

WindsorPatania

Design + Access Statement

Date
17/10/2023

Project
8 Strelley Way

Introduction

Design and Access Statement has been prepared by Windsor Patania Architects in support of a planning application seeking consent for the existing use of 8 Strelley Way, London, W3 7AR, as a Large House in Multiple Occupation (HMO) under the Sui Generis classification.

The purpose of this statement is to provide a comprehensive explanation, including details on the existing site conditions, the existing design and layout, and the potential impact on the surrounding area.

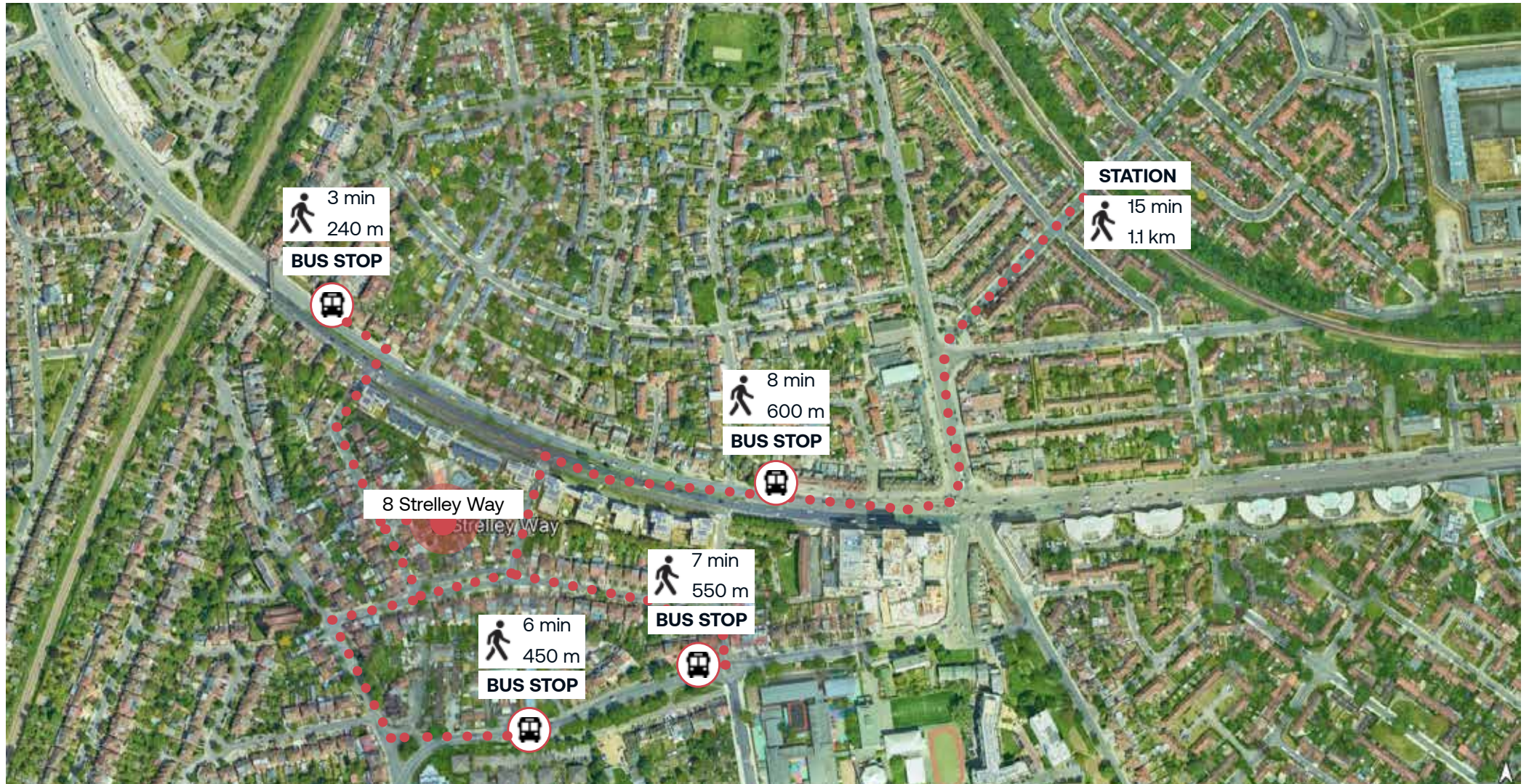
Existing Use

The property is currently used as a 10 no. bed HMO - Sui Generis with 10no. occupants.



Public transport

The property is conveniently situated within easy reach of the local public transport network, with bus routes located just a 3-minute walk away. Additionally, East Acton Train Station can be reached within 15 minutes by foot, providing quick and easy access to various locations.



Services

There are many services around the property, such as supermarkets, sports clubs, stores, etc. in a distance of max 8 minutes. Community services are also very close to the property.



Planning History

171681HH | Part single part two storey side extension and two storey rear wraparound extension | 8 Strelley Way Acton London W3 7AR, **Granted with Conditions.** ([See link](#))



Planning History

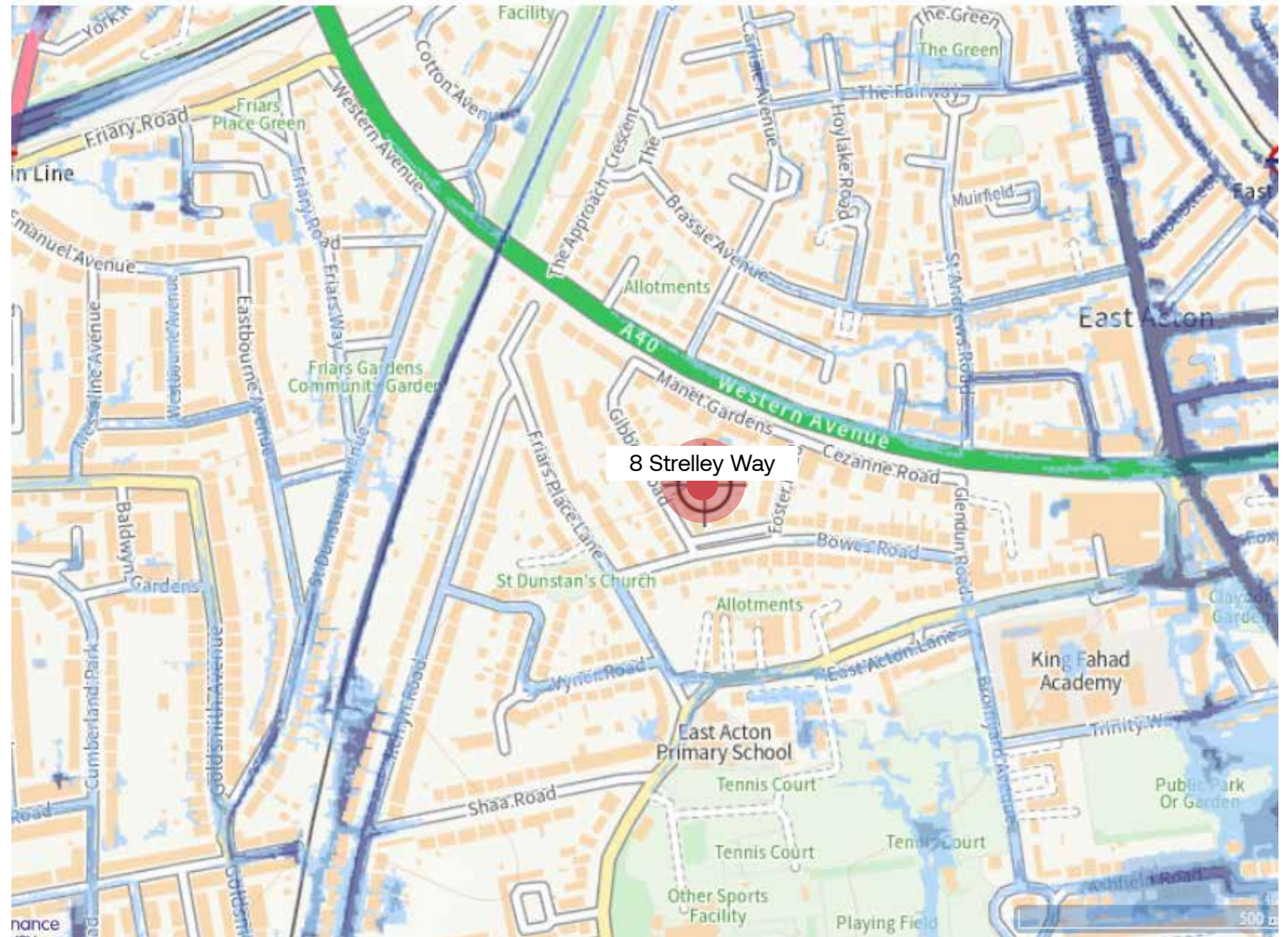
171639CPL | Alteration of roof from hip to gable end; rear roof extension and removal of existing chimney. (Lawful Development Certificate for a Proposed Development) | 8 Strelley Way Acton London W3 7AR, Permitted Development. ([See link](#))



Flood Risk

As confirmed on the Local Council's website, the property is subject to very low flood risk.

[\(See link\)](#)

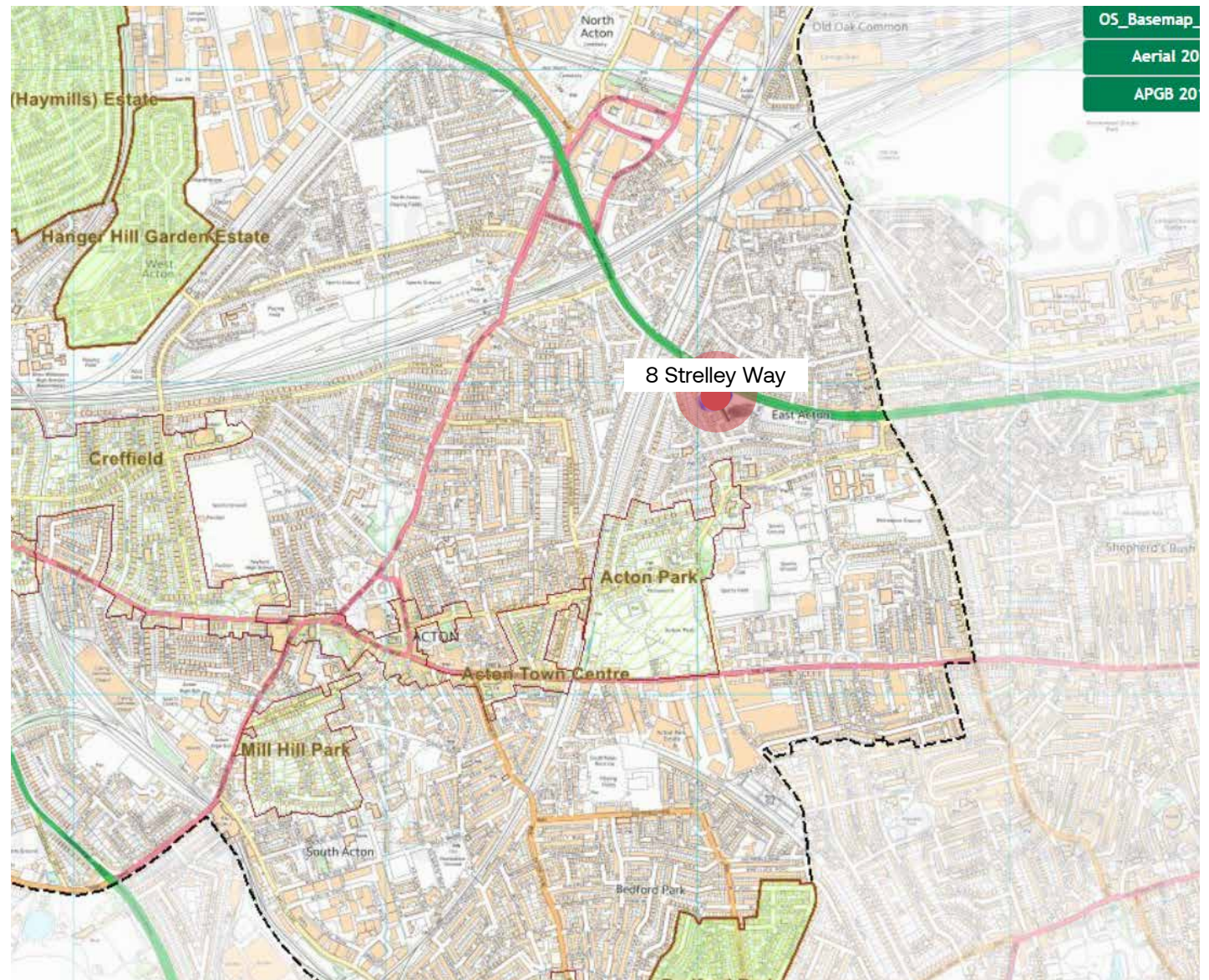
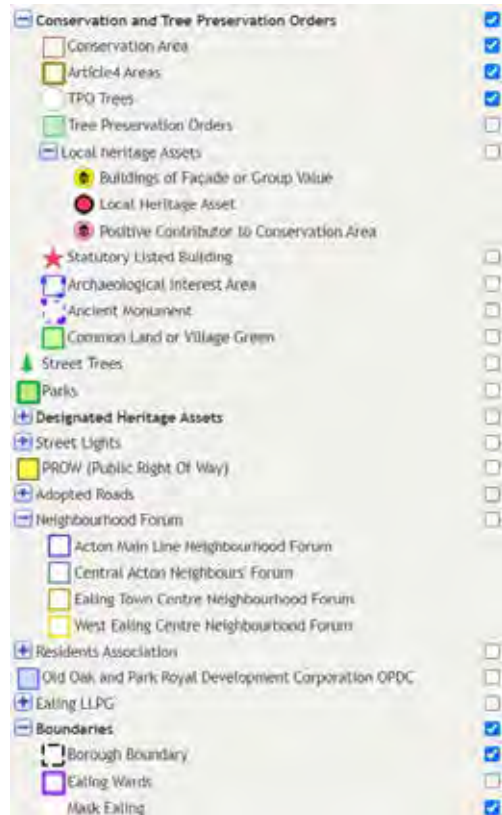


Conservation Area

According to the information presented on the website of Ealing Council, the property is not a part of the conservation area.

(See link)

The property is not a listed building. (See link)



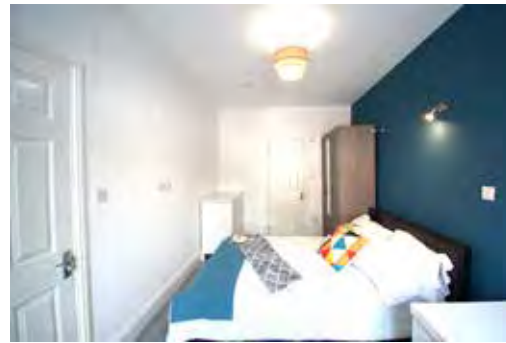
Property Location



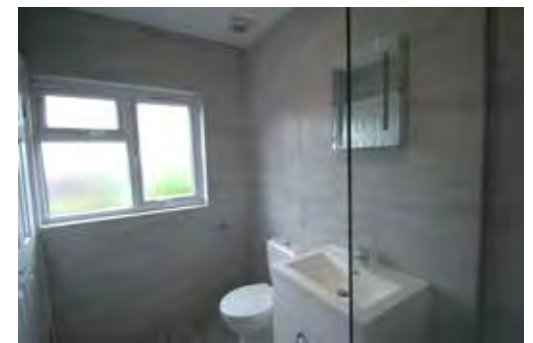
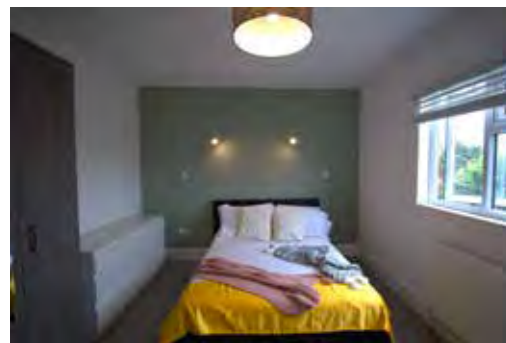
Property Location



Existing Pictures



Existing Pictures



HMO Standards – Local City Council

Please, find attached some relevant extras from LOCAL HMO Standards and regulations. ([See link](#))



Standards for Houses in Multiple Occupation

Overview of kitchen facilities for HMOs

6 - 10 Occupiers	2 complete sets of cooking facilities
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Cooking Facilities - In shared kitchens

- A cooker with four rings or hot plates together with a grill and an oven.
- **One set of cooking facilities shall be provided for up to 5 persons.**
- Four power points shall be provided per set of kitchen facilities.
- This requirement is in addition to any points used by an electric cooker or oven or refrigerator.

Sinks

- **One sink is to be provided for every 5 persons.**
- Each sink should be a minimum size 560mm x 430mm and comprise a fixed impervious bowl, properly located within a base unit and properly connected through an adequate sized trap to the drains and should include an adequately sized drainer.

amenity and space standards, p. #4

Overview of washing and WC facilities for HMOs

1 - 4 occupiers	At least 1 bathroom and 1 WC (the bathroom and WC may be combined) A wash-hand basin is required in the bathroom and in separate WC (if provided)
5 occupiers	1 bathroom AND 1 separate WC with wash-hand basin (but the WC can be contained within 2 nd bathroom)
6 - 10 occupiers	2 bathrooms AND 2 separate WCs with wash-hand basins (but 1 of the WCs can be contained within 1 of the bathrooms)
11 - 15 occupiers	3 bathrooms AND 3 separate WCs with wash-hand basins (but 2 of the WCs can be contained within 2 of the bathrooms)

Bathroom facilities overview, p. #1

HMO Standards – Local City Council

Please, find attached some relevant extras from LOCAL HMO Standards and regulations. ([See link](#))



Standards for Houses in Multiple Occupation

Overview of kitchen facilities for HMOs

4. Minimum Space Standards

Please refer to separate standards for hotels & hostels used for the placement of homeless persons & families

Standards for Room sizes for Houses in Multiple Occupation	
One Person Units of Accommodation	Minimum Floor Area M²
Rooms with cooking facilities	10.2 ²
Rooms with separate cooking facilities	6.5 ²
Two Person Units of Accommodation	Minimum Floor Area M²
Rooms with cooking facilities	13.5 ²
Rooms with separate cooking facilities	10.2 ²

*A maximum of one person is allowed in a single habitable room

*A maximum of two persons are allowed in a double habitable room

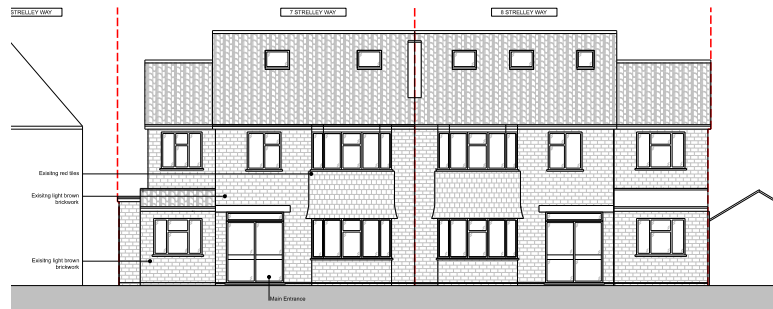
- Irrespective of the floor area, consideration shall be given to the shape and usable living space within the room to determine whether it is suitable for occupation and to the level of occupancy. All rooms must have a minimum floor to ceiling height of at least 7 feet (2.14 metres) over not less than 75% of the room area. Any floor area, where the ceiling height is less than 5 feet (1.53 metres), shall be disregarded. Separate kitchens and bathrooms are deemed unsuitable for sleeping accommodation.

amenity and space standards, p. #5

The Proposal

Planning application seeking consent for the existing use of 8 Strelley Way, London W3 7AR, UK, as a Large House in Multiple Occupation (HMO) under the Sui Generis classification.

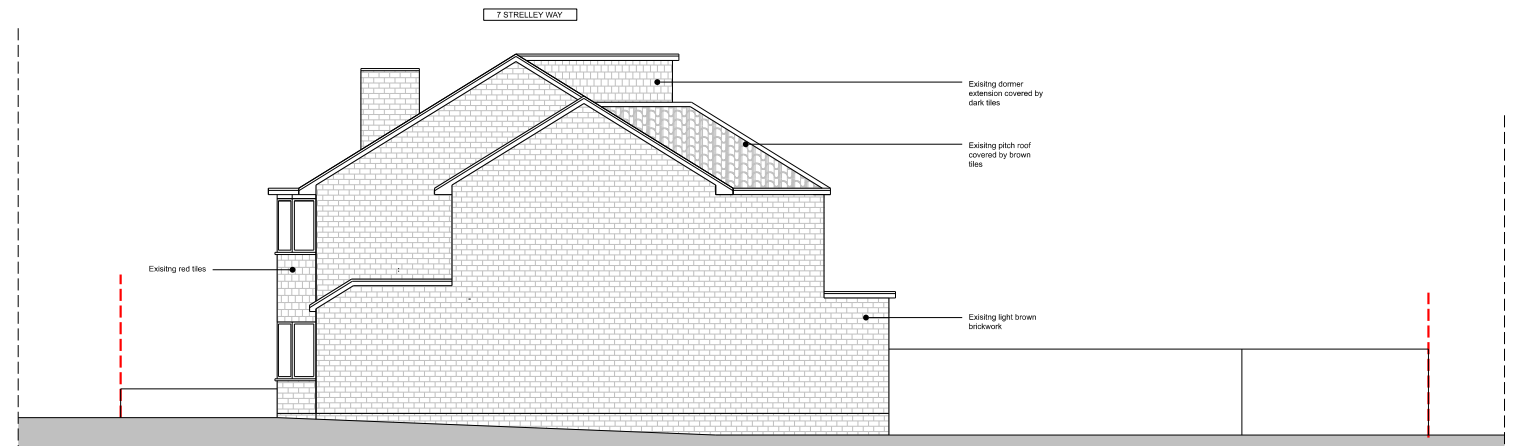
The development is respectful of the existing context preserving the building's appearance and does not contain any material changes or alterations.



Front view



Rear view



Side elevation

Schedule of Accommodation

Ground Floor -

The Ground Floor Plan accommodates:

Bedroom 01 - 13 sqm

Ensuite - 2.5 sqm

Bedroom 02 - 14 sqm

Ensuite - 1.8 sqm

Bedroom 03 - 12 sqm

Ensuite - 2 sqm

Bedroom 04 - 11 sqm

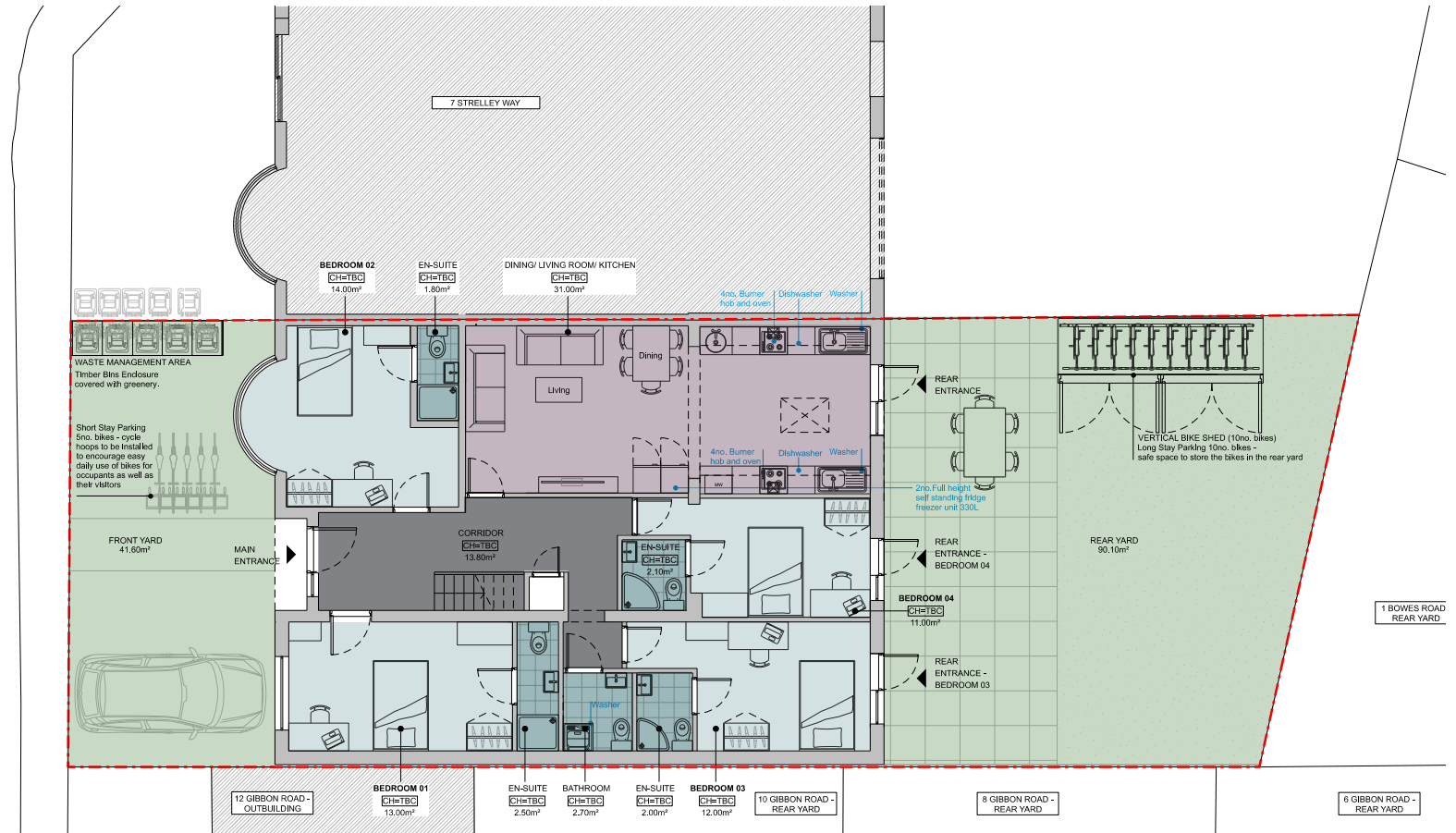
Ensuite - 2.1 sqm

Kitchen/Dining/Living Room - 31 sqm

Shared bathroom - 2.7 sqm

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services



Ground Floor

Schedule of Accommodation

First Floor -

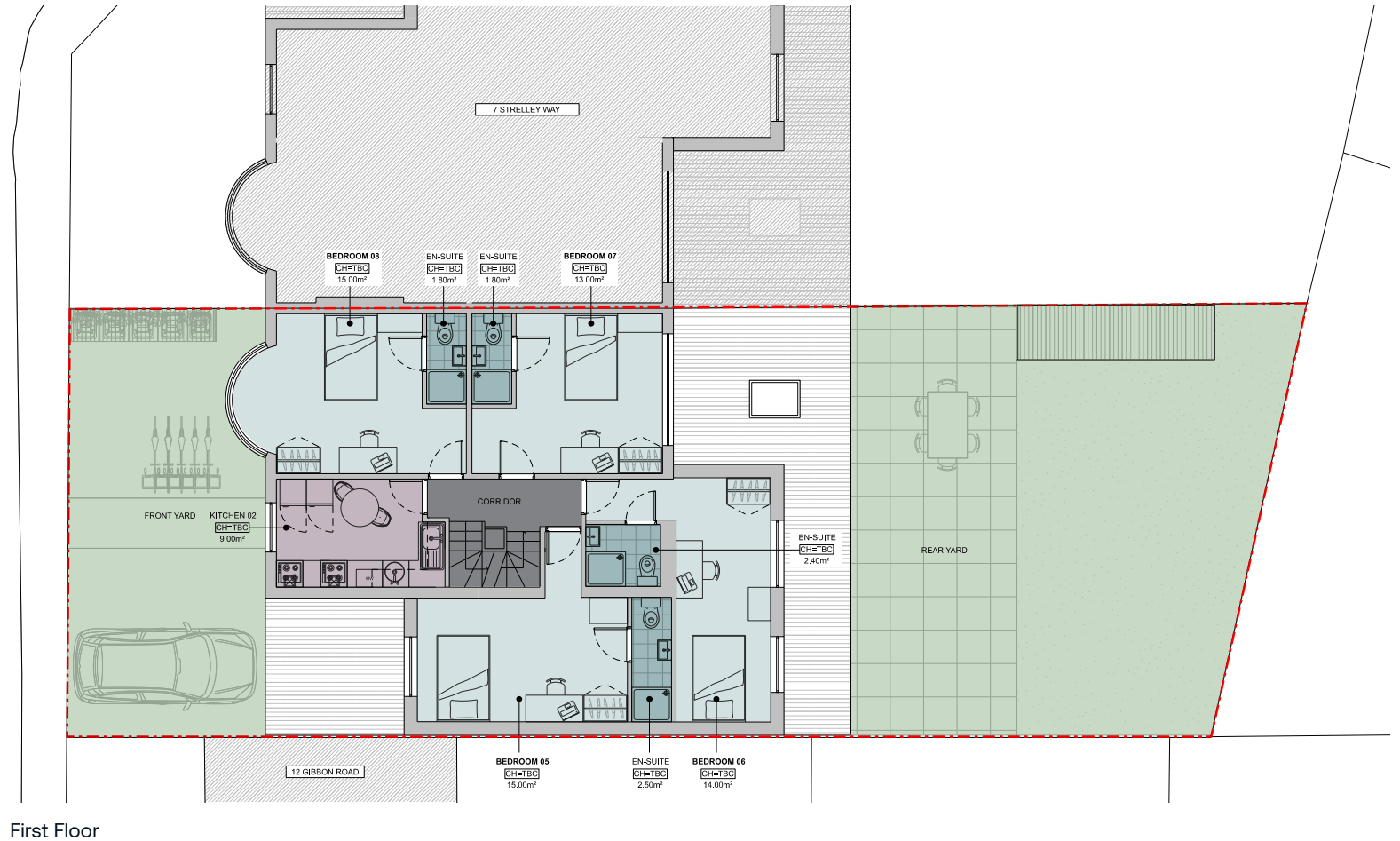
The First Floor accomodates:

- Bedroom 05** - 15sqm
Ensuite 2.5 sqm
- Bedroom 06** - 14 sqm
Ensuite 2.4 sqm
- Bedroom 07** - 13 sqm
Ensuite 1.8 sqm
- Bedroom 08** - 15 sqm
Ensuite 1.8 sqm

Shared Kitchen - 9sqm

Legend

- Communal areas
- Bathrooms
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Schedule of Accommodation

Loft -

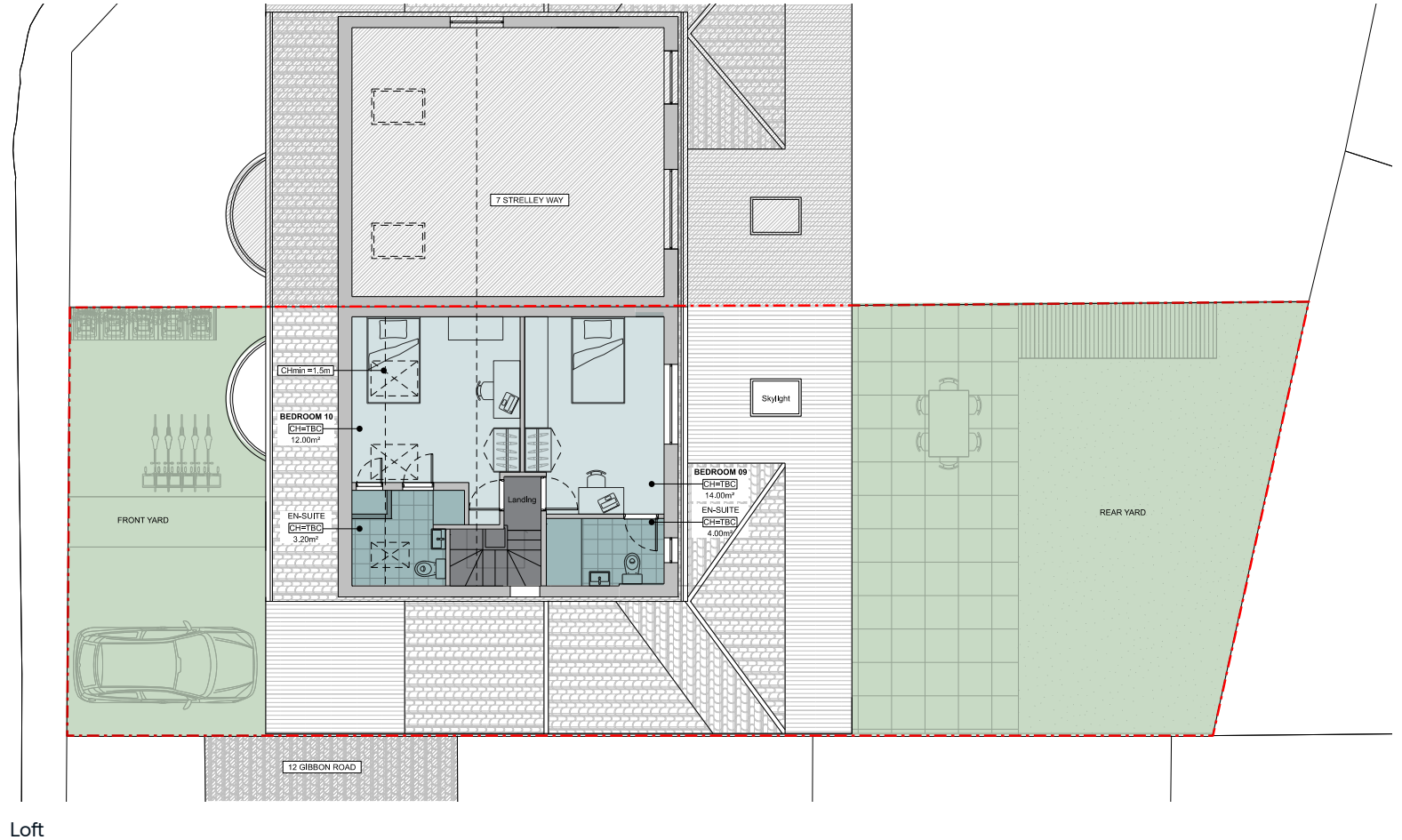
The Loft accomodates:

Bedroom 09 - 14sqm
ensuite - 4 sqm

Bedroom 10 - 12sqm
ensuite - 3.2 sqm

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services



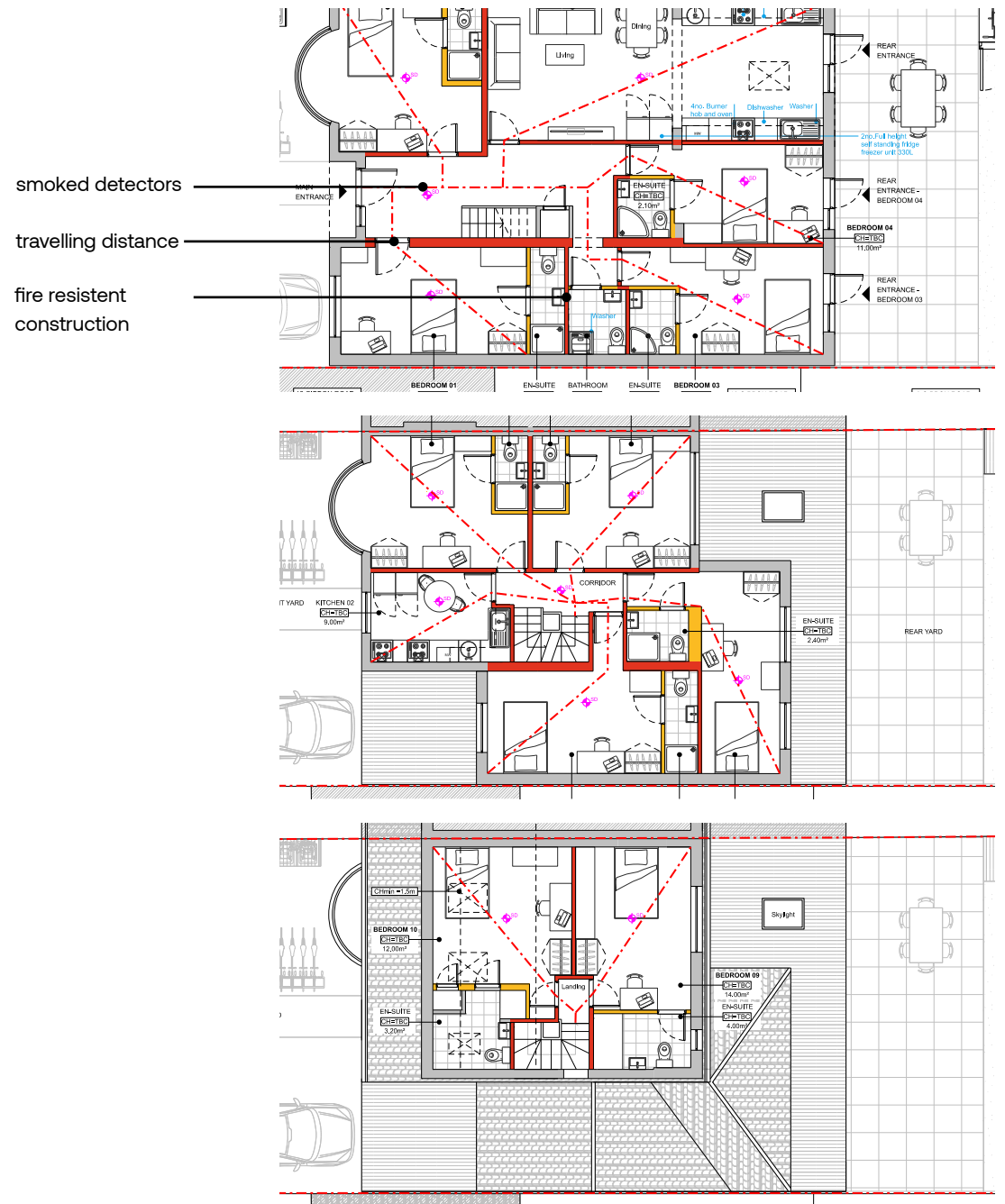
Policy D12 Fire safety

Policy D12 Fire safety

- A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.
 - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The building was designed and build to be compliant with Building regulation standards and addressng policy D12 Fire safety:

Residential Compartmentation: 30mins fire-resistant construction. The stair enclosure within the property should be enclosed in fire resisting construction having 30 minutes fire resistance (integrity and insulation) including the soffit to the ground floor staircase, and any door in the stair enclosure should be a fire door with 30 minutes fire resistance (integrity). This excludes bathrooms, W/C or shower compartments provided that such compartments have no fire risk and fire or fire products cannot spread from an adjacent compartment via the bathroom, W/C or shower compartment to the escape route. Any electrical or gas meter cupboards should be enclosed with 30 minutes fire rated construction. Any ductwork / building services passing through wall and floor structures to be fire rated construction and fitted with fire dampers/ fire stopped as required. An Automatic Fire Detection system conforming to BS5839: Part 6: 1995 with LD1 level of coverage is to be installed to Grade A specification to the whole of the property. A copy of the commissioning certificate to be supplied upon completion of the work. The design and installation is to be in accordance with the recommendations of BS5839, incorporating control and testing equipment with mains wired interlinked detectors with battery back-up in the following areas:
 All common escape staircases on each landing, All corridors, All Bedrooms, The lounge
 The control and indicating system to BS EN 54-5 must have a power backup of a minimum of 24hours.



Policy D12 Fire safety

Emergency lighting is to be provided on each floor both internally and externally. The system is to provide no less than 3 hours duration and be a non-maintained system. The system must operate in the event of a circuit failure to comply with BS 5266:2016. A copy of the verification and completion certificates to be supplied upon completion of the work. All wiring to comply with I.E.E. Wiring Regulations (PVC or sheathed cable).

A commissioning certificate is to be provide by the installer upon completion. The electrical subcontractor is to be an approved member of the NICEIC or ECA, and it is the Contractors responsibility to ensure that Building Control & the client is provided with an installation test and completion certificate upon completion of the electrical installation works. All electrical works to be carried out by a suitably qualified competent person as required under the current building regulations.

Firefighting equipment shall be provided. The number and siting of all fire extinguishers will depend on the size and layout of the property being considered however the following is given as a guide:

- A multi-risk fire extinguisher of 13A rating situated in the kitchen area.
- A fire blanket in each room used for cooking in accordance with BS 6575.A carbon dioxide (CO2) extinguisher adjacent to any incoming mains electric supply cupboard.
- Extinguishers shall be installed and maintained in accordance with BS EN-3: Part 3 and BS 5306 Part 3 (1985).

[Please note: In accordance with Regulation 38, plans detailing all fire safety information to be provided to assist in your obligation to carry out a Fire Risk Assessment as defined in the Regulatory Reform (Fire Safety) Order 2005.]

All fire doors should be supplied with intumescent strips with combined cold smoke seals as it is beneficial when smoke detection is provided to the room as well as the escape route.

All bedrooms fire doors and the main building entrance doors should be supplied with thumb-turn on the inside to allow escape in case of fire.

The control and indicating equipment is to be sited within the common staircase near the main entrance at least 1500mm above the finished floor level. Upon completion of the AFD System the commissioning engineer is to provide the relevant certificates and user manuals. Any fire signs to be placed between 2m and 2.5m from floor level throughout the property to identify fire doors, escape routes etc.

A fire blanket conforming to the requirements of BS 6575: 1985 is to be provided within the kitchen area. The fire blanket retainer is to be fixed to the wall 1500mm from FFL. Any new gas or electric distribution panels, meters or fuse boxes in the common parts must be encased within 30mins of fire resisting construction, and provided with lockable doors.



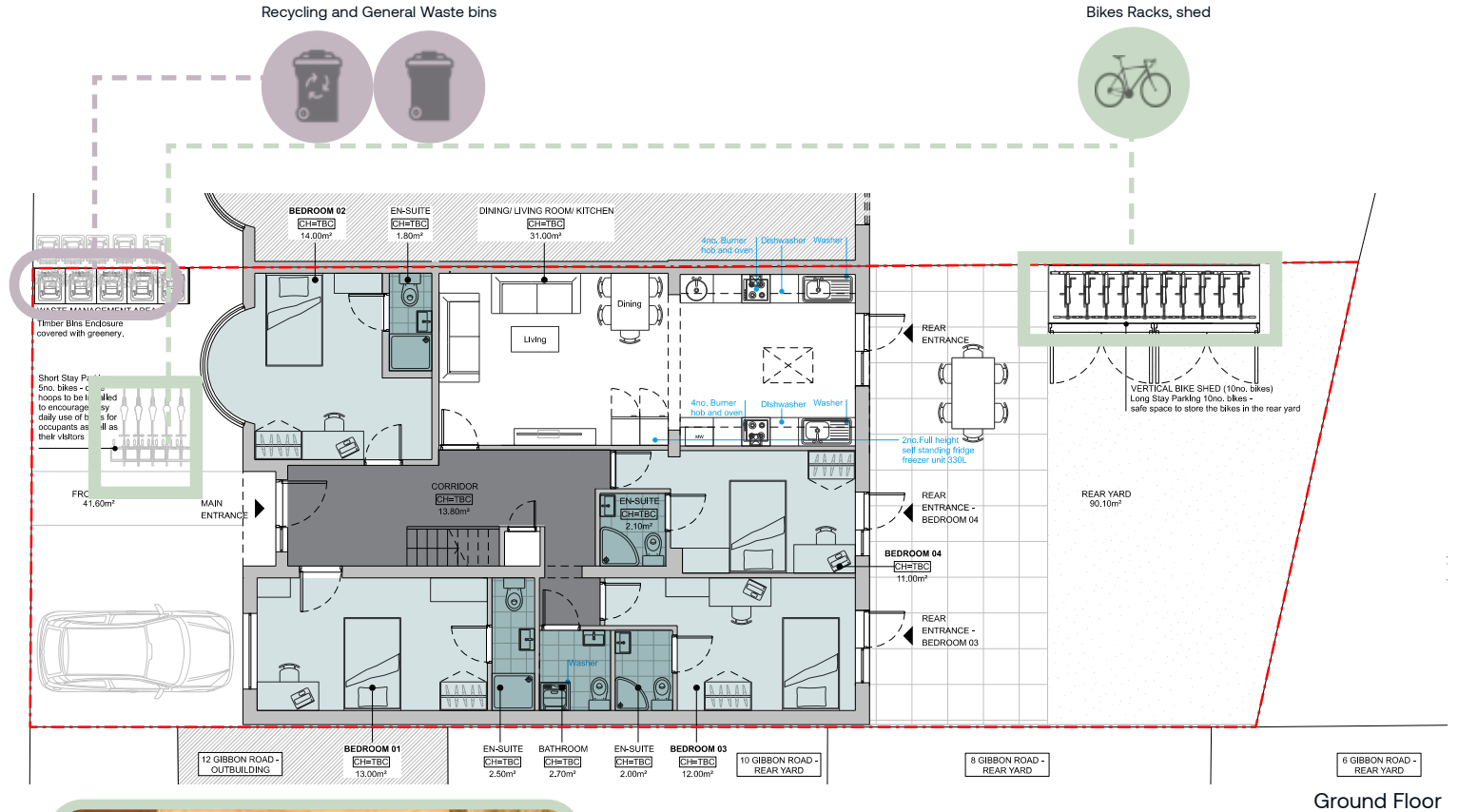
Bins and Bikes

Promoting Green Mobility

The bike shed is located in the rear yard .

Promoting Recycling

The bins are located at the Front of the property with easy access from the main road.



All bins to be positioned within dedicated bins enclosure.



All bikes to be positioned within dedicated enclosures.

Conclusion

The property is managed by a professional company that ensures that it is maintained to a high standard. The management is also responsible for ensuring that the property is compliant with all relevant health and safety regulations, including fire safety.

The existing HMO has been in operation for many years and has a good track record of providing affordable and high-quality accommodation for tenants. The property is currently fully occupied, by long-term tenants.

The communal areas of the HMO are well-maintained and regularly cleaned, and the property has good access to local amenities, including public transport links, shops, and leisure facilities.

Overall, the existing HMO is an important source of affordable housing in the area and has a positive impact on the local community. The landlord is committed to maintaining high standards and providing a safe and comfortable living environment for tenants.

Car parking provision is a major influence on the choice of means of transport. Due to the demographics of HMO tenants (young people who do not tend to own cars and mostly use public transport, cycle or walk) and the location of the property- bus stops, train station 15 minutes walking distance we follow green mobility trends. There is a secure bike parking in the rear yard easily accessible from the main road - 1 bike space per occupant. There is extra space in the amenity area for potential visitors and easy daily use.

The proposed scheme meets both local and national regulations, and it is respectful of the neighbourhood.



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