

DESIGN & ACCESS STATEMENT

Site Address:

63 High Street
Ruislip
HA4 8JB

Provided by:

KG Plan & Design Ltd
4 Herald Way
Bricket Wood
St Albans
AL2 3FJ

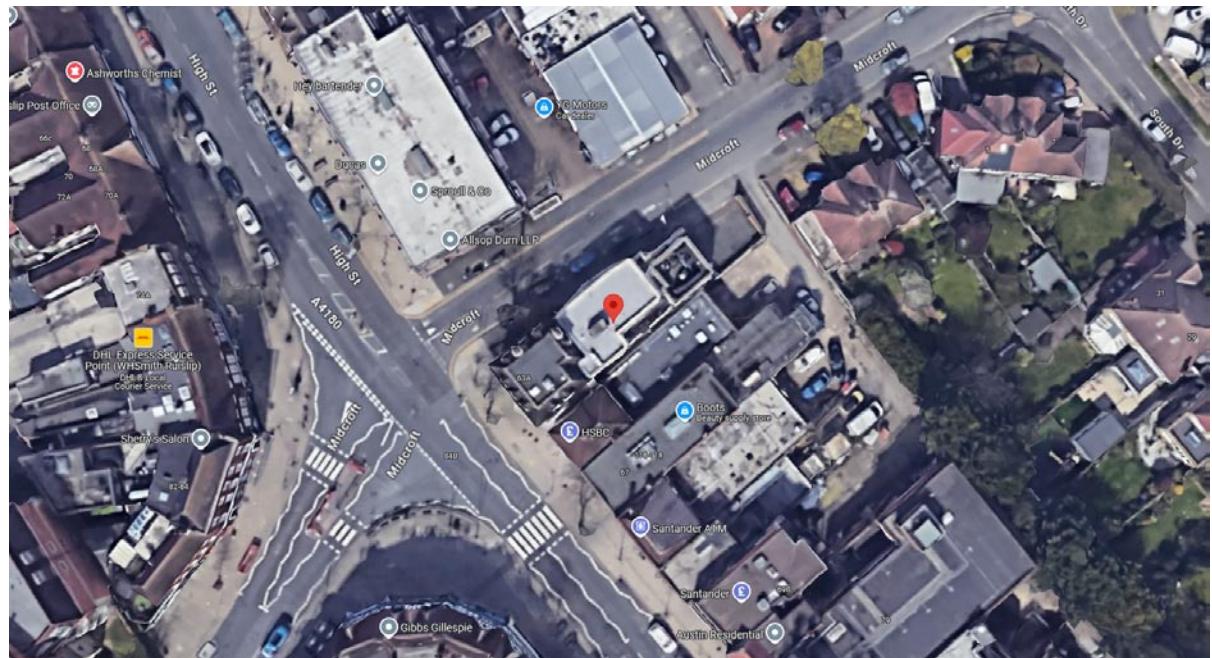
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The Application:

Change of use of from Office/Storage (Class E) and internal alterations to provide 1 x studio, 1 x 1 bed and 1 x 2 bed residential units (Class C3).

The Site:



Location & Background:

The application site is located along High Street along the main Ruislip High Street which occupies mostly Commercial units at Ground Level levels with Residential above. The subject site already provides a separate self-contained residential unit at first floor level which is accessed via the existing rear metal staircase.

The Properties located along this part of the High Street are predominately Terraced with some being Detached.

An existing Commercial unit location to the Ground will be retained and not affected as part of the development. The Rear yard has been unused and empty for many years. Whilst the First/Second Floor Levels provided Office/Staff/Storage area for the previously use Natwest Bank at Ground Floor Level, the need for Office space has reduced and this provides a good opportunity to create living facilities for small households.

The proposal looks to subdivide the existing office/storage space at First and Second Floor Levels to create Three Self-Contained Residential units. The development will not be out of character, as there are similar developments within the immediate area.

An existing Rear Metal Staircase provides access to the First Floor Level leading to an internal staircase providing access to the Second Floor Level. Previously, Natwest Bank had internal access to the upper floors but this has recently been removed due to the new Occupiers of the Ground only having access to the Ground Floor Level.

Multiple on-street parking is also easily available nearby roads but has parking restrictions. As the Flats would be occupied by individuals or couples; parking is not essential. The public transport facilities provide an excellent PTAL Rating. Bus Services and Trains are widely available for the convenience of residence.

There are good public transport facilities located close to the proposed site, as well as, Local Community centres, Government School and Sports Centres. Ruislip Train Stations, as well as Bus service Links to other train stations are also in accessible distance from the property.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Creation of a Three Self Contained Flats
- Living Facilities to meet Planning Guidelines
- Bin Storage
- Bicycle Parking

This proposal, to create three self-contained flats, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide good sized residential units, represents a far better and more appropriate use of this space.

It is noted that Hillingdon Council, like most boroughs, is experiencing an increasing demand for more residential units for individuals/couples/families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential units would be of good size and layout. These have been designed to meet standard sizes and room spaces in accordance with Lifetime Homes. Although these exceed the minimum requirements for Floor Areas, the development looks to attract professionals with the benefit of good floor areas.

It is considered that the proposed residential units would provide suitable space including Kitchen/Living Room, Bedrooms and Bathroom with the addition of good public transport access to Central London or to other centres.

Bin Storage is located at Ground Floor Level for easy access and collection. Bicycle parking is located within each Flat.

It should be noted, there are a number of public Recreational Grounds within walking distance from the Site (Churchfield Gardens and many others). This demonstrates outdoor spaces are easily available for current and future occupants. We feel the proposal would therefore not have a detrimental impact on their living.

The loss of the Class E/Storage space would not impact on the development of the local area. The demand for smaller Residential units can be addressed by such conversions and this represents a good opportunity to redevelop underused space. Often, above Ground Level spaces do not attract businesses for office use as this does not provide adequate advertising for them. With the site already occupying a Residential unit First Floor Level, this would be a continuation and help to provide more such space.

Access:

As noted above, the application site is situated along the main High Street in Ruislip and to the main line railway station, which provides excellent transport links to other centres, including, Northwood, Greenford, Central London and to many other locations.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that is causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision to create three self-contained residential units on this site, which has excellent public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have and an appropriate use of the site.

Please do not hesitate to contact us if you require any further information.