

M C S DESIGN **Architectural Services**

Plans Drawn Submitted Approved

DESIGN AND ACCESS STATEMENT

for

CONVERSION OF EXISTING DWELLING INTO 2X1 BEDROOM SELF-CONTAINED
FLATS

at

35 PRINCES PARK, LANE, HAYES, UB3 1JU

AUGUST 2025

Use

35 Princes Park Lane, currently used as 4-bedroom residential dwelling which has been extended extensively. The proposal is to convert the existing dwelling into 2x1 bedroom self-contained flats.

Amount

The proposal is for 2 self-contained flats;

Flat 1 (1b 2p) – Total floor area= 51m²

Flat 2 (1b 2p) – Total floor area= 57m²

The existing property has been extended via a 2 storey rear extensions and loft conversion. There will no increase of occupants from the current residential 4-bedroom dwelling to 2 flats.

Layout

It is proposed that each flat will have individual entrances, with the main entrance located at front of Princes Park Lane for the ground and upper floor flats

All flats are larger than that required by the council's residential minimum room sizes.

Scale

The scale of the overall property is to remain unaffected.

Landscaping

There are currently 2 off street parking for the dwelling. This would exceed the limits of the London Plan in terms of vehicle parking's and would overall be contrary to policy on reducing reliance on the motor vehicle over more sustainable forms of transport.

Therefore, no parking spaces will be allocated for the 2 flats if requested by the council. Bin store will be located to the front side and bike store will be provided within rear amenity space for each flat.

Appearance

The appearance of the property is to remain mainly unaffected by the proposed development.

Waste Management Plan

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A Double wheelie bin store 1491x1148 will be provided for each studio flat to collect refuse and recyclable waste. This will be located at the rear as shown on the attached plan drawing no: KHALIF/PLAN/004 (Block Plan). Wheelie Bin store is capable of housing 2No. 240 litre wheeled bins (dimensions of each 1,100m high/740mm depth /580mm width). This will house both the refuse collection and re-cycle waste wheelie bins. Image shown below.



Access

The development will comply with the latest requirements for access included in the Building Regulations.

A ramp is to be installed to provide disable access to the property, with the 0.9m wide door fitted in accordance with Part M of Building regulations.

All bedrooms will be in compliance with Life Time Home Standards. It is therefore considered that the proposal would provide a good standard of living for future occupants.

Summary

To summarise the main reasons for this application include:

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- The main strategic planning considerations applying to the site and associated policies are:

Issue	Local Plan Policy	Compliance
Design in keeping with character of area	7B	Yes
Acceptable layout and design	7B	Yes
Acceptable impact on appearance of area	7B	Yes
Acceptable impact when viewed from nearby occupiers	7B	Yes
Maintains acceptable level of privacy for nearby residents	7B	Yes
Maintains acceptable level of daylight and sunlight for nearby occupiers	7B	Yes
Makes provision for infrastructure, services, facilities and amenities	4B	Yes
Sufficient parking space available		Yes