

DESIGN and ACCESS STATEMENT

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

Prepared By
The Gillett Macleod Partnership
29th September 2026

Planning History and Biodiversity Net Gain Exemption

There is an extant planning consent for an identical house, reference 23271/APP/2025/1515, dated 20th August 2025. The reason for this application is to take advantage of the change in legislation concerning the biodiversity net gain requirements which have been relaxed. The extant consent has a condition requiring this to be provided as pre-commencement condition. We note that the Environment Act 2021 was changed in accordance with <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments#developments-of02-hectares-or-below> (Last updated: 6 August 2026) and we therefore apply for an exemption on these grounds and trust that the biodiversity condition No. 7 which was included within the previous consent is excluded from your decision.

I hope in view of the fact that this is an identical application and that the only variation is the biodiversity net gain requirement, that the application can be dealt with promptly. The project is a self-build project and our client is very keen to start to build his new house and therefore your earliest attention would be greatly appreciated.

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.

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

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