

Project number 1032
Project name Zaza, The Duck House High Street, Ruislip, Middlesex, HA4 7AR
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DOC 02 / DESIGN & ACCESS STATEMENT

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Summary

This application is for the maintenance and refurbishment of the restaurant unit, The Duck House, Ruislip. It is for the external re-decoration, replacement signage in like for like positions, internal general decoration throughout, and a replacement conservatory structure to the rear side of the building with new extended decked area.

Site Features

The site is a Grade II Listed Duck House, a timber framed building dating to the 17th century or potentially before. Located on the historic core of the village, the Duck house character is of high architectural and historic significance.

The site was previously two properties., but was re-fronted in brick during the 19th & 20th century.

The landscape attached to the site is a patio area, which is currently non maintained with various shrubbery and fencing.

The site stands alone in a prominent positions backing onto the Duck Pond with potential pleasant pond views.

Design Intent

The current site is in need of maintenance in order to be re-activated as a usable restaurant space. The proposals are all considered sympathetic and are proposed to enhance and respect the original building. Internally, most of the works are re-finishing and they will have a minimal impact on the historic fabric of the building.

Access

The site's access arrangements will remain unaltered by the intended site enhancements / design proposals. The approach to the site will remain unaltered with NO alterations to access and NO level changes being added.

The access gate to the rear external dining terrace will be replaced at a suitable width for wheelchair access and access from the street will remain level.

No additional alterations are being proposed to minimise alterations to the historic building with regards parking or dropped kerb areas.

Where new surfaces are required to upgrade the current non maintained exterior areas, it is intended to replace this with good quality paving and decking appropriate for commercial use.

All exterior shrubbery adjacent to the site is proposed to be suitably pruned as required to avoid conflict with the building and required access width to the site.

The overall design intent is to replace the previous restaurant operator's colour scheme, décor and signage with the applicant's own as well as upgrade worn or non maintained elements.

Heritage Assets

Heritage assets have been respected in the proposed design, minimising alterations to the newly acquired site.

External Proposed Alterations

The proposal to replace the previous UPVC conservatory extension has been approached with an aim to create a higher quality and more sympathetic framework which will better blend with the surrounding outdoor space. It is intended that the conservatory will be of aluminium construction with a green colour finish.

An extended decked area has been proposed. As well as allowing space for additional covers, the area will help enhance the Duck House, offering maximum views of the adjacent Duck pond.

All seating will be table service, and due to the nature of the furniture, chairs and tables can be positioned to better suit specific needs of customers who require walking aids or wheelchairs.

Internal Proposed Alterations

A new level timber floor will be installed over the original floor. The original floor will be protected and concealed underneath. This is to ensure tables are level and the main floor can be suitably cleaned and safe for clientele.

An original door way will be reopened up, not only to regain some of the original buildings footprint, but to assist with the operational circulation of the space.

Some walls will have painted timber paneling applied over existing worn brickwork. This is to create a cleaner space for diners as well as provide cable routing for new wall lights to further enhance the original spaces with key lighting. NO chasing in is intended to this buildings original fabric.

Where there are existing internal steps at the site, the staff will be trained to assist all customers as required. This includes those with young families, those who are less able and those who are wheelchair bound. The staff will have an access ramp on site available to use and be fully trained to install as required.

There is an existing disabled WC positioned on the ground floor of the space which will be retained and refurbished to a higher level of finish.

Installation of new fire place surrounds to the original fire place locations is proposed to enhance the original footprint of the rooms. There are two fire places to the ground floor spaces.

The first floor will be redecorated to a high standard and retained as an additional dining space or private dining area. As access is only via stairs, if required, the ground floor can also be reconfigured in a similar way allowing an accessible private dining space for those who are unable to use the stairs.

Summary

Zaza understand the importance of operating an inclusive and accessible space and it is their intention to respect both the building and all customers who wish to dine with them.

Zaza has good knowledge of operating restaurants in buildings with historic relevance and intend to make the Duck House also work as a positive restaurant space.

All Zaza restaurant spaces are designed with the intention to value all customers and making access easy for those with disabilities, as well as young families, and those simply less able.

Historic buildings should be enjoyed by all and operating them as restaurants can be challenging but do create wonderful spaces for customers and staff.