

DESIGN AND ACCESS STATEMENT

191A Field End Road, Eastcote, HA5 1QR

Prepared By

The Gillett Macleod Partnership

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CONTEXT

The site lies on the eastern side of Field End Road and comprises the flat at first and second floor level above a small shop unit at ground floor level. The flat is accessed via deck access and external stair from the street level. The site is not within a conservation area but it lies adjacent to the Eastcote, Morford Way conservation area which lies on the west side of Field End Road. The building was constructed in the interwar period. It has traditional vernacular features and some attractive timber work painted a distinctive green. The walls are constructed with stock bricks and there are plain tiles on the roof, coloured brown.

DESIGN

The proposal is to convert the existing two bedroom flat which is laid out on two floors, into two smaller units: a two bedroom unit on the first floor and a self-contained flat on the second floor containing a one bedroom studio. There are no external alterations proposed to the building and therefore it will not have any effect on the street scene.

FIRE STRATEGY and ACCESS STATEMENT

The host building is well served by the major distributor road known as Field End Road which provides excellent access for emergency vehicles and delivery vehicles. The travel distance from where the fire engine would park immediately outside the premises to the furthest point in the proposed flats is less than 45 meters and therefore complies with the hose length requirement / travel distance. Occupants of the flat will be alerted to any fires within the building by a mains operated smoke detection system which will be mains operated with a battery backup. The smoke detection will be situated in the common areas compliant with the current building regulations. The front entrance doors to the proposed flats will be half hour fire resistant and self-closing and the inner doors in the proposed flats will all be half hour fire resistant to create a protected lobby.

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