

DESIGN AND ACCESS STATEMENT

The Old Barn House, High Road, Eastcote, HA5 2EW

Prepared By
The Gillett Macleod Partnership
5th June 2025

CONTEXT

The site lies within the Eastcote Village Conservation Area and the site is currently occupied by a Grade II listed building known as The Old Barn House. This is described in greater detail in the Heritage Statement which is attached to the application. There was a previous consent and listed building consent for an office building of similar design to our proposal in 2012 which has now expired.

Currently The Old Barn House is used an office building, E class use, with a concrete paved rear area for parking; beyond which is an overgrown area which has fallen into disuse. This is the proposed siting for the proposed two semi-detached houses.

DESIGN

The proposal is to construct 2 No semi-detached three-bedroom houses. The buildings will be of traditional construction and will be two storeys with rooms in the loft space. The materials for the construction will be multi red facing bricks to the walls with plain clay tiles to the roof coloured dark brown. We propose to surface the car parking area with stone cobbles and add a landscaped area which will be more likely to be well maintained by the future residents. The office use in The Old Barn House does not provide any incentive to maintain the landscaped area to the rear and hence it has become derelict.

The proposal is for three bedroom family houses and I note from the Local Authorities recently amended plan that there is a high demand for three bedroom family accommodation within the borough. The proposal therefore provides a modest contribution in this regard and also brings a redundant piece of land back into commercial use.

There was a previous consent for a detached office building, very similar to our proposal, and having more or less the same bulk, scale and siting. This was approved in 2008, reference: 1589/APP/2007/2075. The planning was re-applied for an approved in 2012, reference: 1598/APP/2012/2525, and a listed building application was also approved at this time. This, we believe, shows that there is merit in the re-development of the rear area in view of the fact that it was approved in similar form relatively recently.



Extracted previously approved scheme from 2012 including listed building consent

FIRE SAFETY STRATEGY

The building is accessed from the service road known leading into the site from the High Road, Eastcote. The width of the access road is inadequate in width for a fire engine to enter the site via the access road. The fire engine will therefore park immediately outside the site and the travel distance from this position to the furthest point is 50 meters. It is therefore necessary in mitigation to incorporate a fire mister system to all floors in the building to suppress fires in the event of fire. The normal building regulations requirements concerning the fire resistance of the

elements of structure and smoke detection and fire doors etc will be incorporated into the design to give protection in the event of fire.

ACCESS

The building is accessed by the main distributor road known as the High Road and provides good access for delivery and service vehicles. There will be a refuge collection point sited within 10 meters of the highway where refuge from the proposed houses will be left on the designated collection day. Level thresholds will be provided to the front entrance doors to the proposed houses and a disabled standard toilet will be provided as required by the building regulations.

Prepared by Mr Jeffrey Gillett, R.I.B.A.

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