

Design and access statement

Change of use to use the property as a 7 room
House in Multiple Occupation (HMO) (sui generis),
and associated works

At: 37 Edgar Road, West Drayton, Middlesex, UB7
8HN

February 2025

1. The Design and access statement is submitted in support of a planning application at 37 Edgar Road, West Drayton, Middlesex, UB7 8HN to change the use to a 7 room HMO (sui generis).
2. 37 Edgar is on the western side of the road which has 2-storey residential properties. The House was used as a C3, and is currently under construction to change the use to a 6 room HMO. Edgar Road is a typical late Victorian road similar to the surrounding area. The site is within walking distance of public transport with many buses and trains in the area, the site benefits from a PTAL rating of 2.
3. The application site is a semi-detached dwelling. The property contains a ground floor, a first floor, and a loft. Properties adjoining the application site are also terrace dwellings. The properties have a uniform development pattern and have pitched gable roofs. The application site is not locally or statutorily listed and is not located within a conservation area.
4. As the site is not in an article 4 ward, the applicant can convert the site to a 6-room HMO, but the reason for this application is the 7-room HMO rather than 6 rooms.
5. Below are the considerations we have made regarding the design.

 - a. **Internal Layout**, we have carefully made sure to meet all requirements for the internal layout of the house (like the size of units and room arrangements) in order to satisfy the rest (sound insulation, fire regulation, plumbing and drainage and thermal SAP requirements) we will only build with a building control approval to ensure that all requirements are met.

- b. Access to a garden**, all the residents would have access to the front and rear garden.
- c. Access**, there will be cycle storage for the occupants and would support the occupiers to use them. Additionally, the site has a PTAL rating of 2, so the proposal should not negatively affect parking.
- d. Bin storage**, we have proposed a bin storage plan to ensure it meets the need.

6. Other Considerations, the house can be used as a 6-room HMO, and the proposal would add another unit with a good size that meets the HMO guidelines outlined by the local authority.

7. The first paragraph in Policy D3 of the London Plan 2021 reads *“All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.”* as the site can be used as a 6 room HMO and there is enough space for a 7th room, and it still meets the regulations, the best use of this site is to use it as a 7 room HMO therefore in accordance with Policy D3 of the London Plan 2021.

8. Conclusion, the proposed scheme will exist as a single household with 4 rooms and 6 occupants sharing facilities. We have met the minimum required housing standards. The provision of an absolute maximum of 6 occupants is not considered to have a significantly detrimental local parking effect.