

KIRK + NOLAN

## THE GEORGE

Bury Street, Ruislip, HA4 7TJ



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**Supporting Information for a Full Planning Application**

**on behalf of**

**Mitchells & Butlers PLC**

## Design and Access Statement

### 1.0 Introduction

- 1.1 The purpose of this Design and Access Statement is to outline and explain the proposed development at The George, and to provide an indication of the design process culminating in the application proposals. The statement accompanies and supports the application made on behalf of Mitchell & Butlers PLC and is to be read in conjunction with the application drawings.
- 1.2 The George is located within the heart of Ruislip Village Conservation Area and sits on the junction of the A4180 - Bury St and High St.

### 2.0 Use

- 2.1 The site comprises a public house/restaurant and large car park to the west owned by Mitchell & Butlers PLC. The building fronts the A4180 and is situated in the heart of Ruislip.
- 2.2 The building is used as a public house/restaurant.

### 3.0 Amount/Scale and Design/Appearance

- 4.1 The proposal seeks to refurbish the existing restaurant which includes removing the existing unsightly kitchen ductwork from the side/rear elevation which can be seen from Manor Road.

Existing ductwork photos



View from Manor Road



The new ductwork will be routed from the kitchen through the upper floors of the property in order to negate the need to have it on the external facade. The ductwork will then discharge at roof level at the rear of the property. This way the front elevation of the property remains unaffected and unchanged. The ductwork will be sprayed RAL 8019 which is a grey/brown colour to match in with the existing roof tiles. This proposal cleans up the external elevations of the property rendering a much more desirable ventilation/extract solution.

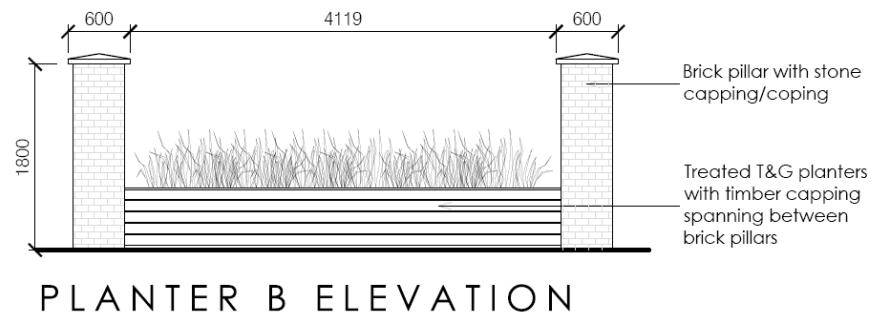
The existing timber pergola which stands in the garden area was installed many years ago and is currently in a state of disrepair. It is proposed to remove the existing pergola and install a new pergola formed of timbers similar to the existing. While a new pergola is constructed it makes sense to orientate it in keeping with the building as currently it sits at an odd angle and doesn't read well with the existing building line. The size of the proposed pergola remains very much the same as the existing. This proposal will enhance the overall aesthetics of the garden area therefore it's considered a valuable addition.

Existing pergola photo



There is a large car park to the west of the property which it is proposed to construct brick pillars either side of this entrance/exit point in order to define and further demarkate the area of access/egress. By installing brick pillars it will provide a visual point of reference whilst be more in keeping with the grandeur of the property.

Proposed car park entrance pillars



PLANTER B ELEVATION

The existing car park consists of a concrete grid with vegetation growing within the apertures of the grid. Over time this concrete grid system has deteriorated, moved and cracked which has produced an uneven and potentially hazardous ground covering.

Existing car park surfacing



It is proposed to replace this with a gravel retention reinforcement porous paver. This type of treatment is not only sympathetic to the surrounding environment but also is a far superior drainage solution for the area.

It is proposed to remove prominent sections of the existing timber weather boarding which was synonymous with the previous incumbent brand. Some areas of this cladding are aged and beyond the point of repair. It is proposed to remove the weather board exposing the blockwork beneath and apply render to these sections of wall. The render will then be decorated in keeping with the new scheme colours. Render is considered a more long-term solution to the external finish of these external walls and one that isn't going to deteriorate as rapidly as the current timber cladding therefore a beneficial addition.

Existing timber weather board cladding



## 5.0 Access

- 5.1 Existing access arrangements to the property remain unaffected and unchanged by the proposals..