

11 Swakeleys Road
Ickenham
Uxbridge UB10 8DF

First Floor Flat
Change of Use - C3 to C4

10th June 2026

Supporting Planning Statement incorporating Design and Access considerations.



Location and description of the property:

11 Swakeleys Road is a two-storey commercial property with a flat on the first floor.

The ground floor is a Public House with toilet facilities at the rear part of the first floor. On the front first floor part facing Swakeleys Road is a residential flat that has always been used as living accommodation by the staff of the Public House.

The property is located on the south west side of Swakeleys Road and to the east of its junction with Long Lane. The property lies between 2 storey and 3 storey commercial with residential above properties.

The property has a commercial frontage with separate access to the first floor flat.

Details of the application.

Our proposal is to convert the first floor flat to a small HMO and apply for a Change of Use from C3 to C4.

The current first floor was previously being used as 3 bedroom unit to house 3 single persons not related working at the Public House.

Due to the change of the rules for Small HMO's the new owner of the property requires a Change of Use from C3 to C4 for the first floor flat in order to accommodate 3 single people not related living together. The 3 single people will be working in the Public House.

The current floor area of the first floor flat is 64m² of which will remain.

We have provided the following listed below to comply with Hillingdon's HMO Standards.

1. All bedrooms are between 8.5m² and 14m² which are a very generous size for a single person room.
2. All bedrooms will have 4 double sockets, TV point, internet access and a smoke detector.
3. We are providing a Kitchen / Dining room and a separate Utility Room with the areas greater than required.
4. Each bedroom will have a single bed, wardrobe, drawer unit and a desk & chair.

We have shown these on our proposed drawing number 11SR A-02

We have complied with the standards for a small HMO.

Access:

The access to the property will remain as existing, there will be no changes made.

Conclusion:

The existing flat has always been used by 3 members of staff of the Public House. It will remain this way and will meet the Hillingdon Council Small HMO Standards.

Please do not hesitate to contact us if you need any further information.