



The George, Bury Street, Ruislip

Planning, Design and Access Statement



Boyer

Report Control

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1. INTRODUCTION

- 1.1 Boyer has prepared this Planning, Design and Access Statement on behalf of our client, Mitchells and Butlers (the applicant). It relates to a full planning application for minor external alterations and an infill extension at the George, Bury Street, Ruislip
- 1.2 It is submitted in conjunction with an Application for Consent to Display Advertisements. This has been submitted separately.
- 1.3 This Statement should be considered with the accompanying drawings and documentation submitted with this application.

Mitchells and Butlers

- 1.4 Mitchells and Butlers (MAB) is one of the country's largest pub and restaurant operators with over 1,750 managed pubs, bars and restaurants throughout the UK. MAB operates a number of different formats including All Bar One, Miller & Carter and Vintage Inns. The company offers a truly mixed food and drink offer with over half of its sales now coming from food.
- 1.5 It prides itself on the excellence of its offer and critical to this is the high quality and careful design of its pubs and restaurants. To this end, MAB look to refurbish a significant percentage of their premises each year to ensure their high standards are met and that customers requirements and expectations continue to be met.
- 1.6 For every site, MAB aims to achieve an appropriate design solution that adds value not only to the existing building but also to its surroundings. Each pub and restaurant benefits from being fitted out to the highest standards using premium materials whilst also seeking to become fully integrated with the local community. Each of their properties is either freehold or the subject of a long lease, which ensures that the company is fully engaged in investing and promoting the area in which they are located.

Statement Structure

- 1.7 This document provides an evaluation of the planning considerations of the proposal and is structured as follows:
 - Section 2: describes the application site and surrounding area;
 - Section 3: explains the development proposals;
 - Section 4: provides an overview of relevant planning history of the site;
 - Section 5: summarises relevant development plan policy;
 - Section 6: considers design and access matters;
 - Section 7: sets out the key matters regarding the proposed development; and
 - Section 8: provides a conclusion to the Planning Statement.

2. SITE DESCRIPTION

- 2.1 The George, Ruislip is set in a large corner location between Bury Street and Sharps Lane on the edge of Ruislip town centre. It is located within the Ruislip Village Conservation Area.
- 2.2 The building consists of a variety of heights ranging from single to three storeys. It is a mix of architectural styles with the roof and single story brick elevations reminiscent of early 20th century classical architecture adjacent to the main elevation, which has exposed timber in a mock tudor style.
- 2.3 Its defining feature is the roof, which varies widely in shape and height but consists of brick tiles. The windows are multi-paned at above ground floor level and along the Sharps Lane elevation but single pane at ground floor fronting Bury Street. There is a small outdoor area to the front of the property along Bury Street with the main entrance, which is denoted by a weather vane facing Sharps Lane.
- 2.4 The site benefits from a large tarmac car park, which sits to the side of the property. A number of mature trees are also located to the rear of the property.
- 2.5 The surrounding area includes residential, commercial and retail uses with restaurants such as Prezzo and Café Rouge being in close proximity.

3. PROPOSED DEVELOPMENT

3.1 Planning permission is sought for minor external alterations and a small infill extension. In terms of the specific elements that require planning permission, they are as follows:

- 4No. Floodlights on the Main Elevation;
- 2No. Double Windows on the Main Elevation;
- On Site Elevation next to the main entrance, a small external canopy area facing the garden is to be enclosed with crittal style, double glazed floor to ceiling windows that will be located between the existing timber posts;
- Existing window on side elevation to be blocked in with timber panels;
- On the rear elevation, existing windows are to be blocked in by timber panels and an existing door is to be removed with the adjacent window to be widened and extended across with the remainder to be made good;
- Replacement and reconfiguration of the external flue with an additional vertical discharge to allow for the introduction of a new pizza oven; and
- Louved door on rear elevation to be replaced by solid timber door panel.

4. PLANNING HISTORY

- 4.1 A review of the planning history of the application site and its surroundings has been undertaken and a summary of relevant planning history is set out below.

The Site

- 4.2 In November 1991, an application was approved for the installation of an internally illuminated double-sided pole sign & single sided logo sign (Consent No: 27336/P/88/3048).
- 4.3 However, an application was refused in June 2014 for the Installation of 2 internally illuminated post signs, 1 internally and externally illuminated fascia sign and 1 internally illuminated fascia case (consent No: 27336/ADV/2014/22).
- 4.4 The Officer's Report considered that the signage, by reason of its overall size, design, colour appearance, prominent location and means of illumination, would appear visually intrusive and out of keeping with the prevailing pattern of shop signage in this locality; and that the signage would therefore be detrimental to the character and appearance of the existing property and the wider Ruislip Village Conservation Area. In light of this, it appears that a revised application was submitted later in the year for the installation of 1 externally illuminated post sign, 1 non-illuminated post sign, and 1 internally illuminated fascia sign (Consent No: 27336/ADV/2014/102). This was approved in January 2015.

Surrounding Area

- 4.5 In September 2017, an application was refused for the installation of one externally illuminated sign (Listed Building Consent) at 3-5 High Street, Ruislip (Consent No: 6445/APP/2017/2861). The reason for refusal related to the proposed position, size and overall appearance of the illuminated sign, which the Authority considered would be visually intrusive. Furthermore, the proposed signage failed to preserve or enhance the character and appearance of Ruislip Village Conservation Area.
- 4.6 An application was approved for change of use from café/bistro (Use Class A3) to bar and craft beer shop (Use Class A4) at 18 High Street, Ruislip (Consent No: 15618/APP/2016/3285) in December 2016. The Officer's Report considered that, since the proposal does not involve the loss of an A1 unit and there are no UDP or Local plan policies which resist the loss of a café use, that the proposal was acceptable in principle. Furthermore, it states that the proposal would not result in any impact on streetscene, increase in traffic or an un-neighbourly development.
- 4.7 Other relevant applications include the approval for repairs to wall and frame of a building at Café Rouge, 10 High Street, Ruislip, HA4 7AW (Consent No: 26437/APP/2016/291) in March 2016. As well as approval for 1 x internally illuminated MID sign and internally illuminated Marks and Spencers wall sign affixed to the eastern elevation of the existing retail unit at Bury Street Connect, Bury Street, Ruislip (Consent No: 462/ADV/2013/47) in August 2013.
- 4.8 In August 2013, an application was approved for alterations to service station to include dry store, installation of refuse area, alterations to parking, alterations to kerb and relocation of

refrigeration units at Bury Street Connect, Bury Street, Ruislip (Consent No: 462/APP/2013/1465). The Officer's Report states that the proposed removal of car wash facility, erection of building for dry store and refuse and alterations to parking, including a dedicated disabled bay is considered acceptable and would improve parking facilities on site.

- 4.9 Given the onsite and wider planning history outlined above, it is evident that the principle of differing types of development within the Conservation Area and Ruislip town centre have previously been granted.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the London Borough of Hillingdon consists of the Saved Policies of the Unitary Development Plan (UDP) (2007) as well as the adopted Local Plan Part 1 (2012).
- 5.3 A draft Local Plan Part 2, comprising Development Management Policies, Site Allocations and Designations and Policies Map, has been prepared and was submitted for examination in May 2018. The Inspector's Report was provided on 22 October 2019. The adoption of the Local Plan Part 2 was recommended to Full Council by Cabinet on 17 December 2019. This recommendation is to be considered on 16 January 2020.
- 5.4 The relevant policies included within the adopted and emerging Development Plan are provided below, along with guidance contained within the relevant Supplementary Planning Documents and at a national level.
- 5.5 In regard to the policy review, it should be noted that the site is located within the Ruislip Village Conservation Area, Archaeological Priority Area and Town Centre

Development Plan

- 5.6 Saved UDP Policy BE1 indicates that - only in exceptional circumstances - will the local planning authority allow development to take place if it would disturb remains of importance within the archaeological priority areas.
- 5.7 Policy BE4 considers developments within Conservation Areas. It states that new development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area.
- 5.8 This objective is supported by Policy BE13, which advises that development will not be permitted if the layout and appearance of new development fails to harmonise with the existing street scene or other features of the area which the local planning authority considers desirable to retain or enhance.
- 5.9 Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building (Policy BE15).
- 5.10 Furthermore, in Policy BE38, development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

- 5.11 In addition to the Saved UDP Policies, there is guidance contained within the adopted Local Plan Part 1 (2012). Policy HE1 considers heritage matters. It states that the Council will, *inter alia*:
- Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape;:
 - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; and
 - Archaeologically significant areas, including Archaeological Priority Zones and Areas.
- 5.12 The Council will also require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:
- Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
 - Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties; and
 - Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

Emerging Local Plan Local Plan Part 2

- 5.13 Policy DMHB 4 states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. In order to achieve this, the Council will:
- Require proposals for new development to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area; and
 - Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification..
- 5.14 In Policy DMHB 7, sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works.

- 5.15 All new development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, architectural composition and quality of detailing; and ensuring the use of high quality building materials and finishes (Policy DMHB 11).
- 5.16 This policy also advises that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space, safeguards the satisfactory re-development of any adjoining sites which have development potential and make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste,
- 5.17 Finally, there is Policy DMHB 14, which concerns trees and landscaping. All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

Other Material Considerations

- 5.18 The Accessible Hillingdon SPD (2017) states that restaurants and bars should be designed to be accessible. Any split-level areas should be linked by ramps, with adequate circulation space a choice of wheelchair seating locations and wheelchair accessible self-service facilities provided. Entrances should be designed to allow easy access for wheelchair users and ambulant disabled people, and bars and self-service facilities should provide continuous counter suitable for wheelchair users, preferably 850mm high. Fixed seating should be avoided.
- 5.19 The Noise SPD (2006) states that planning permission will not normally be granted for developments which would have any adverse impact within areas which are already affected by unacceptable noise levels.

National Planning Policy Framework (February 2019)

- 5.20 At the heart of the NPPF, there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-making (Paragraph 11).
- 5.21 Paragraph 38 advises that LPAs should approach decision taking in a positive way and should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this (Policy 124).

Summary

- 5.22 In summary, the key policy considerations relate to the site's location within the Conservation Area and the impact of the proposed development in relation to design, heritage and landscaping.

6. DESIGN AND ACCESS

- 6.1 The key design and access influences of the proposed development, namely its use, layout, amount (density, scale and massing), appearance and access are now considered.

Use

- 6.2 The current use of the buildings is as a pub and restaurant (mixed Class A3/A4). This is not going to change as a result of the proposed development.

Layout

- 6.3 Whilst changes to the internal layout of the pub and restaurant form part of the wider proposed works, they do not form part of this application submission. That said the internal changes are not substantive and the main purpose of the building will remain.

Amount (Density, Scale and Massing)

- 6.4 The proposals will not represent a change to the amount of development on the application site. A small extension is proposed but this will fall within the building's demise, as it will 'infill' an existing area that is covered by a canopy area.
- 6.5 It is considered that the amount of development is appropriate in terms of the scale, density and massing of the surrounding Conservation Area. The proposal would be sympathetic to existing buildings in the vicinity.

Appearance

- 6.6 The proposal will not substantively alter the appearance of the building. Only minor changes are proposed to main elevations such as a new set of double windows, new 'infill' extension and changes to some existing windows.
- 6.7 Overall, it is considered that this will not change or effect the appearance of the building. The proposed changes relate to minor alterations that will enable internal changes to the layout to come forward as part of a wider re-branding and refurbishment programme for the pub and restaurant.

Access

- 6.8 The access to the property will not be altered and it will include a level access into the unit. Access for all will be ensured within the internal layout of the ground floor of the premises.

Summary

- 6.9 It is considered that this section conveys the relevant design and access related matters of the proposed development and that the proposal will result in minimal changes that reflect the building's location.

7. POLICY ASSESSMENT

7.1 This section sets out how the proposed development complies with the Development Plan and other material considerations.

7.2 In terms of policy, it is clear that the key considerations relate to:

- Impact on Conservation Area;
- Design; and
- Other matters such as archaeological impact.

Conservation Area Impact

7.3 There is guidance with the extant Development Plan and the emerging Local Plan, which sets out how the Council will consider applications for development in Conservation Areas. Saved UDP Policy BE4 states that new development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

7.4 This is supported in the adopted Local Plan Part 1 (2012). Policy HE1 states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape as well as designated heritage assets such as Conservation Areas.

7.5 Similar guidance is reiterated in the emerging Local Plan, Policy DMHB4 requires proposals to be of a high quality contextual design and should restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

7.6 The proposed development is for minor external alterations and small infill extension to the rear. The form, appearance and scale of the building will remain the same and it will continue to make a positive contribution to the wider Conservation Area. The minor changes are proposed in order to enable a wider internal refurbishment of the pub/restaurant that is linked to re-branding/refreshing of the pub's offer.

7.7 Notwithstanding this, changes to the building have been kept to a minimum with only a new double window being inserted into the front elevation. However, given the width of this elevation, it is considered that this is a minor change. The main alteration is the insertion of a new extension to the rear and side, however, this will not increase the envelope of the building as it will 'infill' in an area currently covered by a canopy.

7.8 The proposed design and materials of the new windows and the extension – which is mainly to be glazed – are considered to be appropriate for this commercial uses and is in keeping with the overall style and appearance of the building.

7.9 There are further changes to the rear elevation such as the reconfiguration of an external flue and alterations to existing windows. However, this elevation offers little to the Conservation Area and the proposed changes are for operational purposes that will ensure that the wider

refurbishment will be a success.

- 7.10 It can therefore be stated that the proposed development will maintain, preserve and enhance the special architectural and visual quality of the Conservation Area. The proposals are of a high quality contextual design and have been limited to only minor alterations to ensure that integrity of the building.
- 7.11 However, the key role of the proposed development is to enable the wider refurbishment of the pub thereby allowing it to prosper and continue to play a prominent part of the Conservation Area and the wider town centre.

Design

- 7.12 The preceding section of this report clearly sets out how the proposals address the critical design and access considerations. It demonstrates that there is no change in use, scale or amount of development. The only alteration of relevance to this submission is to appearance and this is considered to be minor.
- 7.13 Indeed, this is the key point in relation to this proposal. The changes are minor and much of the building will stay as existing but the changes proposed are central to the wider internal refurbishment of the property. This refurbishment will allow for the pub to be rebranded, refreshed and updated thereby ensuring it remains a key community facility and one that plays a central role in the town centre.
- 7.14 In terms of the design policy in extant and emerging guidance, Saved UDP Policy BE13 advises that development will not be permitted if the layout and appearance of new development fails to harmonise with the existing street scene whilst proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building (Policy BE15).
- 7.15 The proposed development complies with these policy requirements. The minor changes mean that there will be limited, if any, impact on the existing street scene. The building will remain the same for all intent and purposes. In addition, it is considered that the extension and alteration is of an appropriate scale and form that the proportions of the original building are not affected.
- 7.16 As such, it is felt that the proposals comply with Policy DMHB 11, in that the extension and alteration has been designed to the highest standards and harmonising with the local context by taking into account the surrounding scale of development, architectural composition and quality of detailing.

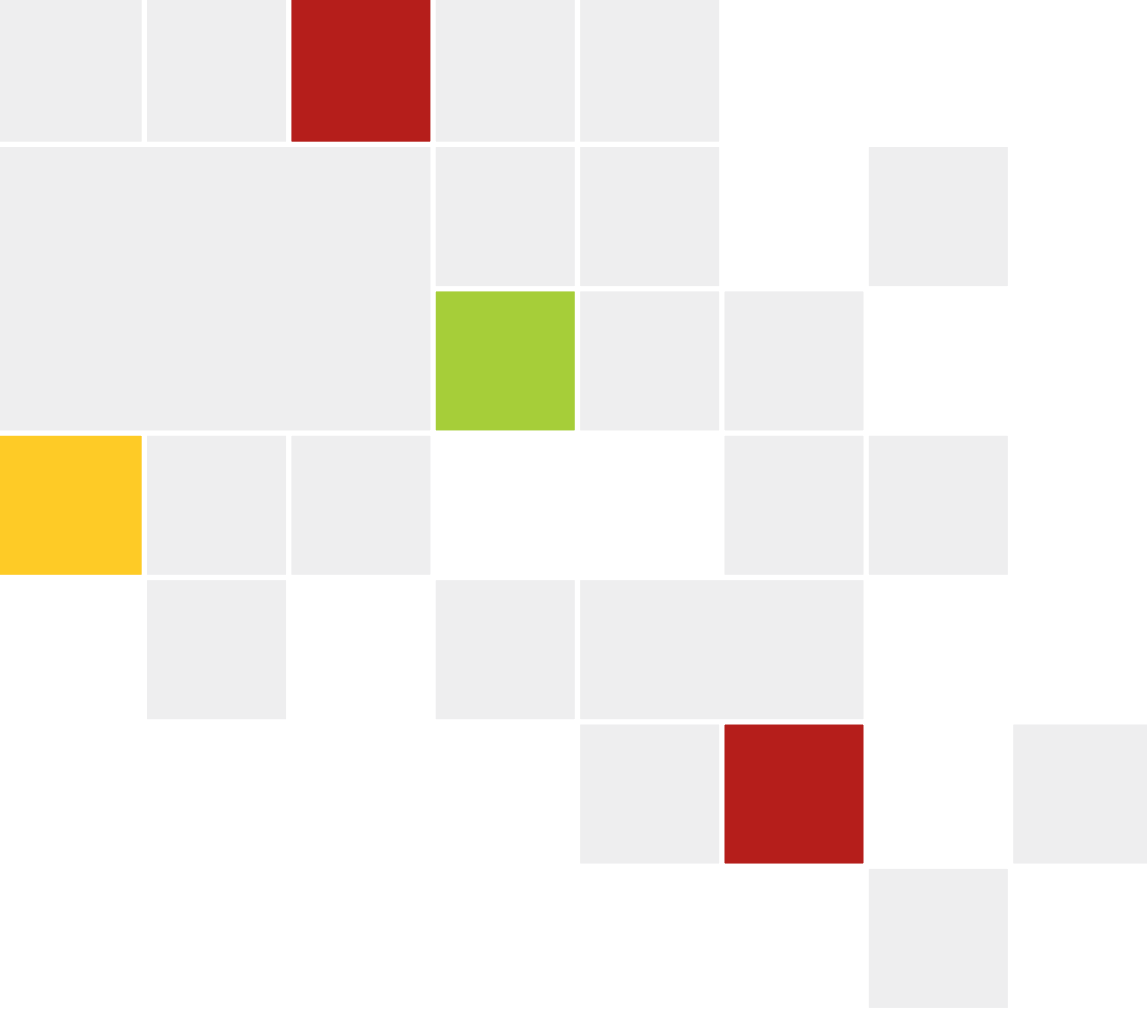
Other matters such as archaeological impact

- 7.17 In addition to the site being located within the Ruislip Village Conservation Area, it is also within the Archaeological Priority Area and Town Centre.

- 7.18 In terms of the former, the Development Plan restricts development where it would disturb remains of importance within the archaeological priority areas. The proposed development will not be going beyond the existing built envelope of the pub/restaurant, therefore, it will comply with this guidance. In regard to the latter, the existing use will remain in situ and will continue to contribute to the vitality and viability of the centre.
- 7.19 Emerging policy also advises that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The minor nature of the proposal means that there will be no change to the amenity or impact on neighbouring properties or the surrounding area.
- 7.20 Finally, there is Policy DMHB 14, which concerns trees and landscaping. All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. This will be the case with this proposal. There are intended to be changes to the garden area of the pub/restaurant but they do not constitute development or form engineering works and therefore do not require planning permission.
- 7.21 There are limited proposed changes to the landscaped area with the application site.

8. CONCLUSIONS

- 8.1 This Statement supports the full planning application for minor external alterations and an infill extension at the George, Bury Street, Ruislip. The proposed development will allow for a wider internal refurbishment of the pub and restaurant, which will facilitate a major investment and upgrade to the George.
- 8.2 The application proposal accords with guidance contained in adopted and emerging policy, specifically, in relation to Conservation Areas and design. For instance, Saved UDP Policy BE4, which states that new development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. The proposal seeks to introduce minor changes to the exterior of the building, which will not alter its overall appearance. By doing so, it enable the existing use to be preserved thereby maintaining its role within the wider Conservation Area.
- 8.3 In assessing design policies, Policy DMHB 11 indicates that extensions and alterations will be required to be designed to the highest standards incorporating principles of good design while harmonising. The proposed alterations are minor in extent and have been specifically design to keep the changes to the building as a minimum thus adopting a sensitive and reflective approach to exterior of this prominent building within the Conservation Area.
- 8.4 In summary, the proposal will enable the Georget to be updated and modernised while still contributing to the preservation and enhancement of the Conservation Area. This will provide the conditions for the George to continue to be a successful, attractive and popular destination thereby positively contributing to the town centre and wider Ruislip area.
- 8.5 Consequently, it is suggested that planning permission should be granted for this application with appropriate conditions.



Boyer