Design & Access Statement

14 Willow Tree Lane
Hayes
UB4 9BB

prepared by:

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This desktop study has been prepared by **Hmo designers** and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

This document provides an insight into our design process and what constraints and opportunities have driven the design at this stage. The images and designs in this document are for discussion purposes only and subject to further collaboration with the client team.

REFERENCE:	0259
PREPARED BY:	KT
REVISIONS:	*

THE BRIEF

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STREET SCENE

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The Brief

Hmo designers have been appointed to prepare and submit a planning application for the conversion of a C3 dwelling into an 7 bedroom, 8 occupant HMO.

Introduction

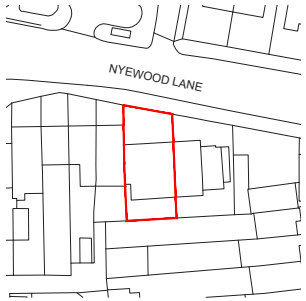
Description:
This Design and Access Statement has been prepared in support of a planning application for 14 Willow Tree Lane, Hayes, UB4 9BB.

The proposal seeks permission to change the use of the property from a single dwelling (Use Class C3) to an seven bedroom House in Multiple Occupation (Sui Generis), with a maximum occupancy of eight persons.

Two previous applications (refs. 5516/APP/2025/1725 and 5516/APP/2025/686) were refused by the Local Planning Authority, with concerns raised regarding residential amenity, sound insulation, parking provision and highway safety.

This revised submission has been prepared to address these issues and provide a scheme that ensures suitable accommodation for future residents while safeguarding the amenity of neighbours and the character of the area.

FRONT PHOTO



LOCATION PLAN

Wider Context

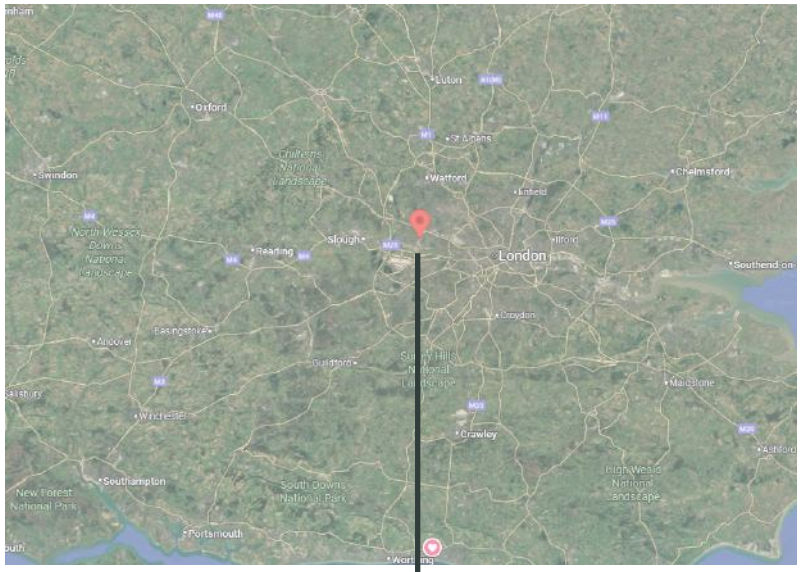
The property is located on Willow Tree Lane in Hayes, within a predominantly residential area that benefits from strong connections to public transport and local amenities.

Hayes and Harlington Station is approximately 1.7 miles away, providing Elizabeth Line services into central London in under 25 minutes, as well as connections towards Heathrow Airport and Reading. Local bus services also operate along Willow Tree Lane and Yeading Lane, offering regular connections to surrounding centres such as Uxbridge, Southall, Ealing and Hounslow.

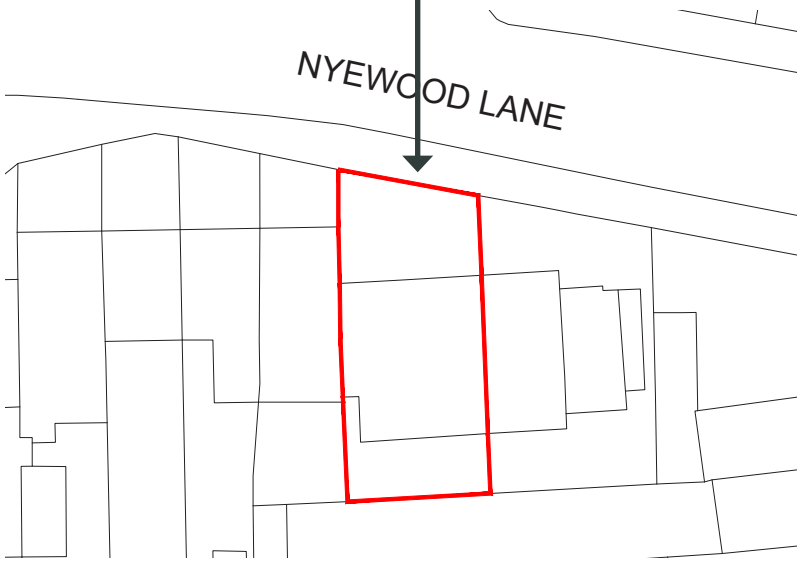
The site has good road access, being situated close to the A312 (The Parkway) which provides direct links to the M4 motorway and Heathrow Airport, as well as routes into central London and the wider road network.

A range of everyday services and facilities are available within walking distance, including local shops, supermarkets, schools and healthcare provision. Larger retail and employment centres, including Hayes Town Centre, are also easily accessible.

Overall, the property is in a sustainable and well connected location, with access to transport, employment, and local services, making it suitable for high quality shared accommodation that meets local housing needs.



Wider Context



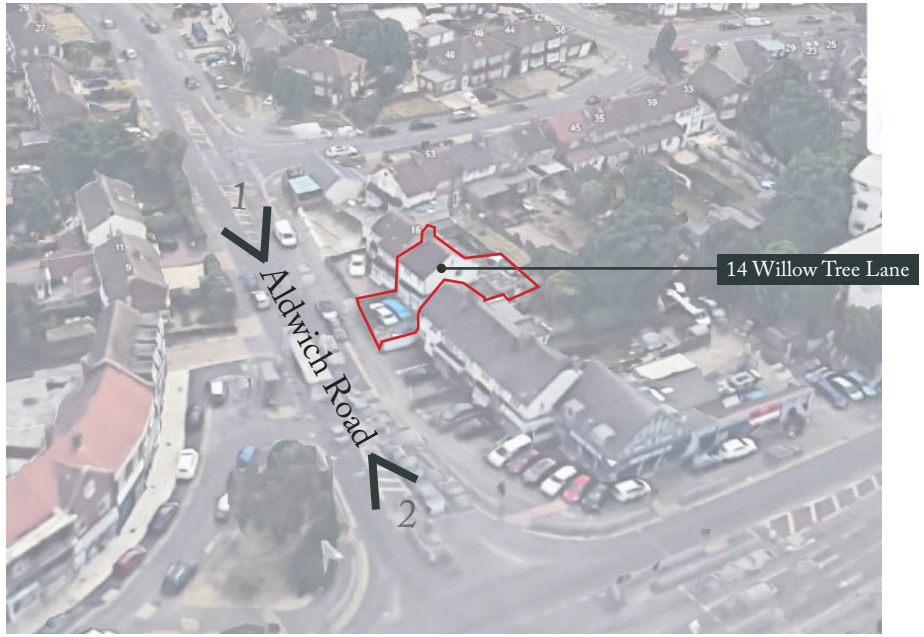
Site Location

Street Scene

14 Willow Tree Lane is a semi detached property situated on the southern side of Willow Tree Lane, close to its junction with Yeading Lane. The property has recently been extended and occupies a residential plot with a front hardstanding area providing off street parking and a private garden to the rear.

The surrounding area is predominantly residential in character, comprising mainly semi detached and terraced dwellings of similar scale and design, with some retail units located closer to the junction of Yeading Lane. The houses in the vicinity generally share uniform features such as pitched tiled roofs, rendered or brick façades, and consistent building lines, creating a coherent suburban street scene.

No external alterations are proposed as part of this application. The existing appearance of the property and its contribution to the character of the street will remain unchanged.



1 View - Aldwich Road

2 View - Aldwich Road

Amenities and Transport

Amenities and Transport:
The site benefits from excellent amenities and local transportation.

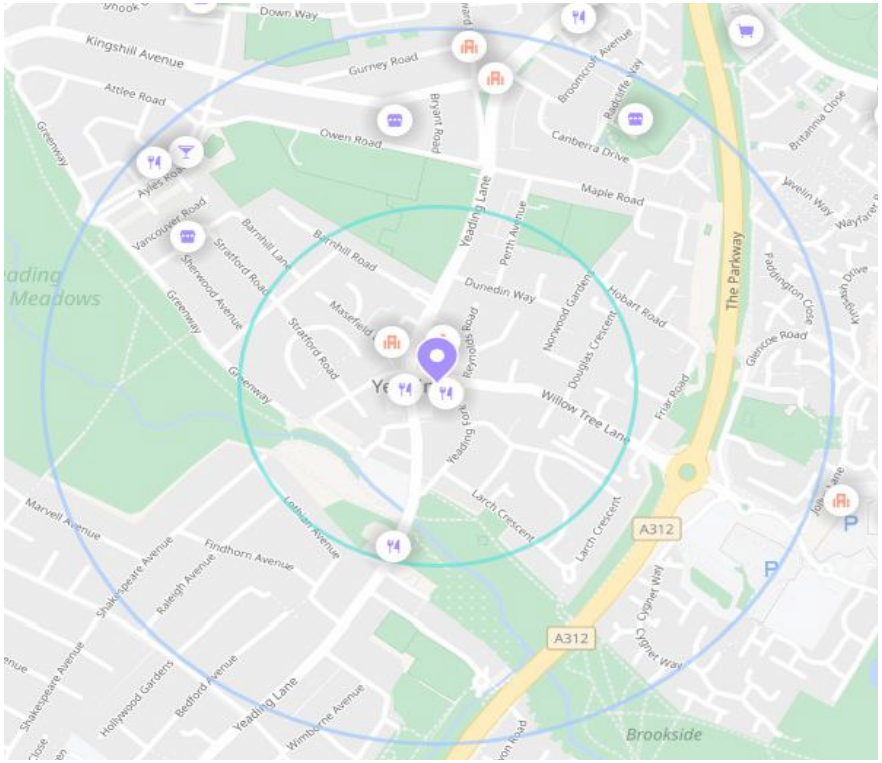
+There are supermarkets and other facilities within 0.5 to 0.7 miles of the site, as indicated on the map. This includes major supermarkets, such as Tesco and Lidl, both a short walk away.

+The site is approximately 1.7 miles from Hayes and Harlington Station, which can be reached in around 15 minutes by bus or 12 minutes by cycle. The station provides direct services to central London and other key destinations. Regular bus services operate along Willow Tree Lane and Yeading Lane, with a bus stop located directly opposite the site, offering convenient connections throughout Hayes and the wider area.

+The area offers access to open spaces, including local parks and green areas. The nearest is Belmore playing field, located within walking distance of the site.

0.25 mile radius (5 minute walk)

0.50 mile radius (10 minute walk)



Nearby bus stop (just opposite the site)

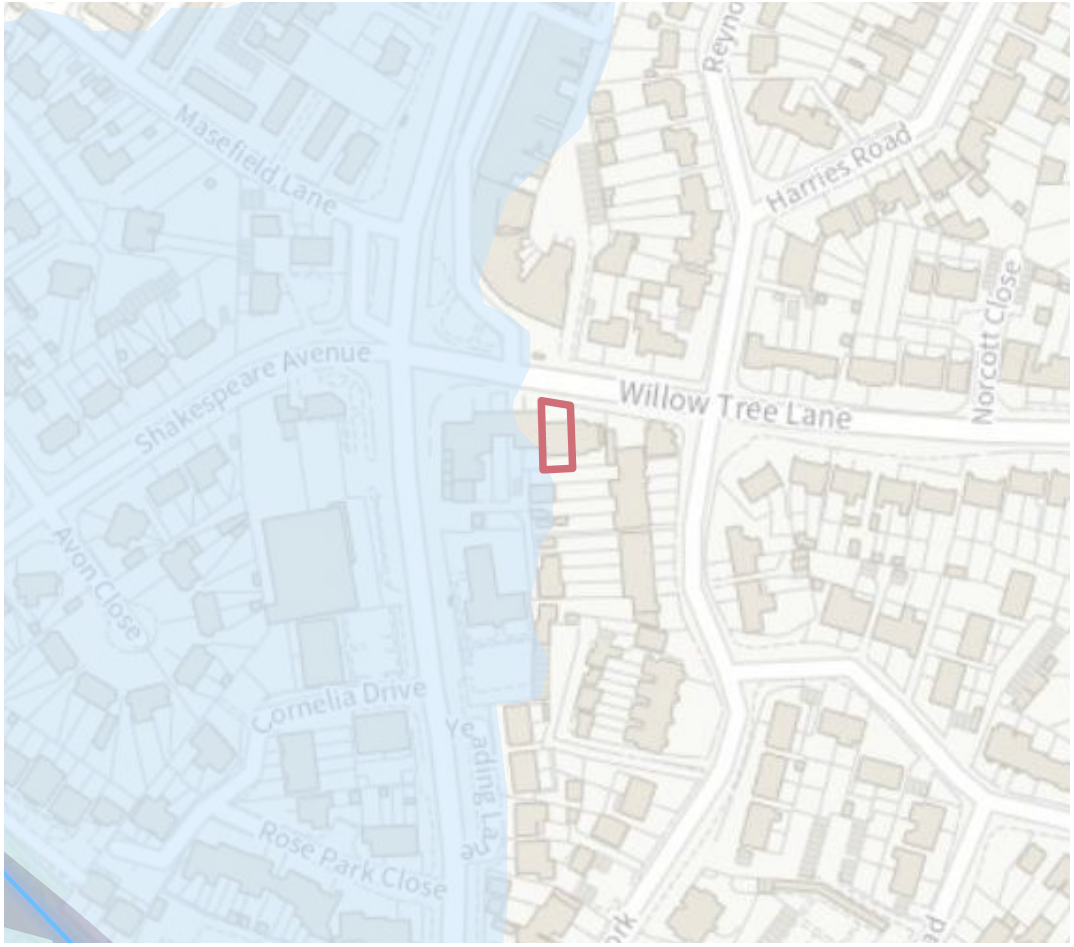
Hayes and Harlingten Station
(15 min bus ride or 12 min cycle)

Flood Risk

INTRODUCTION:
14 Willow Tree Lane is located in a Flood Zone 1 area, which has a low probability of flooding. A small corner of the site falls within Flood Zone 2; however, this does not include the area subject to the proposed change of use.

LOW RISK:
The annual probability of river or sea flooding is less than 0.1% (1 in 1,000 chance) in any given year.

KEY:



Flood Risk Map

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Planning Context

RELEVANT PLANNING HISTORY:

- 5516/APP/2025/686 - Change of use from Class C3 (Dwelling) to an 8 bedroom Sui Generis (Large HMO). Decision: 28-05-2025 Refusal
- 5516/APP/2025/3 - Erection of a first floor side extension over existing garage. Conversion of integral garage to habitable accommodation and amendments to fenestration. Decision: 04-03-2025 Approval
- 5516/K/96/0852 - Erection of a first floor side extension. Decision: 15-07-1996 Refusal
- 5516/J/89/0980 - Erection of a single storey rear extension. Decision: 15-06-1989 Approval

NOTE:

A previous application for the erection of a single storey rear extension was approved under reference 5516/J/89/0980, and this has since been built. There have also been two earlier applications to change the use of the property to an HMO, both of which were refused on the grounds of noise, amenity space, and parking. This application has been prepared to address all of these concerns.

RELEVANT LOCAL POLICY:

- National Planning Policy Framework (NPPF, 2024)
- London Plan (2021)
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

RELEVANT LOCAL PLANNING:

- Change of use from single dwelling house (Use Class C3) to House in Multiple Occupation (6 room 9 person HMO (Use Class Sui Generis) No: 240009FUL | Status: Approval
- Change of use of a single family dwelling unit to a house in multiple occupation Ref. No: 46840/C/99/1818 | Status: Approval
- Change of use from single dwellinghouse (C3 Use Class) into House in Multiple Occupation (HMO) (Sui Generis Use Class) of five rooms for up to a maximum of ten people Ref. No: 200040FUL | Status: Approval

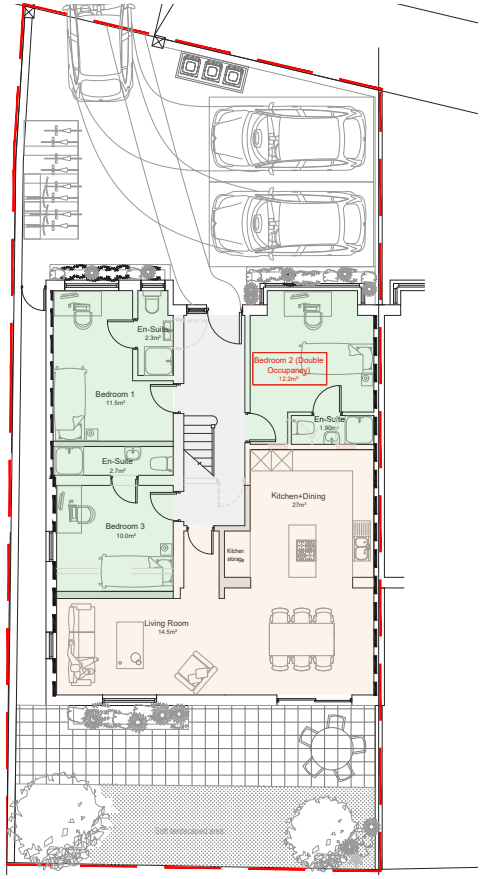
Internal Layout

Internal Layout:

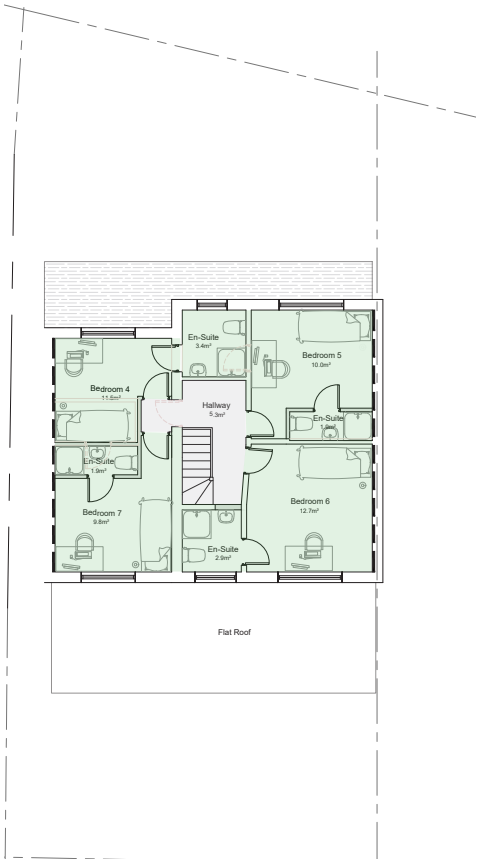
The proposal does not involve any changes to the overall layout or scale of the building. All bedrooms will be provided with private en-suites, ensuring a high standard of accommodation for residents.To address previous concerns regarding limited amenity space, this application reduces the number of bedrooms to seven. This revision allows for a significantly larger communal kitchen, dining, and living area with direct access to the rear garden.

The main reason for the refusal of the previous application was the insufficient provision of amenity space. Retaining a high number of bedrooms would have required a greater amount of outdoor space to compensate for the shortfall internally. By reducing one bedroom, the scheme creates a much more generous and functional indoor communal area, which better supports the needs of future occupants.

To address concerns raised in the previous refusal, a detailed Noise Management Plan has been submitted, setting out measures such as enhanced acoustic insulation, management of garden use, and rules governing comings and goings to minimise disturbance. Alongside this, a comprehensive HMO Management Plan has also been provided, demonstrating how the property will be actively managed to safeguard the amenity of both occupants and neighbouring residents. Each bedroom benefits from good levels of natural light and outlook, and the building's substantial size, corner position, and limited number of adjoining neighbours make it particularly well suited for HMO use.



Ground Floor



First Floor

Shared Spaces

Ensuite Rooms

Offsuite Rooms

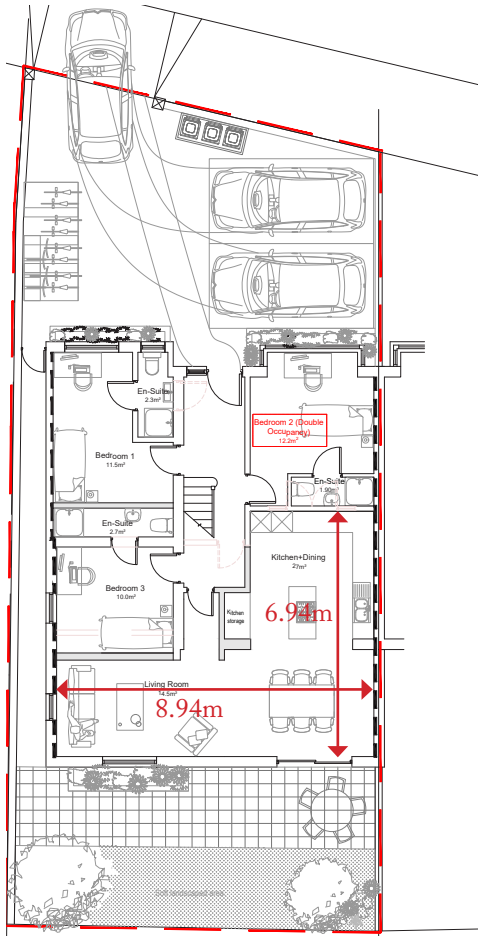
Circulation

Space Standards

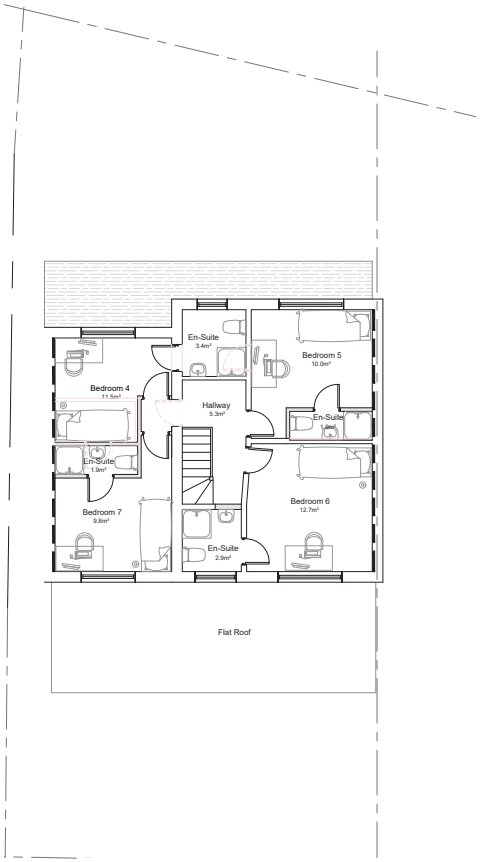
Space Standarts:
The proposed development has been designed to ensure that all internal and external spaces meet or exceed the relevant standards, providing a high quality living environment for future residents. The building contains seven bedrooms, each with a private en-suite, offering a high level of privacy and convenience.

The communal kitchen, dining, and living area has been enlarged compared to the previous scheme and now provides 41m² of shared space. This comfortably meets the needs of eight residents, offering adequate room for food preparation, dining, and social interaction.

All bedrooms comply with national HMO standards and provide suitable accommodation, with sizes ranging from 9.8m² to 12.7m² (excluding en-suites). Each bedroom benefits from good levels of natural light and outlook. All rooms are intended for single occupancy, with the exception of Bedroom 2, which is for double occupancy.



Ground Floor



First Floor

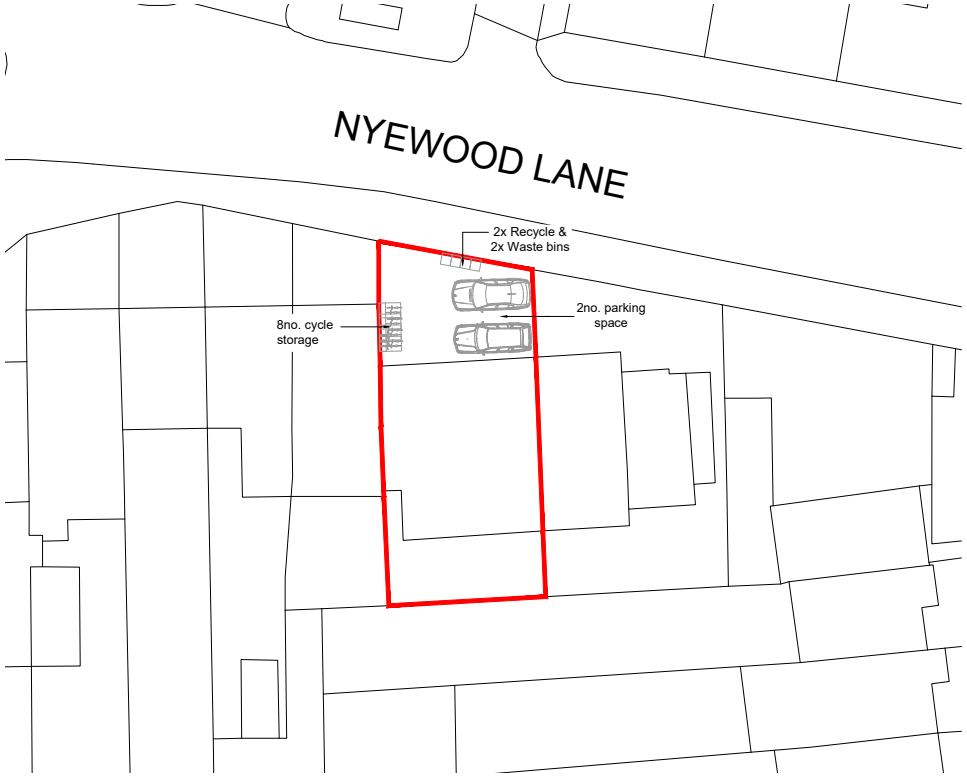
Amenity and Waste Provisions

Bike Storage:
The site is located in a highly sustainable area with excellent access to public transport, shops, and local amenities, making car free living both practical and convenient. To promote sustainable travel, secure cycle storage is provided on site, and tenants are encouraged to use public transport and other environmentally friendly modes of travel. While two on site parking spaces are available, we believe this provision is sufficient to meet demand whilst minimising the impact of parking and supporting sustainable living.

Waste:
In terms of waste management, dedicated storage will be provided to ensure that the additional waste generated is handled efficiently and does not impact the visual appearance of the property. Two waste bins and two recycling bins will be allocated at the front. For further details, please refer to the supplementary HMO Management Plan.

Outdoor Amenity Space:
Externally, the property offers 45m² of private garden amenity space. While Hillingdon Council does not set a specific requirement for HMOs, this provision substantially exceeds the guideline of 12m² set out in the London Housing Design Guide for an 8-person dwelling. Privacy to ground floor bedrooms has been further enhanced with the inclusion of planters containing tall shrubs, providing an effective buffer in front of windows.

Taken together, the size, layout, and quality of both the internal and external spaces clearly demonstrate compliance with planning and design standards and address the concerns raised in the previous refusal.



Location Plan

Proposed Bin Storage

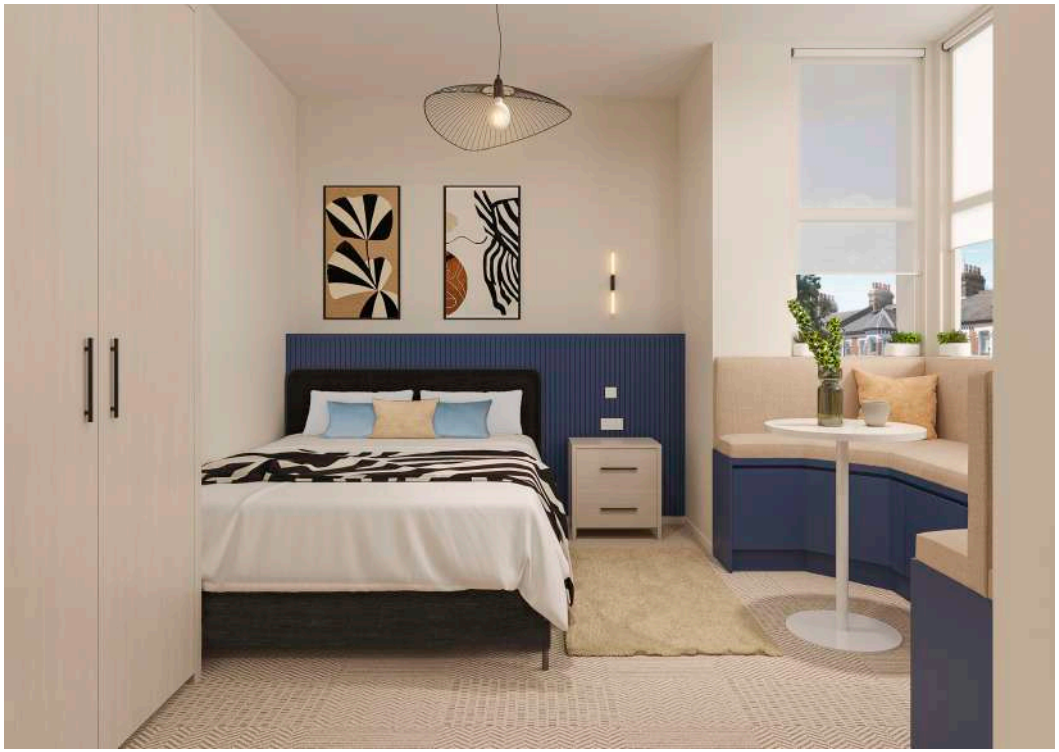
High Demand for Rooms in the Area

There is a clear and growing demand for high quality rented accommodation in Hayes and the wider Hillingdon area. The town benefits from strong transport links via Hayes and Harlington Station, regular bus services including routes from Willow Tree Lane and Yeading Lane, and excellent road access to central London and Heathrow Airport. These connections make it an attractive location for working professionals, airport staff, and students.

Rental prices across Hillingdon have been rising steadily, with the Office for National Statistics reporting that average private rental costs in the borough increased by 7.1 percent in the year to July 2025, outpacing the London average. This has placed additional pressure on affordability for single renters, making shared accommodation an important and cost effective alternative to self contained private lets.

Current listings on platforms such as SpareRoom demonstrate strong demand for rooms in Hayes, with well presented accommodation letting quickly and availability limited compared to enquiries. This reflects a consistent imbalance between supply and demand for affordable, good quality rooms in the area.

This proposal helps meet that need by making efficient use of the existing property. It provides a high standard of single occupancy accommodation, supported by shared facilities, and offers a well managed living environment in a sustainable and accessible location



Visual room render of recently completed project

SpareRoom screenshot showing number of results for rooms advertised for rent - 51 (indicating supply)

SpareRoom screenshot showing number of results for 'rooms wanted' listings - 406 (indicating demand)

Interior Design

Interior design:
We, along with our client, are committed to delivering high quality HMOs that prioritise attention to detail at every stage of the design and construction process.

In line with this commitment, we have collaborated with a professional interior designer to ensure that the spaces are not only functional but also embody a cohesive design language throughout. The interiors have been thoughtfully curated to enhance the living experience, offering ample natural light and fostering a sense of harmony and enjoyment within the property.

On the right are examples of the mood boards that have been prepared, showcasing the meticulous design approach and the vision for the interiors.

Mood Board for Interior Design

Why HMOs are Needed

Why HMOs Are Needed:
Over the last 10 to 15 years, the UK private rental and HMO (houses in multiple occupation) sectors have grown strongly. The main reason is affordability issues arising from house price growth considerably outperforming wage growth. The average house price is now £250,000, so a first-time buyer needs a deposit of around £37,500 (15%) to acquire a suitable mortgage, whilst average salaries are only at £30,800.

For many people not on the property ladder, rental is the only option. There is also some commentary which would suggest that there is even a growing apathy to house ownership among 21–35 year-olds.

Young Professionals:
Young professionals are increasingly choosing to live in HMO accommodation with fixed rental costs, including all bills, rather than renting their own house or apartment, which comes with higher associated costs. Rising rent prices and low salaries offer little opportunity for young people to purchase their own properties. There is a growing need for high-end HMO properties aimed at young professionals who are seeking affordable living options.

As the nature of work changes, with many professionals working remotely or adopting hybrid models, our proposal includes amenities within the rooms to support home working. Each room will be equipped with high-speed wired and wireless broadband, as well as a desk to create a comfortable and productive environment for tenants working from home. This feature caters to the modern workforce and ensures that the property is suited for both living and working.

Furthermore, millions of people have felt isolated during the Coronavirus pandemic, and HMO properties provide an opportunity for young professionals to build social connections, fostering social capital and helping to reduce feelings of isolation and mental illness in young adults.

Examples Of Work

Conclusion

This proposal for the change of use to a seven bedroom, eight occupant HMO has been carefully designed and comprehensively supported to demonstrate that it will provide a high quality standard of accommodation while safeguarding the amenity of neighbouring residents. One of the bedrooms is designed for double occupancy, while the remaining rooms are for single occupancy. Each bedroom benefits from private en-suite facilities, good natural light, and outlook, ensuring a comfortable living environment.

The scheme has been revised to address concerns raised in the previous application. The removal of a ground floor bedroom has enabled the creation of a significantly larger shared kitchen, dining, and living area with direct access to the rear garden. This provides generous internal and external amenity space that comfortably supports the needs of future residents and exceeds relevant guidance.

Robust acoustic upgrades, including full lining of the party walls and enhanced internal insulation, have been incorporated to control sound transmission. A detailed Noise Management Plan sets out clear rules on garden use, occupier behaviour, and management oversight to prevent disturbance. Furthermore, a comprehensive HMO Management Plan demonstrates how the property will be actively managed to maintain good standards and respond swiftly to any concerns.

Cycle storage has been provided in line with the London Plan and London Cycling Design Standards, and two on-site parking spaces are available, supported by measures to encourage sustainable travel and reduce reliance on private vehicles. These provisions ensure that the development complies with local and strategic transport policies while minimising impacts on the highway network.

Overall, the proposal delivers a well considered, policy compliant scheme that balances the needs of future residents with the protection of neighbouring amenity. It represents a sustainable and appropriate use of the property, making an efficient contribution to local housing provision whilst upholding the objectives of the Hillingdon Local Plan and the London Plan.

Examples Of Work

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