

DESIGN AND ACCESS STATEMENT

51 Victoria Road, Ruislip, HA4 9BH

Prepared By
The Gillett Macleod Partnership
22nd July 2025

CONTEXT

The existing premises consists of an Estate Agents office on the ground floor and a two bedroom flat at first floor level with independent deck access from the front of the building. There is a large yard to the rear which is concreted over making the whole area hard standing. There are two large outbuildings in the yard which are used in association with the Estate Agency. A service road runs at the rear of the site which services all of the shops along Victoria Road shopping street. The access road is prone to fly tipping which has been a problem for many years.

The site is situated in the main shopping parade in Ruislip Manor and is very close to the tube station at Ruislip Manor being approximately 100 meters from the site. There is also a very good variety of shops and local amenities including a purpose-built public library which is adjacent to the site in Linden Avenue. The site is therefore in a very sustainable location. The site has a PTAL score of 3 (2023) which shows that the site has reasonably good transport links and therefore a car free scheme is proposed.

DESIGN

The proposal is to build a self-contained commercial unit to the rear of the site replacing the two large outbuildings. The entrance to this commercial unit will be off Linden Avenue and occupy the gap between the Estate Agent office in Victoria Road and the adjacent Ruislip Manor public library building. This relationship is shown on the submitted street scene plan and illustrates that there will be a natural link on the return frontage of the shop and the large, well designed, recently constructed public library building.

A first floor extension will contain a studio flat with the access provided off of the existing rear staircase. The flat has been designed to meet the space standards of the London Plan and has a floor area of 42m² which is over the minimum requirement for the one bedroom studio proposed.

The commercial unit proposed on the ground floor is speculatively built and therefore the application is made for the following uses: Class E(c)(i), E(c)(ii), E(c)(iii), E(e) and E(g)(i). This will give a flexibility to the future letting of this unit.

BIODIVERSITY NET GAIN

The site currently has no soft landscaping. All of the external areas are hard standing finished with fair-faced concrete. The area of the existing soft landscaping is therefore 0. As this is less than 25m² on site habitat, the de minimis exemption applies.

ACCESS AND FIRE SAFETY STATEMENT

Access to the commercial unit is off of Linden Avenue which is a minor distributor road. This gives good access for service and emergency vehicles. Access to the first floor flat is likewise provided from Linden Road and partly via the rear access road. This provides good access for emergency vehicles and the travel distance from where the engine parks in Linden Road to the furthest point within the first floor flat is well below the requirement of 45m² and therefore complies with the fire brigade's requirements.

The flat will be designed with all of the Part B Fire Building Regulation Requirements including mains linked fire alarms. A half hour fire resistant construction and escape windows at first floor level.

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

22nd July 2025