

DESIGN & ACCESS STATEMENT

In support of a full planning application for the proposed

CONVERSION OF THE EXISTING DWELLING INTO 6-ROOM, 9-PERSON HMO
at 35 Midhurst Gardens, Uxbridge, UB10 9DL

Prepared by **Design Endeavour Ltd.**

Date: 26-Nov-25

1. Introduction

Proposal is to convert the existing house into a 6-room, 9-person HMO.

- The original house is a 3-bedroom 5-6 person property with a separate kitchen and twin reception rooms. The dwelling has an approved first-floor extension and loft conversion under planning reference 79103/APP/2025/666.
- The property is located on Midhurst Gardens, a residential suburban street in Uxbridge characterized by semi-detached housing and good access to local amenities.
- The site benefits from good public transport connectivity via nearby bus routes along Uxbridge Road, providing links to Uxbridge Town Centre and local rail and underground services.
- The property has a space for 1 off-street car parking at the front of the property.
- Secure and enclosed cycle parking for up to 9 bicycles is proposed within the front and rear side of the property.
- The proposal will create a 6-room, 9-person small HMO, providing accommodation within the capacity of the enlarged property without materially intensifying occupation beyond what the extended dwelling can reasonably support.
- The property benefits from modern double-glazed windows, and as a semi-detached house, the proposed use is not expected to generate noise impacts beyond typical residential levels.
- The proposal incorporates a 3.0m first-floor rear extension and a loft-level dormer, consistent with the approved planning application (79103/APP/2025/666) and the submitted plans.

2. Context

The application site is a semi-detached residential property located on Midhurst Gardens in Uxbridge. The surrounding area is characterized by 1930s suburban housing, predominantly two-storey semi-detached dwellings with consistent building lines, pitched roofs, and landscaped front gardens.

Midhurst Gardens has a quiet residential character, with a uniform architectural rhythm and limited commercial activity. The street features brick façades, traditional window proportions, and modest variations introduced through extensions and roof alterations over time. Occasional front boundary

planting and maintained gardens contribute to a pleasant suburban environment that retains a cohesive and established appearance.

2.1. Accessibility:

The proposed development site is located in a well-established suburban residential area with convenient access to nearby amenities, schools, local shops, and services. The property benefits from good bus connections along Long Lane, providing direct access to Uxbridge Town Centre, Hillingdon station which offers Underground services (Metropolitan and Piccadilly lines), retail facilities, cafés, and other community amenities.

3. Proposal

The application seeks to convert the existing dwelling into an 9-person, 6-room HMO, with all six bedrooms provided with private ensuite shower rooms, as shown on the submitted plans. The proposed layout includes two ensuite bedrooms at ground-floor level, three ensuite bedrooms on the first floor, and one ensuite double bedroom within the loft conversion. A dedicated communal kitchen with twin cookers and two sinks is provided, along with a separate living and dining area for occupants. The proposal optimizes the internal configuration to ensure high-quality, functional, and compliant HMO accommodation. In total property will have 3 double bedrooms and 3 single bedroom.

4. Layout

The proposed internal layout has been designed to provide a well-functioning and high-quality 6-room, 9-person HMO, with all bedrooms benefiting from private ensuite facilities. At ground-floor level, the accommodation comprises two ensuite bedrooms, including one measuring 13.7 m² and a second positioned toward the front of the property, along with a dedicated communal kitchen equipped with twin cookers and two sinks. A separate living and dining area of 20.3 m² provides a comfortable shared social space for residents. The first floor contains three further ensuite bedrooms, measuring 11.2 m², 9.1 m², and 8.1 m² respectively, each offering good natural light and privacy. The loft level accommodates the sixth ensuite bedroom, measuring 15.5 m², together with associated loft storage and service areas. The dwelling retains a substantial rear garden of approximately 122.7 m², providing ample outdoor amenity space for occupants. Overall, the layout delivers efficient circulation, generous communal facilities, and fully self-contained bedroom accommodation suitable for an 9-person HMO.

5. Scale, Design & Appearance

The existing building is a semi-detached, two-storey residential property. The proposal includes a 3.0m first-floor rear extension and a loft-level dormer, as shown on the submitted plans, together with internal reconfiguration to form six ensuite bedrooms.

The proposed loft conversion and first floor extension is part of the new adjacent dwelling, which is in the process of construction.

The proposed development therefore maintains the established character of the property and integrates sensitively into the surrounding streetscape while delivering improved internal layout and accommodation standards.

6. Access, Amenity & Parking

Access to the property is taken directly from Midhurst Gardens, which is a quiet residential street consisting of semi-detached houses with consistent building lines and established front gardens. The site benefits from good pedestrian connectivity to nearby bus routes along Long lane connecting to M40 & Uxbridge Road, linking the property to Uxbridge Town Centre and wider public transport services.

The development includes one off-street car parking space located at the front of the property. Secure and enclosed cycle parking is provided in two locations: 2 spaces at the front and 7 spaces in the rear garden. Refuse and recycling facilities are provided within a clearly defined **front** storage area. The front and rear amenity spaces are retained, including the landscaped rear garden of approximately 122 sqm.

7. Biodiversity & Landscaping (BNG)

No alteration to the existing external landscaping is proposed. The current garden layout, including both hard and soft landscaping areas, will be fully retained and approved as part of the previous application. As the proposal involves conversion of an existing residential property with only minor external works, it falls within the BNG-exempt category.

8. Conclusion

The proposed conversion of 35 Midhurst Gardens into a 6-room, 9-person HMO has been carefully designed to respect the character, scale, and residential nature of the surrounding area. The development utilizes the approved extensions and loft alterations to deliver high-quality accommodation, while maintaining the established appearance of the property from the street.

The first floor and loft extension to the existing building will increase the capacity from 5 to 8 individuals. Thus the current proposal of 9 person HMO will be slight increase in terms of occupancy.

All external changes are sympathetic and use materials that match the existing building, ensuring visual continuity. The provision of secure cycle parking, car parking, clearly defined refuse storage, and generous retained amenity space supports sustainable living and meets the functional needs of future occupants.

The proposal will not result in any unacceptable impact on neighboring properties in terms of privacy, daylight, noise, or outlook. Overall, the development represents an efficient and appropriate use of the site, contributes positively to local housing supply, and remains fully in keeping with the surrounding residential context.