



ZD DESIGN LTD Interior Architecture- Planning

## **DESIGN AND ACCESS STATEMENT**

For the property know as\*

### **8 Vineries Close Sipson West Drayton London UB7 OJH**

**Converting attached house into HMO CLASS C4 , 6 bedrooms  
(House Multi Occupation)  
Single Storey rear extension  
Adding 6 Nos. Bicycle storage.**

In support of the:

Full planning application.

Ref: ZDD/8/UB7 OJH/11/12/2025

Date: 11 December 2025

#### **Contents**

1. Page 1 introduction
2. Page 2 supporting information
3. Page 3 assessment of proposed changes
4. Page 4 existing use
5. Page 5 conclusion

**Appendix A Existing drawing**

**Appendix B proposed drawings**

**Appendix C Photographs and site pictures.**

#### **INTRODUCTION**

- This document is submitted to support the full application for the premises.

#### **SUPPORTING INFORMATION**

- The current layouts and elevations of the property are shown on existing and proposed drawings numbered REVISED A Date: 26-11-2025 Pages: 101-201-202-301-302-303-304-305-306-307-401-402-403-404-405-406-407-408. Appendix A-B
- Photographs of the existing building Appendix C.



ZD DESIGN LTD Interior Architecture- Planning

### **ASSESSMENT OF PROPOSED WORKS**

- The application site includes the single storey rear extension floor and converting attached house into HMO class C4 6 bedrooms.
- Proposed single storey rear extension to increase internal space for HMO.
- Depth of single storey rear extension of 3 meters, width of 5 meters and front height from garden floor level height: 2.67 meters and top ridge height of 2.84 meters.
- Using red English Brick matching with existing house finishes.
- Bedroom 01 surface area: 7.62 m<sup>2</sup>
- Bedroom 02 surface area: 7.29 m<sup>2</sup>.
- Bedroom 03 surface area: 7.52 m<sup>2</sup>.
- Bedroom 04 surface area: 7.42 m<sup>2</sup>.
- Bedroom 05 surface area: 7.98 m<sup>2</sup>.
- Bedroom 06 surface area: 8.81 m<sup>2</sup>.
- Common living room surface area: 20.78 m<sup>2</sup>.
- Common kitchen surface area: 6 m<sup>2</sup>.
- Common bathroom 01 ground floor surface area: 3.7 m<sup>2</sup>.
- Common bathroom 02 first floor surface area: 3.1 m<sup>2</sup>.
- Adding 6 Nos. Bicycle storage at front of the house for the 6 Occupants.

### **STANDARD HMO SURFACES.**

1. Bedroom standard surface area for one occupant, 1 household is between 6.51 and 10.2 m<sup>2</sup>
2. Kitchen common area minimum 3.7 m<sup>2</sup>.
3. Living room 10 m<sup>2</sup>.

### **FIRE STRATEGY WORKS**

- The proposed HMO and single storey rear extension is a minor development that will not change or increase the risk of fire within the house.
- The assembly point will be along Vineries Close.
- A compliant fire door FD 60 between the hall way entrance and bedrooms, living room will be installed a fire alarm system, fire alarm control panel will be installed at main entrance of the house, call point at each exit doors, exit light, emergency lights for each room, Heat detector for Kitchen and Smoke including carbon monoxide alarm detectors will be installed by professionals in each bedroom, hallway entrance kitchen and living room at that would follow the current guidelines.
- Fire extinguishers of 9 Litres of CO<sub>2</sub>, Foam Dry Powder will be installed in each floor.
- All works will be inspected and certified by an approved building control inspector. All materials used will be fit for purpose and be certified for the latest legislations.
- The mean of escape and evacuation strategy will remain as the existing. The main escape will be the main entrance to the property, a secondary mean of escape is at the rear extension ground floor of the property through the alleyway.



ZD DESIGN LTD Interior Architecture- Planning

- Access for firefighters and equipment will remain as the existing and will not be impacted by the proposed works and the access is still from the main entrance of the house of Vineries Close.

#### **EXISTING USE**

Terrace Family house.

#### **CONCLUSIONS**

On the basis of the above we trust the Council will agree that the full application is acceptable look forward to receiving a positive decision. In the meantime, should you have any queries, please do not hesitate to contact the undersigned.

#### **Access**

Access into the house from Vineries Close.

#### **APPENDIX A – B**

Enclose existing and proposed site pictures.

#### **APPENDIX C**

Enclose Existing site pictures

Yours faithfully

On behalf of  
ZD DESIGN LTD  
T: 07803301656  
E: francois@zddesign.co.uk



EXISTING FRONT HOUSE SITE PICTURE (Vineries Close)



ZD DESIGN LTD Interior Architecture- Planning



EXISTING FRONT HOUSE SITE PICTURE (Vineries Close)



ZD DESIGN LTD Interior Architecture- Planning



EXISTING REAR GARDEN HOUSE SITE PICTURE (Rear Garden)



ZD DESIGN LTD Interior Architecture- Planning



EXISTING REAR GARDEN HOUSE SITE PICTURE (Rear Garden)



ZD DESIGN LTD Interior Architecture- Planning



EXISTING REAR GARDEN HOUSE SITE PICTURE (Rear Garden)