

Design and Access Statement

Relating to

The Conversion of the existing single dwelling into 8 bed HMO with internal alterations

at

47 Hanover Circle

Hayes

UB3 2TJ

for

Mr Mundae

23 September 2024

Project ref: 2024.033

Description of Existing House

Brief Design and Access Statement to support a Planning Application for the **internal alterations at the application site to provide an 8 bed HMO.**

The application relates to a two storey, semi-detached house located on the north west of Hanover Circle. The building has pebble dash render with a concrete tiled roof and hardstanding for off street parking. To the rear lies a wedge shape garden, with an existing detached garage. The area is residential in character and appearance and comprises of semi-detached houses, which are diverse in style.

The application site has never been previously extended, details of the planning history are below.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Existing survey drawings and photo sheets are enclosed with the planning application.

Planning History

The application site has the following history:

Application Reference	Description	Decision
51063/B/98/1095	<i>Erection of a two storey side and part single storey, and two storey rear extension</i>	Approved with conditions, 31/07/98
51063/A/96/1767	<i>Erection of a part single storey, part two storey side and rear extension</i>	Refusal, 08/04/97
51063/96/1051	<i>Erection of a part two storey, part single storey side and rear extension</i>	Refusal, 03/09/96

The below applications do not relate to the site but are relevant to this 8 bed HMO application:

Ref.	Address	Description	Decision
75939/APP/2022/3043	16 Victoria Lane UB3 5EW	<i>Conversion of a 6 bed HMO to an 8 bed HMO (Sui Generis)</i>	Appealed & allowed
27891/APP/2022/2859	4 Church Street UB7 7PY	<i>Conversion of a 6 bed HMO to an 8 bed HMO (Sui Generis)</i>	Appealed & allowed
27994/APP/2021/3581	14 Devon Way UB10 0JS	<i>Conversion of a single dwelling into a 7 bed HMO (Sui Generis)</i>	Appealed & allowed
5199/APP/2022/3396	95 Harlington Road UB8 3HZ	<i>Conversion of single dwelling into 6 bed HMO (Sui Generis)</i>	Appealed & allowed

Brief

The applicants wish to carry out internal alterations to provide an 8 bed HMO change of use, as it has become difficult to rent properties of this size within the Hayes area.

Planning

From the similar applications as listed above, there appears to be general acceptance to the HMO conversion by The Planning Inspectorate, subject to addressing the following, which the Architects (SA) have used in designing the application scheme:

Ref	Item – As discussed in the above appeals	SA Application Scheme
1	Living Conditions and future occupiers	<ul style="list-style-type: none">• The existing house is an extended semi-detached house with a gross internal floor area of 192.92m²• With 6no. bedrooms the property can accommodate 8-10 persons• With the proposed change in use the number of occupiers would be similar, if not slightly less, therefore there would be no change to the current circumstances• The minimum room sizes are above 4.64m² excluding en-suites
2	Noise	<ul style="list-style-type: none">• With the number of occupants as the existing property, the noise generated would be similar to the existing• If the application is approved, each of the internal partitions between rooms and common parts would be constructed with 1 hour fire resistance, which would also increase its resistance to the passage of sound, thereby improving the existing condition
3	Car parking, EV charging and bicycle parking	<ul style="list-style-type: none">• The front garden can provide 2no. off street car parking spaces• The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate• The site is located within good walking distance of bus routes• Therefore, there should be no additional pressure on parking street• There is sufficient space for EV charging within the driveway, if required• There is sufficient space for secure bicycle storage on the premises as shown on the application drawings
4	Waste Storage	<ul style="list-style-type: none">• The proposal shows a location for waste storage, the exactly details of which can be controlled by way of a planning condition

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

There are no significant external changes, the alterations are mostly internal.

Infill materials will be to match existing work.

Access

The existing street access will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement and existing refuse arrangements will continue.

Appendix A

List of documents submitted with the application

Drawing no.	Drawing title
S01	Site Location Plan
S02	Existing ground floor
S03	Existing first floor
S04	Existing roof plan
S05	Existing elevations
C01C	Proposed ground floor and site layout
C02C	Proposed first floor
C03C	Proposed roof plan
C04C	Proposed elevations
DAS	Design and access statement

Ends