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MANAGEMENT AND PARKING PLAN

SITE: 37 Edgar Road, West Drayton, UB7 8HN

PROPOSAL: Full Planning Application for the change of use from a small HMO (Class C4) to a Large HMO (Sui Generis) for up to 8 occupiers, including a 6-metre single-storey rear extension and internal reconfigurations.

DOCUMENT PURPOSE: To demonstrate that the proposed 7-unit Large HMO will be managed effectively to ensure the safety of residents and the protection of local residential amenity.

PREPARED BY: Prestige Planning and Building Services

DATE: 29 March 2026

1. Introduction

1.1 This Management and Parking Plan is submitted in support of the application for the intensification of the residential use at 37 Edgar Road.

1.2 The objective is to demonstrate that the property will be professionally operated, with robust systems in place for maintenance, waste management, and the promotion of sustainable transport, ensuring no adverse impact on the surrounding West Drayton community.

2. Management and Maintenance

2.1 **Professional Oversight:** The property will be managed by a designated professional HMO manager. This manager will be the primary point of contact for tenants and neighbours, with a 24-hour emergency line provided to all adjoining occupiers.

2.2 **Cleaning and Repairs:** A weekly cleaning service will be employed for all communal areas, including the large 6-metre rear communal kitchen/dining area. A proactive maintenance schedule will be in place to ensure the property remains in a high state of repair.

2.3 **Tenancy Management:** All tenants will undergo a robust screening process. Tenancy agreements will include strict clauses regarding noise, anti-social behaviour, and the respectful use of communal spaces.

3. Refuse and Recycling

3.1 **Capacity:** In accordance with Hillingdon's standards for an 8-person occupancy, sufficient bin capacity will be provided for general waste, dry recyclables, and organic waste.

3.2 **Storage Location:** All bins will be stored in a dedicated, screened enclosure located at the rear of the property to prevent visual clutter and odours on the street frontage.

3.3 **Collection:** The manager will ensure bins are presented for collection on the correct day and returned to the store immediately after emptying.

4. Parking and Sustainable Transport

4.1 **Cycle Storage:** To promote sustainable travel, a secure, covered timber cycle enclosure will be provided at the rear of the property, offering 8 dedicated spaces (one per resident).

4.2 **Car Parking:** The site is located within walking distance of West Drayton station and local bus routes. The proposal is intended to be a low-car/car-free development to align with local and London-wide sustainable transport policies.

4.3 Parking Survey Condition: The Applicant is confident that the proposal will not result in adverse on-street parking stress. However, should the Local Planning Authority require a formal Parking Survey (e.g., a Lambeth-style overnight survey) to verify capacity, the Applicant is happy for this to be secured via a pre-commencement or pre-occupation planning condition.

4.4 Tenant Agreements: Tenancy agreements will include a clause discouraging car ownership where possible and prohibiting the parking of commercial vehicles on or near the site.

5. Conclusion

5.1 This plan outlines a comprehensive management strategy that addresses the operational requirements of a 7-unit (8-person) Sui Generis HMO.

5.2 By implementing strict maintenance schedules, dedicated waste management, and offering the flexibility of a conditional parking survey, the proposal ensures that the intensification of use at 37 Edgar Road is entirely compatible with the character and amenity of the local area.