younger generation, who may struggle with high housing costs and commuting expenses.

EXISTING SITE PHOTOS

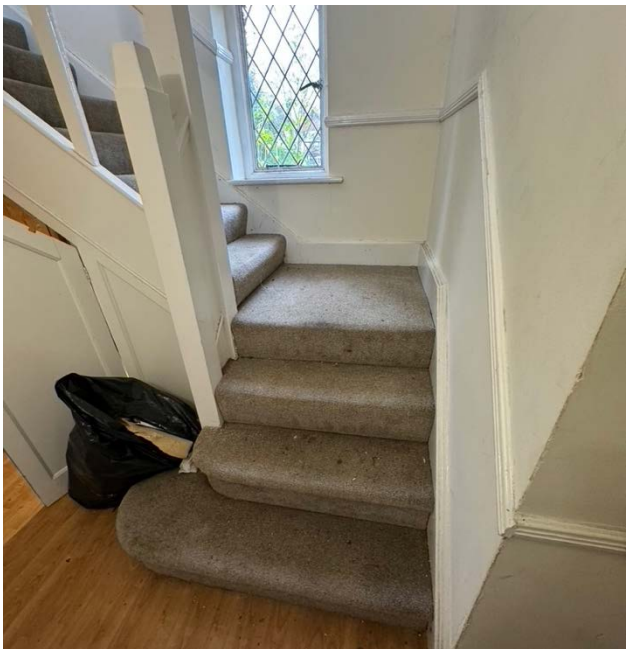
FRONT ELEVATION

REAR ELEVATION

GROUND FLOOR FRONT ROOM

GROUND FLOOR BACK ROOM

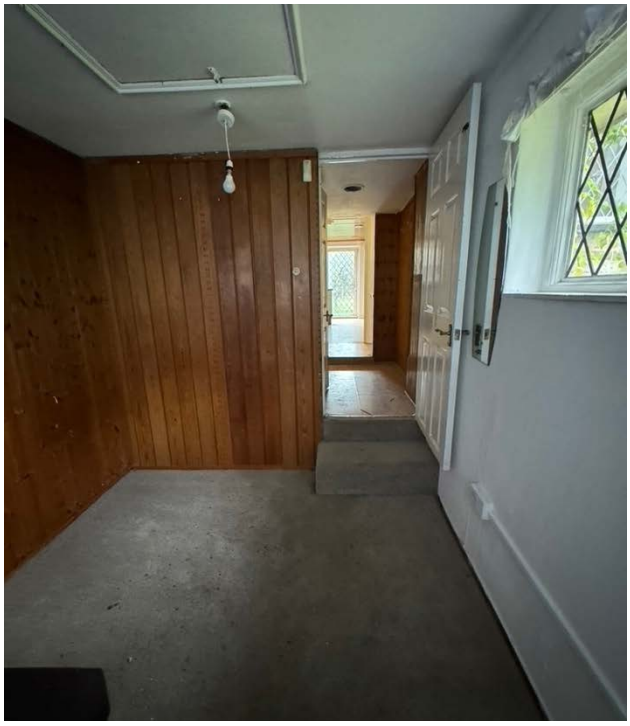
DINING ROOM



STAIRS TO TOP FLOOR

KITCHEN

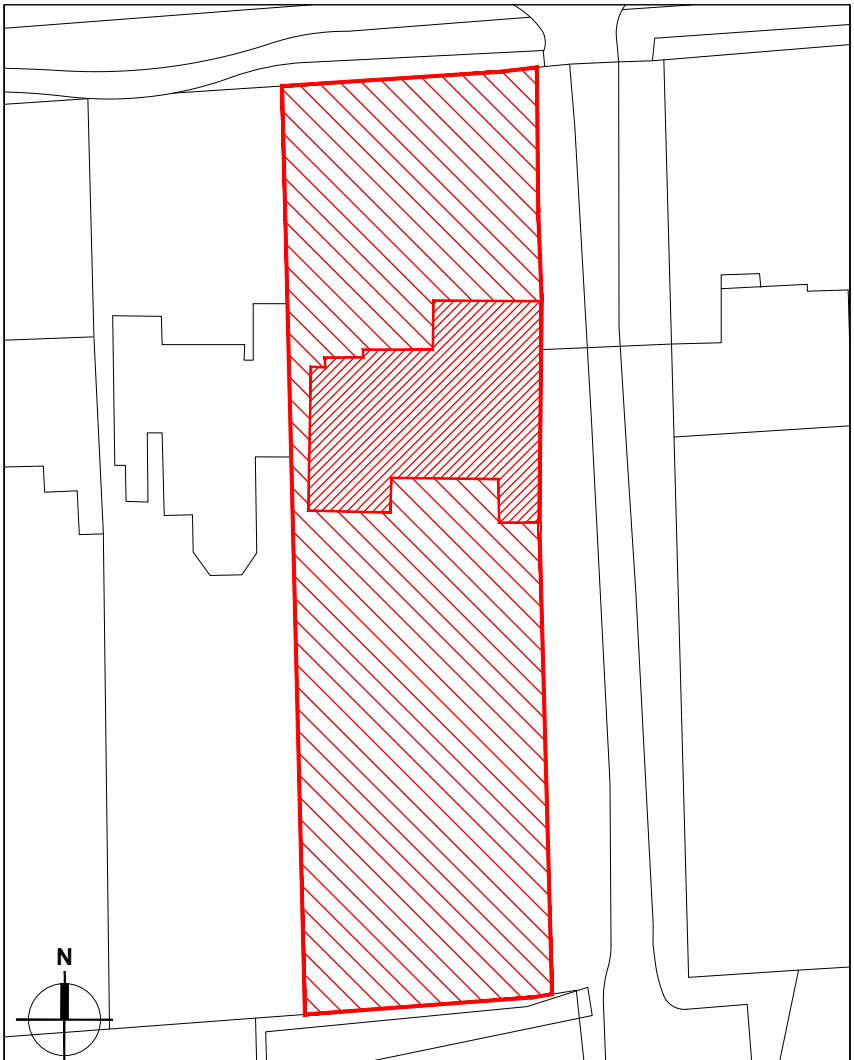
KITCHEN



GROUND FLOOR BEDROOM

GROUND FLOOR BATHROOM

DESIGN LAYOUT (existing and proposed)



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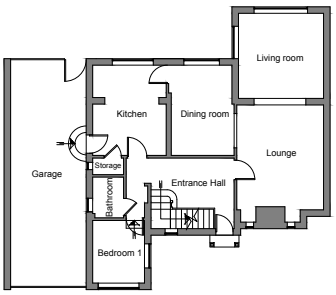
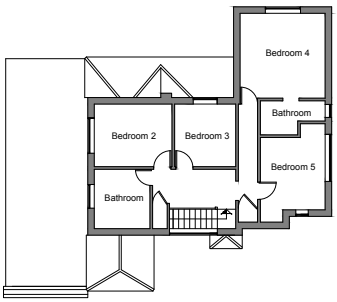


Existing Ground Floor



Existing First Floor

N

PROJECT:
20 Warren Road, Ickenham UB10 8AA
Conversion of a detached residential house into a house in multiple occupation (HMO)

CLIENT: Mozafarian
20 Warren Road, Ickenham UB10 8AA

Existing Ground & First Floor

SCALE: 1:100 @A2, 1:200 @A4
0 1 2 4 6 8 10m

Drawing no: 003/008
Date: February 2024
Drawn & Checked by: NM

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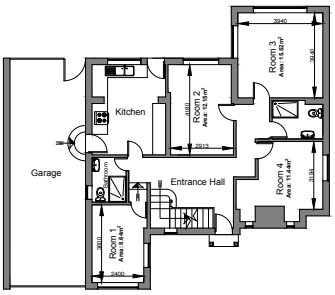
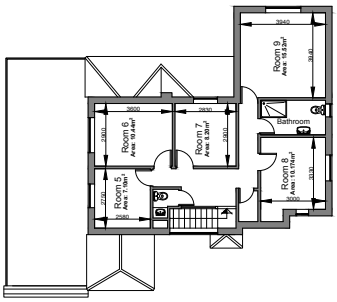


Proposed Ground Floor



Proposed First Floor

N

PROJECT:
20 Warren Road, Ickenham UB10 8AA
Conversion of a detached residential house into a house in multiple occupation (HMO)

CLIENT: Mozafarian
20 Warren Road, Ickenham UB10 8AA

Proposed Ground & First Floor

SCALE: 1:100 @A2, 1:200 @A4
0 1 2 4 6 8 10m

Drawing no: 004/008
Date: February 2024
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no modification will be made to these elevations after implementation of the proposal.

Existing Front Elevation

Existing Rear Elevation

PROJECT:
20 Warren Road, Ickenham UB10 8AA
Conversion of a detached residential house into a house in multiple occupation (HMO)

CLIENT: Mozafarian
20 Warren Road, Ickenham UB10 8AA

Existing Front and Rear Elevations

SCALE: 1:100 @A2, 1:200 @A4
0 1 2 4 6 8 10m

Drawing no: 005/008
Date: February 2024
Drawn & Checked by: NM

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Preserved Front Elevation

Proposed Rear Elevation

PROJECT:
20 Warren Road, Ickenham UB10 8AA
Conversion of a detached residential house into a house in multiple occupation (HMO)

CLIENT: Mozafarian
20 Warren Road, Ickenham UB10 8AA

Proposed Front and Rear Elevations

SCALE: 1:100 @A2, 1:200 @A4
0 1 2 4 6 8 10m

Drawing no: 006/008
Date: February 2024
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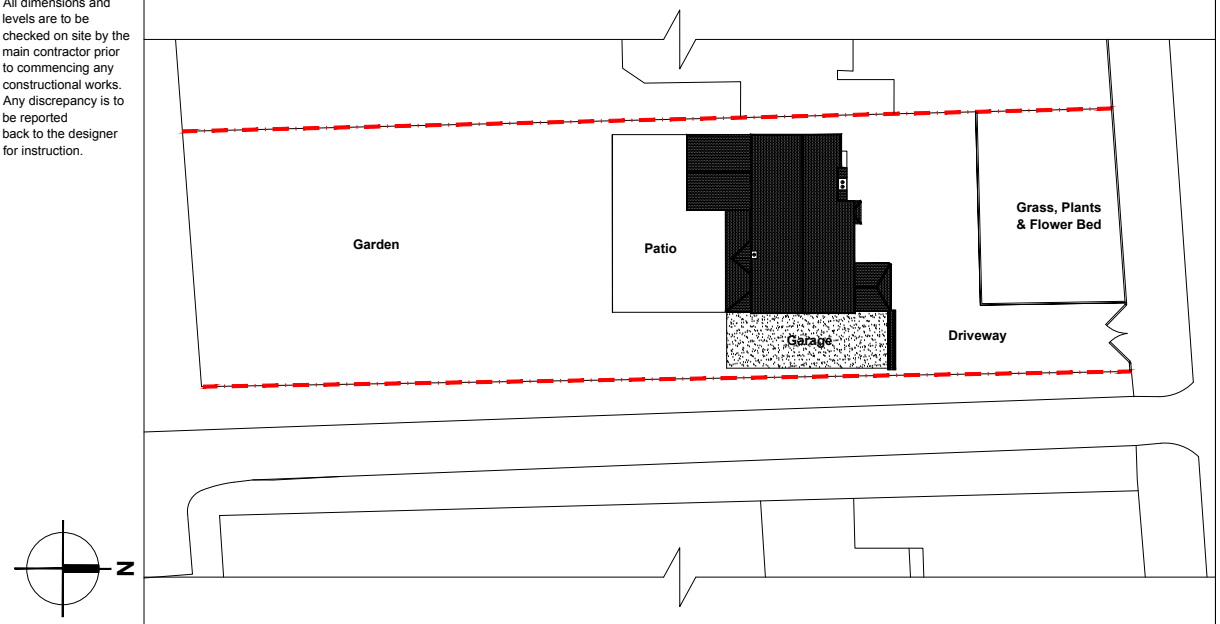

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20 Warren Road, Ickenham UB10 8AA
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CLIENT: **Mozafarian**
20 Warren Road, Ickenham UB10 8AA

Roof Plan & Existing Garden Layout

1:100 @A1, 1:200 @A3

0 1 2 4 6 8 10m

Drawing no: 007/008
Date: February 2024
Drawn & Checked by: NM

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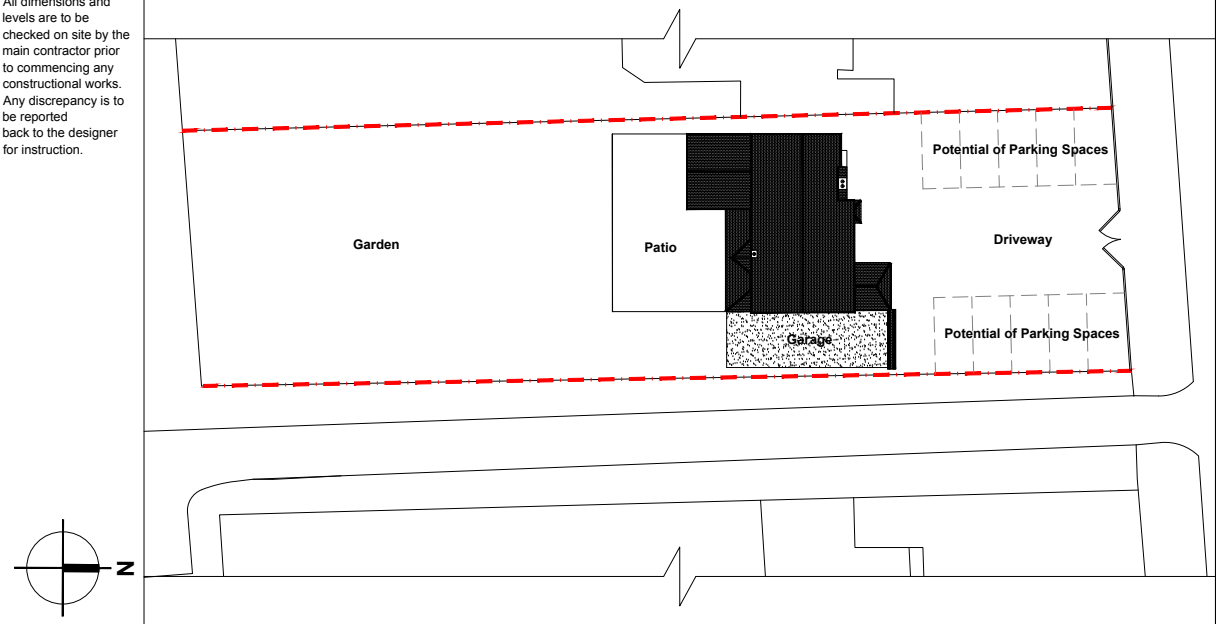

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CLIENT: **Mozafarian**
20 Warren Road, Ickenham UB10 8AA

Roof Plan & Proposed Garden Layout

1:100 @A1, 1:200 @A3

0 1 2 4 6 8 10m

Drawing no: 008/008
Date: February 2024
Drawn & Checked by: NM