

DESIGN AND ACCESS STATEMENT

LAND FORMING PART OF 2 HIGHFIELD DRIVE, ICKENHAM, MIDDLESEX, UB10 8AL

**Prepared By
The Gillett Macleod Partnership
28th November 2024**

CONTEXT

The current planning application is submitted to effectively renew a previous consent which was issued on the 3rd May 2016, reference: 65653/APP/2016/531; now time expired. There have been no significant changes in policy relating to our proposal and we are not proposing any changes to the design previously approved.

There are a number of mature trees on site and in view of the time lapse since they were prepared, we have had an updated tree report prepared by Simon Hawkins which has been attached to our application.

DESIGN

The proposal is for a two storey, 6 bedroom detached dwelling house with habitable rooms in the roof space. There are two rear dormers which provide natural light to the attic rooms. These are located on the rear elevation of the house.

The details of the proposed house are identical to the previously approved scheme referred to above.

Since the previous application was submitted and approved there has been a change in policy within the London Borough of Hillingdon Local Plan encouraging the building of family sized units within the borough and although this represents a modest one additional family unit I believe that it makes a valuable contribution to the housing stock.

ACCESS and FIRE STRATEGY

Access to the house will be via Highfield Drive which is a minor distributor road but will provide good access for delivery and emergency vehicles as well as refuge collection vehicles. The house will be constructed with a level threshold to the main entrance and a disabled standard WC to the entrance storey as required by the building regulations.

The fire fighting appliance will park immediately outside the house in Highfield Drive and connect to the adjacent fire hydrant. The distance from the appliance to the furthest point in the house will be less than 45 meters which is the standard length of hose used in firefighting and therefore complies with the requirements in this respect.

There will be self-contained smoke alarms on each landing level and a heat detector in the kitchen area. These will be wired to the electric main with a battery back up and will provide early warning of the danger of fire in the event of an incident.

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