DESIGN & ACCESS STATEMENT

26 Warwick Road, West Drayton, UB7 9BZ

Proposed change of use from dwellinghouse (Class C3) to five-bedroom House in Multiple Occupation (Class C4), for a maximum of five residents

Local planning authority	**London Borough of Hillingdon**
Proposal	Five single-occupancy bedrooms; maximum five residents
Application drawings	Existing and proposed site plans (100/200), floor plans (101/102/201/202) and elevations (110–112/210–212)
Issue	Planning submission draft | 31 October 2026

1. Purpose of the statement

This Design & Access Statement accompanies the application for a change of use of 26 Warwick Road from an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4). It explains the design approach, the relationship to the residential setting and arrangements for access. It should be read with the proposed drawings, Planning Statement, Accessibility Statement, Parking & Transport Statement and HMO Management & Supervision Plan.

The application proposes a revised arrangement of the window and doors on the rear elevation associated with a previously approved, but not yet constructed, single-storey rear extension. The approved extension itself is not presented as a new extension proposal under this application.

2. Site and context

The application site is a residential property fronting Warwick Road in West Drayton. Its street setting is predominantly residential. The existing house has a front curtilage accessed from Warwick Road and a rear garden. The design intention is to retain the domestic character of the property and avoid the appearance and operation of a more intensive non-residential use.

3. Description and amount of development

The proposed use comprises five bedrooms, each for single occupier only, with individual en-suite facilities. Three bedrooms are arranged at ground-floor level and two at first-floor level. The combined communal kitchen/dining/living accommodation measures 19.25 m^2 and remains accessible to all five residents. The bedroom floor areas stated on the plans exclude the respective en-suite areas.

The maximum occupancy will be five people. The proposal provides two off-street parking spaces, five secure and covered bicycle spaces, refuse/recycling storage, a pedestrian approach and use of the rear garden as shared outdoor amenity space. These facilities are shown or described within the submitted site plans and supporting statements.

4. Layout and internal organisation

The design uses the established two-storey domestic layout. Three bedrooms and the common kitchen/dining/living room are placed on the ground floor; the remaining two bedrooms are reached using the existing internal staircase. Separating private sleeping accommodation from the shared communal room provides functional areas for everyday occupation.

The revised internal arrangement is intended to accommodate a small shared household while maintaining a clearly legible entrance, circulation and shared-use facilities. Detailed fire precautions, any controlled building work and HMO licensing standards will be addressed under the applicable separate regulatory regimes.

5. Scale, form and appearance

The proposal relies on the existing dwelling and the previously approved building envelope rather than introducing a further extension footprint. Planning references 4535/APP/2026/1026 (garage/roof alterations) and 4535/APP/2026/1146 (single-storey rear extension extending 4.0 metres beyond the original rear wall) are relevant to the approved design baseline. The rear extension approved under reference 4535/APP/2026/1146 has not yet been built.

The proposed rear elevation revises the positions of the approved rear doors and window, as indicated on drawing 211, without changing the approved rear-extension footprint or widths of approved openings. The remainder of the proposed external presentation is to be read against drawings 210–212 and the previously approved works. No further change in overall building scale is claimed by this statement.

The intended appearance is residential and consistent with the surrounding houses. Specific external finishes and fenestration specifications should be confirmed from the approved information and final construction details; this statement does not assert unshown materials or dimensions.

6. Landscaping, amenity and frontage

The rear garden is retained for shared outdoor amenity use. The front curtilage accommodates two off-street parking spaces together with designated secure, covered cycle storage and refuse/recycling facilities. The arrangement is intended to keep pedestrian movement separate from the storage functions, with facilities managed so that bins, bicycles and parked vehicles do not obstruct the access route.

No separate landscape redesign is specified in the supplied application material. The management plan proposes routine upkeep of the front and rear areas, garden maintenance and prompt handling of refuse, nuisance or access complaints.

7. Pedestrian, vehicular and cycle access

Residents and visitors approach the house from Warwick Road via the front curtilage to the principal entrance. Vehicular access serves the two on-site parking spaces. Five secure, covered cycle spaces are proposed in the frontage, allowing bicycles to be stored without passage through the dwelling. Domestic refuse collection and deliveries will continue to be served from Warwick Road.

The Parking & Transport Statement addresses a one-space difference from the three-space HMO numerical parking standard and is supported by an independent YES Transport survey. The October 2026 survey recorded 172 on-street spaces and 56 and 58 available marked spaces on 6 and 7 October respectively, using the consultant's survey methodology. The independent report is submitted separately.

8. Inclusive access

Three proposed bedrooms and the shared kitchen/dining/living facilities are located at ground-floor level, reducing reliance on stairs for residents occupying those bedrooms. The other two bedrooms are served by the existing staircase. The intended approach is to keep external pedestrian access, the entrance hall, communal circulation and the stair unobstructed, and to maintain lighting, doors, handrails and finishes in safe working condition.

The submitted drawings do not establish the precise approach gradients, any level changes, door clear widths, thresholds or wheelchair turning dimensions. Accordingly, no claim of fully step-free or wheelchair-accessible accommodation is made. Such dimensions should be checked on site before any more specific accessibility claim. The separate Accessibility Statement explains these limitations and the proposed management measures.

9. Management and operational considerations

A managing agent or designated property manager has not yet been appointed. Subject to planning permission being granted, suitable management arrangements will be established prior to the property's first occupation as an HMO.

The appointed manager will implement the submitted HMO Management & Supervision Plan, including the five-person occupancy limit, upkeep of shared areas, refuse and cycle storage, inspections and neighbour complaint arrangements.

10. Consultation and design response

No specific consultation on access or design is evidenced within the supplied application documents, and this statement does not claim that formal consultation has taken place. The design responds to the physical arrangement of the existing dwelling, its previously approved works, the residential street setting and the need to retain safe pedestrian access alongside parking and storage.

11. Summary

The proposal establishes a small five-person C4 shared residential use within an established residential property. The proposed accommodation includes five single-occupancy en-suite bedrooms, a ground-floor communal room, two off-street car spaces, five secure covered cycle spaces and dedicated refuse facilities. It distinguishes the approved but unbuilt rear extension from the currently proposed rear-window and door-position changes, while retaining the previously approved extension footprint.

The design and access measures are considered proportionate to the scale of the proposal, subject to Hillingdon's assessment of the submitted drawings, supporting statements, planning history and any site-specific information requested during validation.

Documents read alongside this statement

- Existing and proposed site plans, floor plans and elevations (drawing series 100–112 and 200–212).
- 26 Warwick Road HMO Planning Statement.
- 26 Warwick Road Parking & Transport Statement and YES Transport Services Ltd Parking Survey Report, project 26285.
- 26 Warwick Road HMO Management & Supervision Plan.
- 26 Warwick Road Accessibility Statement.