

DESIGN & ACCESS STATEMENT

13 and 13A The Drive, Ickenham, Uxbridge, Middlesex, UB10 8AF

CONTEXT

The site is in a quiet residential area of a mixed character but containing mainly detached houses. It is in a private road known as The Drive. The site benefits from a detailed Planning Consent for nine flats (reference: 72229/APP/2018/1847), but is currently occupied by two relatively large detached houses which were constructed approximately twenty years ago, which are accessed off of Long Drive from the main road forming a small enclave. This planning consent has not been implemented but is still extant. The application seeks a minor material amendment whilst maintaining the same number and description of the consented scheme.



Existing houses

THE PRINCIPAL OF DEVELOPMENT

The principal of development is established by virtue of the detailed planning consent referred to above. The overall footprint, access way, parking and layout is very similar to the consented scheme.



Existing entrance drive to be retained

DESIGN

The minor amendment seeks to simplify the roof form and improve the headroom within the second floor flats. The proposal would have a smaller area of flat roof than the previously consented proposal and feature gable ends which would be more in keeping with the adjoining properties at numbers 9A and 11 The Drive which are adjacent to the proposal. The footprint of the building has been adjusted very slightly in order to maintain a consistent roof line at the front of the building.

ACCESS

Access to the site is off The Drive which is a minor distributor Road, this provides reasonable access for service vehicles and emergency services. The building will be designed with a level threshold and a disabled standard WC access for visitors at the entry level in accordance with the current Building Regulations. The building will be provided with a Disabled Standard lift serving all floors in accordance with the requirements of the London Plan.