

138 COLDHARBOUR LANE, HAYES, UB3 3HG

Planning for: Conversion of existing detached dwelling house into House of Multiple occupation for 7 persons

REF: DAS/PLAN/001

**DESIGN AND ACCESS
STATEMENT**

FEBRUARY 2026

M C S DESIGN Architectural Services

Kaleem Janjua B.Arch., HNC (Civil Engineering)

Planning Consultant

Rivendell, 8A Priors Lane

Bracknell

Berkshire

RG42 2JU

info@mcsdesignservices.co.uk

<http://mcsdesignservices.co.uk>

Tel/Fax: 0333 006 5529

Mob: 07989 319 224

INTRODUCTION

This Design and Access Statement accompanies a detailed planning application for Conversion of existing detached dwelling house into House of Multiple occupation for 7 persons.

The Design and Access Statement is required under new regulations introduced in 2006 (DCLG Circular 01/2006).

This Statement considers the local context of the site, the use of the proposed development, the amount of development proposed the layout of the scheme, the proposed scale of development, landscaping and appearance of the proposal and access issues.

Currently there is a larger than average, 5-bedroom detached dwelling house on the site. Part of the dwelling towards the north, a single storey extension was added with planning permission granted as a dental surgery. The surgery at the moment is not operating and permission is sought to convert the 2-storey detached dwelling house into HMO for 7 persons. The client has already submitted an application for licence for HMO.

The site is located in mainly commercial area enclosed within a Heathrow Inn Hotel and a Baptist Church. Further to the right the parade consists of a large supermarket and retails units of various kind.

DESCRIPTION

Project Type: Conversion of existing detached dwelling house into House of Multiple occupation for 7 persons

Full Address: 138 COLDHARBOUR LANE, HAYES, UB3 3HG

Location Type: Urban/Commercial land

Site Area: 684 msq

Parking Layout: Parking for 6 vehicles

STREET SCENE

The surrounding street scene found in Coldharbour Lane, consists of a Church to the right, with mainly retails stores further toward Hayes Town centre. A hotel to the left with residential dwelling houses covering the remaining Coldharbour Lane.

APPLICATION SITE

The 19m wide and 36m deep.

There are not any trees on the site with Tree preservation Order.

There is an existing vehicle crossover the site for the existing dwelling.

LOCAL SERVICES

The site is within accessible location.

Hayes train Station and shopping facilities are within 1m radius.

The site benefits front an excellent public service with a bus stop located directly outside the house.

RELEVANT PLANNING HISTORY

Permission was granted for part change of use as a dental surgery.

THE PROPOSAL

The application is for Change of use to HMO will not have any effect on the current busy commercial parade. The site is located a generous distance from the nearest residential dwelling.

USE

The site lies within a predominantly commercial location, where the principle of conversion of development is acceptable.

AMOUNT OF DEVELOPMENT

Having concluded that residential development is the most appropriate use on the site, the amount of development on the site was considered. No external changes to the building are sought.

ACCESS

The development will comply with the latest requirements for access included in the building regulations.

CONCLUSIONS

The Design and Access Statement has demonstrated that the proposal has been carefully considered and kept in line with the pre-application advice given by the council.

Having considered the provisions of the 'saved' local plan, the development accords with the main design principles set out in this plan as well as the technical advice, with respect to separation and amenity provision.

The scale, bulk and massing of the development is sympathetic to the visual amenities of this street scene.

The proposal represents a well-designed development, which will sit well within this street scene.