ACCESSIBILITY STATEMENT

26 Warwick Road, West Drayton, UB7 9BZ

Proposed change of use: dwellinghouse (Use Class C3) to five-bedroom House in Multiple Occupation (Use Class C4) — maximum five residents

Local planning authority	**London Borough of Hillingdon**
Document purpose	Accessibility supporting statement for planning application
Issue	Pre-submission draft | 24 October 2026
Drawing basis	201 Proposed Ground Floor; 202 Proposed First Floor; 200 Proposed Site Plans; 210–212 Proposed Elevations

1. Purpose and scope

This statement explains the access and accessibility arrangements associated with the proposed change of use of 26 Warwick Road to a small, five-person HMO. It describes the arrangement shown on the application drawings and sets out the approach to safe, clear and practical access for residents and visitors. It is provided in support of the planning application and is not a substitute for a detailed Building Regulations assessment or any separately applicable housing, fire-safety or licensing requirements.

2. Description of the proposed accommodation

The scheme retains the residential character of the building and provides five single-occupancy bedrooms, each with its own en-suite, together with a shared kitchen/dining/living room of 19.25 m^2. Three bedrooms (Nos. 1–3) and the shared kitchen/dining/living accommodation are situated at ground-floor level; two further bedrooms (Nos. 4–5) are on the first floor. The stated bedroom floor areas are recorded separately from the en-suite areas.

3. Approach to the site and principal entrance

The property fronts Warwick Road. The proposed ground-floor layout shows the entrance hall connecting the principal entrance to the internal circulation and staircase. The front-curtilage arrangement includes two off-street car parking spaces, five secure and covered cycle parking spaces, and refuse/recycling facilities. The associated Parking & Transport Statement describes a pedestrian route from Warwick Road to the dwelling entrance, kept separate from the parking and storage functions of the frontage.

The applicant intends that pedestrian access and the entrance route remain unobstructed in operation, including when both parking spaces are occupied. The HMO manager will monitor the use of the frontage, bin storage and cycle store to avoid obstruction. The application plans do not identify measured path gradients, changes in level, entrance threshold heights or clear door-opening widths; accordingly, this statement does not assert that the approach or entrance is step-free or wheelchair accessible.

4. Internal access and circulation

At ground-floor level, the entrance hall provides access to the communal accommodation and ground-floor bedrooms. The shared kitchen/dining/living room will remain available to all five residents and will not be used as additional sleeping accommodation. First-floor bedrooms are served by the existing internal staircase shown on the proposed drawings.

The inclusion of three ground-floor bedrooms reduces the need for residents in those rooms to use stairs for day-to-day access to their bedroom and communal facilities. However, the drawings do not establish compliance with wheelchair-accessible circulation dimensions or accessible sanitary-room provisions. No lift or designated wheelchair-accessible bedroom is proposed on the supplied drawings.

5. Inclusive management and safe use

The managing agent or designated manager has not yet been appointed. Subject to the granting of planning permission, the applicant will establish management arrangements before the property is first occupied as an HMO. Once appointed, the manager will be responsible for implementing the access-related measures described below, including keeping circulation routes unobstructed, addressing reported defects and maintaining safe access arrangements.

The HMO Management and Supervision Plan establishes arrangements for upkeep of communal areas, reporting defects, inspections and maintaining unobstructed circulation and escape routes. The management approach will include:

- Keeping the entrance route, internal hall, staircase and communal circulation clear of bicycles, bins, deliveries and stored items.
- Maintaining external and internal lighting, door hardware, stair finishes and handrails in safe working condition as applicable.
- Providing residents with clear information about access, waste storage, cycle parking and reporting defects or obstructions.
- Considering reasonable individual adjustments to management practices where practicable and consistent with the physical constraints of the existing building and applicable law.

6. Relevant design and regulatory considerations

The proposal is a change of use within an existing residential building rather than a new-build accessible dwelling. Any construction works and changes to controlled elements will be assessed against the Building Regulations and other applicable statutory standards at the relevant stage. Requirements under equalities legislation, housing law and HMO licensing will be considered separately as applicable; planning permission would not override those obligations.

7. Matters to verify before final issue

The following site-specific dimensions are not established by the supplied drawings and should be checked before making any further claim about step-free or wheelchair access:

- Levels/steps and gradients between the footway, parking area, pedestrian route and principal entrance.
- Entrance and internal clear opening widths, door thresholds, and any restricted turning or circulation areas.
- Stair configuration and handrail arrangements, and the practicality of access to sanitary facilities for particular occupiers.

8. Conclusion

The proposed five-person HMO has a clearly defined ground-floor entrance and circulation arrangement, a shared ground-floor kitchen/dining/living room, and three ground-floor single-occupancy bedrooms. The proposed front-curtilage arrangement makes provision for pedestrian access alongside parking, cycle storage and refuse facilities. Subject to confirming the detailed existing access dimensions and maintaining clear routes through effective management, the proposal provides a practical approach to access appropriate to the submitted small-HMO scheme. No claim is made that the existing premises currently provide full step-free or wheelchair-accessible accommodation.