

DESIGN and ACCESS STATEMENT

**8 Warren Road, Ickenham,
Uxbridge, UB10 8AA**

Prepared By

The Gillett Macleod Partnership

30th May 2025

Planning History

There is an extant planning consent on the site for house extensions. This consent, although still current, has not yet been implemented. The planning reference attached to the application is 23217/APP/2022/3606, dated the 23rd February 2023.

This consent allowed for the erection of a two storey front extension, two storey front/side extension, part two storey, part single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 4 front roof lights and extensions and alterations to existing roof involving alterations to all elevations.

Proposal

The proposal is to demolish the existing house on site and construct a new build house (instead of extending the existing house on site). The design exactly replicates the design in the existing extant consent referred to above in the planning history. There are no changes proposed. As the design was acceptable previously as a house extension, I can see no reason why it shouldn't be considered acceptable as a new build house.

Design

The new house will be designed to have concrete floors as opposed to the existing timber floors in the existing house and this will assist in providing underfloor heating of a more efficient nature for the whole house incorporating an eco-friendly and sustainable heat pump. This being one of the major attractions in reverting to a new build. The house will also be designed with a high level of thermal insulation and being a new build house this will be more easily incorporated within the design.

Access

Access to the site is from Warren Road which is a minor distributor road but provides good access for delivery and emergency vehicles. The new house will incorporate a level threshold main entrance and a disabled standard toilet on the ground floor in compliance with the requirements of the building regulations. This was not a requirement or a feature in the house extension consent referred to above and is another advantage.

Fire Strategy

The building is 3 storeys in height and the top floor will be set at a height of 5.7 m above the ground level. The building will be designed with a protected staircase having fire resistant doors to all rooms and cupboards off of the main staircase on all levels. Smoke detectors, mains operated with battery back-up, on all landings. Heat detectors in the kitchen area will be incorporated. Escape windows to the first floor habitable rooms will be provided.

The fire appliance will park immediately outside the house in Warren Road and the travel distance from the appliance to the furthest point in the house will be less than 45 m which complies with the maximum hose travel distance from the appliance. The safe assembly point will be on the pavement outside the premises in Warren Road.

Bio Diversity Net Gain

The proposed house is a self-build house and our client will be applying for an exemption in respect of the net gain and submitting any necessary forms if necessary confirming this.

Prepared by Mr Jeffrey Gillett, R.I.B.A, The Gillett Macleod Partnership

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