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Design & Access Statement
130 Field End Rd, Ruislip, Pinner HA5 1RJ

10.07.2024

Site Photos of Existing Street Frontage

1.0 Design Proposal

The proposal involves the transformation of the ground floor unit at 130 Field End Road, Ruislip, Pinner HA5 1RJ from a cafeteria into an indoor cycling (spin) studio. The proposed works comprise of rebranding the street frontage, the construction of a single storey rear extension and a complete reconfiguration and renovation of the interior space. The property will retain its commercial class use (Class E) and will include a spin studio, changing rooms and a café. The cafe will perform mainly in the service of the cyclists looking for a sit down before or after their session but will be open to the general public also.

2.0 Front Façade

The frontage will require rebranding to reflect the new use. This will only comprise in cosmetic changes such as painting the existing aluminium frames in black colour and redesigning the signage to reflect the new occupier. These changes are illustrated and further detailed in the planning drawings submitted, as well as in the image below.

3 PROPOSED STREET FRONTAGE
Scale: 1:25

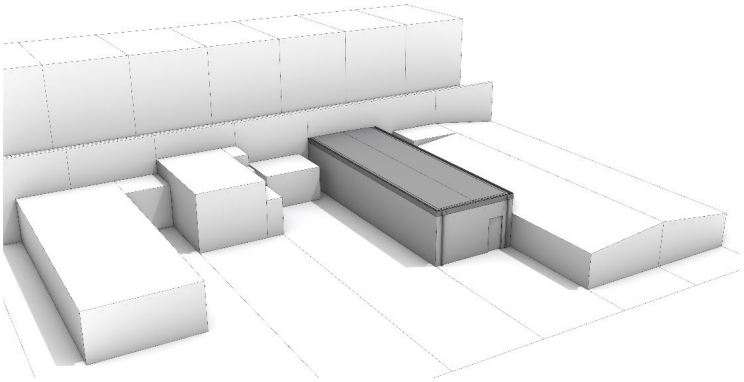
0 1m 2m

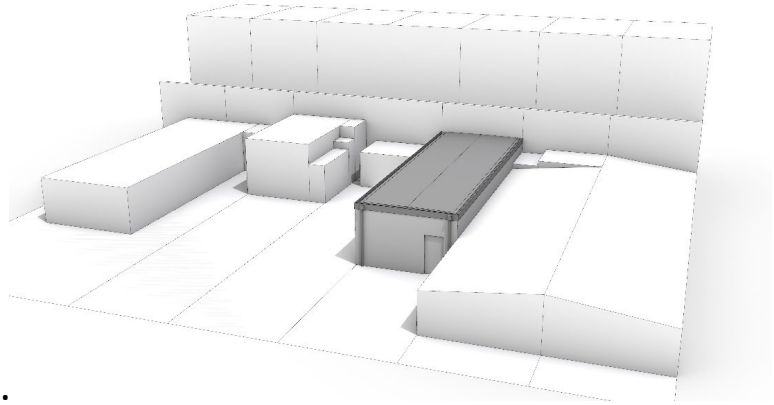
Site Photos of Existing Rear Courtyard

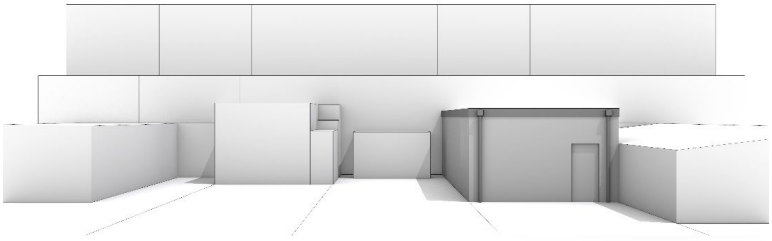
3.0 Rear Extension

The proposed rear extension is 14.8m in length, 5.1m in width and 3.2m in height, with a rear wall aligned to that of the extension at No.124 and a height 300mm lower than the extension at No. 126 which is 3.5m high. The external height is driven by indoor requirements. Cyclists will require a minimum of 2.9m clear height inside to comfortably stand on the spin bike. The roof will feature a box gutter along its perimeter to limit the height of the extension which a traditional parapet would otherwise increase. The massing can be seen in context in the images below.

Proposed Massing - 3D Images

1. 

2. 

3. 

3.1 Existing Fabric Removal
The construction of the rear extension will involve the removal of the existing rear bathroom extension and the outbuilding which is presently in poor condition. An asbestos survey will be conducted on the outbuilding and if traces of asbestos are found, an asbestos removal specialist will be instructed to perform the demolition and removal in order to comply with building regulations.

3.2 Tree
The construction will also involve the removal of the tree which currently holds no Tree Preservation Orders. A method statement will be produced to ensure the least inconvenience is caused to the neighbouring properties.

3.3 Manhole
The existing manhole to the Thames Water sewer will be relocated outside the future boundary of the extension under a build-over agreement.

3.4 Structure and External Finishes
The proposed structure is a modular ICF (insulated concrete form) system. The reason for proposing this system in favour of a traditional cavity wall and timber roof structure is the need for acoustic insulation. The spin studio will have limited periods of music playing during classes and the ICF walls and roof perform very well in preventing the sound from permeating through the envelope. The external envelope will be finished in dark grey to match the appearance of the neighbour's extension at No. 132. This will include the render, as well as the fascias and rainwater downpipes, all in dark grey.

<u>Acoustician Note:</u>

''The anticipated average noise levels in the noisiest areas of the property such as the spin studio, are expected to range from 70 to 90 dBA. To address these levels, the ceiling buildup should achieve an attenuation level of 65 dB Rw (Sound Insulation - Airborne).

The proposed ceiling buildup is as follows: GypCeiling MF (Product Code: C100019 MR1 EN)

We will also further increase attenuation by increasing the board thickness to 15mm over the British gypsum 12.5mm. With appropriate hangers for fixing to the timber joists. Additionally, the Thermohouse/Thermoroof system, which has a lab-tested airborne sound attenuation level of Rw 46 dB, will be utilised. The use of the thermoroof system is not critical to the sound attenuation strategy, but this type of roof system has been specified for its thermal properties and will further increase the capacity for sound containment.

This proposed buildup is intended to ensure adequate noise attenuation and contribute to the overall containment of the sound generated by the proposed gym.''

Please find attached the data sheets for the proposed building systems as part of the planning documents.

4.0 Regulation Compliance

A disabled access toilet has been allowed for to comply with Part M requirements. The proposed walls separating the café from the changing rooms and the spin studio from the changing rooms respectively, and the doors within these will be fire rated FD 60M and fire alarms and smoke detectors will be specified by a fire engineer in compliance with Part B requirements. The ICF modules and ground bearing slab insulation will be specified to comply with Part L requirements. An MVHR system has been specified as shown in drawing LIF-BEAT-XX-01-DR-M1000_A in compliance with Part F and the standard requirements for ventilation for a spin studio of this size.

5.0 Flood Risk

The site is within a Flood Zone 1 with low probability of flooding from rivers and sea, and therefore does not require a Flood Risk Assessment (FRA) as part of the planning application.

6.0 Access

Clear line of access and escape through rear door were allowed for as shown in planning drawings.