

ANDREAS GEORGIOU T/A GIAD

PLANNING STATEMENT
INCORPORATING DESIGN & ACCESS

178-182 High Street, Ruislip
Middlesex HA4 8LJ

New Extension to rear of building to form
new covered entrance for approved flats.

27th November 2017

Introduction

The application site is a corner property at the junction of the High Street and Kingsend in Ruislip in the London Borough of Hillingdon. It is a three-storey building with a two-storey rear section along the Kingsend frontage. It is built of traditional materials, brick with a tiled pitched roof behind a parapet wall. It has distinctive fenestration with wide Crittall metal windows each with a white painted render surround which gives the building a distinctive appearance. However the building is not listed.

The property is situated within the Ruislip Town Centre and is also in the Ruislip Village Conservation Area. It is in a parade which is defined as a primary shopping area in the Hillingdon Local Plan. All three floors of the building were in use as a furniture shop (Quilters) selling a traditional range of domestic furniture. However, Quiletrs have closed down and vacated the property. The site has several large car parks to the rear.

Planning History

Planning permission received to convert the upper floors to residential.

Date: 5th November 2015. Application Reference: 28388/APP/2015/3834.

This is to provide 6No Flats.

Appeal was allowed to convert the upper floors to residential.

Date: 25th July 2017. Appeal reference: APP/R5510/W/17/3139.

This is to provide 9No Flats.

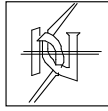
Planning permission received to convert the upper floors to residential.

Date: 9th October 2017. Application Reference: 28388/APP/2017/1447.

This is to provide 9No Flats.

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Planning permission received for a single and first floor rear extension for use an entrance lobby.

Date: 4th May 2017. Application Reference: 28388/APP/2017/849.

Design.

Our proposal is to provide a revise application for a secure covered entrance lobby of which will be located on Princess Lane that will give protection to the flats and residents.

Our design is in keeping with the existing building using brickwork with parapets finished with concrete copings to match existing. The entrance doors will be of Crittall type of design to match the existing Crittall windows of the property.

We have prepared our drawings based on the building currently as existing as works to convert the upper floors to flats have not started.

We have superimposed our proposed entrance lobby on to the approved drawing No 15/3369/3 B, for your easy reference, highlighted in red.

Conclusion

The need to provide s secure entrance to the flats will help in the security of the flats and the residents. The local police will encourage this as it will comply with 'Secure by Design' aspects.

The design of the entrance lobby matches well with the existing building and this will enhance the main entrance to the flats.

The approved Cycle Store access was located from Princess Lane, is now located inside of the building which has better security.

The 2 parking spaces that are currently available do not have the full length required for a parking bay. We have shown 2 parking bays on our proposed drawing were we have manage to provide the full lengths.

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