

DESIGN AND ACCESS STATEMENT

Four Winds, Park Road, Uxbridge, UB8 1NT

Prepared By
The Gillett Macleod Partnership
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CONTEXT

The site is situated close to Swakeleys roundabout in Park Road. The site is currently occupied by a detached, two storey house. There is an extant planning consent to extend the house with a two storey side, two storey rear and loft conversion. This was approved on 14th August 2026, reference: 33980/APP/2026/1722. This consent has not yet been implemented. The current proposal has an identical footprint and external envelope as the current extant consent to extend the property as one house.

DESIGN

The proposal is to demolish the existing detached house and construct a pair of semi-detached houses with associated parking. The proposal has been designed to meet current national space standards and those contained within the London Plan.

The proposal, in terms of the street scene, varies very little from the extant proposal to extend the existing house referred to above. The major difference being the introduction of an additional vehicular crossover to service a parking area for the additional house. Two parking spaces are provided for each house and, to avoid any conflict, these have been separated and the additional crossover has been moved as far away as possible from the main access to the site. This new access is a left turn only access and therefore is considered preferable to the existing crossover which is not left turn only.

The proposal provides 1 additional sized family house and it is known that the Local Planning Authority have a shortage of family sized dwellings. Although this is only a small contribution to this pressing need, it, nevertheless, does assist in providing this type of accommodation.

ACCESS AND FIRE SAFETY STATEMENT

Park Road is a major distributor road and provides good access for fire and service vehicles. The proposed houses will be provided with level thresholds for disabled access and have facilities for disabled toilets on the ground floor in accordance with the building regulations. In terms of fire safety, the fire appliance can park on the driveway of the proposed houses and will have a travel distance of less than 45 meters to the furthest point in the house which is the maximum travel distance allowed by the fire brigade in terms of their hose length. The houses will be designed with mains link fire detection and half hour fire resistant elements of structure to comply with the approved Document B of the building regulations.

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