

49 GLEDWOOD AVENUE, HAYES, UB4 0AW

Planning for: Conversion of existing detached dwelling house into House of Multiple occupation for 5 persons

REF: DAS/PLAN/001

DESIGN AND ACCESS STATEMENT

JUNE 2026

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INTRODUCTION

This Design and Access Statement accompanies a detailed planning application for Conversion of existing detached dwelling house into House of Multiple occupation for 6 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 3-bedroom semi-detached dwelling house on the site. The property was operating as a single-family dwellinghouse (Use Class C3) and has been converted for HMO use, but is waiting outcome of planning decision before proceeding with the use.

The site is located in a residential area in Glenwood Avenue.

DESCRIPTION

Project Type: Conversion of existing detached dwelling house into House of Multiple occupation for 5 persons

Full Address: 49 GLEDWOOD AVENUE, HAYES, UB4 0AW

Location Type: Urban land

Site Area: 249.6 msq

Parking Layout: Parking for 2 vehicles. Lambeth Methodology Parking Survey provided.

STREET SCENE

The surrounding street scene found in Glenwood Avenue, consists of a semi-detached dwellings.

APPLICATION SITE

The 6.4m wide and 39m 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 use. The dwelling will be let to a high standard for HMO use.

USE

The site lies within a predominantly urban 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.