



LANDMARK
— GROUP —

Planning, Design, and Access Statement

For:

Braintree House, Braintree Road, Ruislip, HA4 0EJ, Unit 5 & 2

Prepared by Mav Sandhu

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1.0 INTRODUCTION

1.1

This Design and Access Statement has been prepared in support of a Full Planning Application seeking planning permission for the removal of the existing telecommunications mast and the construction of an extension to Units 2 and 5 at Braintree House, Braintree Road, Ruislip.

The proposal has been carefully designed to improve the operational efficiency of two existing commercial businesses by extending the existing industrial accommodation into land currently occupied by the telecommunications mast.

The application has been prepared in accordance with the National Planning Policy Framework (NPPF), the London Plan, the Hillingdon Local Plan and all relevant material planning considerations.

The accompanying submission includes:

- Existing and Proposed Site Plans
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations
- Vehicle Tracking Drawings
- Application Forms

The proposal represents a logical extension to the existing commercial units and makes efficient use of previously developed land without altering the established character or operation of the industrial estate.

2.0 SITE DESCRIPTION

The application site forms part of Braintree House Industrial Estate situated off Braintree Road within the London Borough of Hillingdon.

The estate comprises a range of commercial and industrial units occupied by independent businesses.

Units 2 and 5 are currently occupied by:

- A tile showroom and workshop.
- A carpentry workshop.

The site benefits from:

- Established commercial use.
- Existing vehicle access.
- Existing servicing areas.
- Existing parking provision.
- Existing utility infrastructure.

The rear section of the site currently accommodates a telecommunications mast positioned within a fenced compound.

This structure interrupts the continuity of the existing buildings and prevents the efficient use of this part of the site.

The proposal removes this constraint and allows the existing buildings to be extended in a coherent and sympathetic manner.

3.0 PLANNING HISTORY

The site benefits from a previous planning permission granted by the London Borough of Hillingdon under:

Planning Reference: 3378/APP/2023/1802

Planning permission was granted for the removal of the existing telecommunications mast together with the extension of Units 2 and 5.

The previous approval is an important material consideration as it establishes that the Local Planning Authority has already accepted:

- the principle of development;
- the removal of the telecommunications mast;
- the extension of the existing commercial units;
- the scale of development;
- the impact upon neighbouring land;
- the overall design approach.

The current proposal follows the same planning principles previously accepted by the Council and therefore benefits from an established planning precedent.

There have been no material changes in planning policy or site circumstances that would justify reaching a different planning conclusion.

Accordingly, the previous approval represents significant weight in favour of granting planning permission.

4.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal has been assessed against:

- National Planning Policy Framework (NPPF)
- London Plan
- Hillingdon Local Plan Part One
- Hillingdon Local Plan Part Two
- Hillingdon Design Guidance

The NPPF places significant emphasis upon:

- supporting sustainable economic growth;
- making efficient use of previously developed land;
- supporting existing employment;
- achieving high quality design;
- encouraging sustainable development.

Paragraphs relating to design within the NPPF encourage developments that respond positively to local character while supporting economic investment.

This proposal satisfies those objectives.

5.0 SITE ASSESSMENT

Physical Characteristics

The site is entirely previously developed land.

The surrounding area consists almost exclusively of commercial and industrial premises.

The proposal remains wholly within the established industrial estate.

No Green Belt land is affected.

No Metropolitan Open Land is affected.

No residential properties are immediately impacted by the proposal.

The extension simply occupies land currently taken by the telecommunications mast.

Character

The surrounding buildings are characterised by:

- steel portal frame construction;
- industrial cladding;
- shallow pitched roofs;
- large service yards;
- functional architecture.

The proposal has been specifically designed to continue this character.

The extension mirrors the existing building profile and therefore appears as an original part of the development rather than a later addition.

Economic Benefits

The proposal will deliver significant economic benefits by:

- supporting two established businesses;
- safeguarding local employment;
- allowing future expansion;
- improving operational efficiency;
- increasing usable commercial floorspace;
- encouraging continued investment within Hillingdon.

No existing employment floorspace will be lost.

6.0 DESIGN PRINCIPLES

Use

The proposal retains the lawful commercial use of the site.

No change of use is proposed.

Amount

The proposal consists solely of an extension to the existing commercial accommodation.

The increase in floorspace is proportionate to the operational requirements of the businesses.

Layout

The layout follows the existing building footprint.

Internal circulation is improved.

Existing servicing arrangements remain unchanged.

The proposal creates a more efficient internal working environment.

Scale

The extension adopts the same:

- ridge height;
- eaves height;
- roof pitch;
- building proportions.

The proposal therefore remains visually subordinate to the existing industrial estate.

Appearance

The design philosophy is deliberately simple.

The extension continues the existing industrial architecture through matching:

- roof profile;
- wall materials;
- cladding;
- colours;

- openings;
- proportions.

The completed building will read as one continuous industrial unit.

Landscaping

No significant landscaping is affected.

Boundary treatments remain unchanged.

The proposal remains entirely within the existing developed curtilage.

7.0 ACCESS

Vehicular Access

No alterations are proposed to the existing vehicular access.

The existing entrance from Braintree Road remains unchanged.

Parking

Existing parking provision is retained.

The proposal does not significantly increase parking demand.

Servicing

Existing servicing arrangements remain unchanged.

Delivery vehicles will continue using the existing service yard.

Vehicle tracking drawings demonstrate that service vehicles can safely enter and leave the site without conflict.

Inclusive Access

The proposal maintains level access throughout the extension.

Existing accessible entrances remain unchanged.

No barriers to accessibility are introduced.

8.0 HIGHWAY CONSIDERATIONS

The proposal will not result in:

- increased vehicle conflict;
- highway safety concerns;
- unacceptable servicing arrangements;
- parking stress.

The submitted tracking diagrams confirm that standard service vehicles can continue to manoeuvre safely within the site using existing access arrangements.

9.0 SUSTAINABILITY

The proposal represents sustainable development by:

- reusing previously developed land;
- extending existing buildings rather than constructing new standalone development;
- supporting local employment;
- reducing land consumption;
- making efficient use of existing infrastructure;
- retaining existing businesses within Hillingdon.

The proposal aligns with the three dimensions of sustainable development identified within the National Planning Policy Framework:

- Economic
- Social
- Environmental

10.0 PLANNING ASSESSMENT

The proposal has been carefully designed to respect the established industrial character of Braintree House.

The development:

- follows the existing building line;
- matches existing roof forms;
- retains established servicing arrangements;
- preserves operational functionality;
- supports local employment;
- improves the efficient use of previously developed land.

Importantly, the principle of development has already been accepted by the London Borough of Hillingdon through the grant of planning permission under Reference 3378/APP/2023/1802.

The previous approval confirms that the Council accepted:

- the principle of extending the buildings;
- removal of the telecommunications mast;
- the design approach;
- the impact upon the surrounding area;
- the operational arrangements.

The current application remains consistent with that approved development.

Accordingly, the previous planning permission is afforded substantial weight as a material planning consideration and further supports the grant of planning permission.

11.0 CONCLUSION

This application seeks planning permission for the removal of the existing telecommunications mast and the extension of Units 2 and 5 within the established Braintree House Industrial Estate.

The proposal has been carefully designed to improve the operational efficiency of two long-established commercial businesses whilst maintaining the existing character, scale and appearance of the industrial estate. Existing access, parking and servicing arrangements remain unchanged, and the submitted drawings demonstrate that the development integrates seamlessly with the existing buildings.

The scheme represents an efficient use of previously developed land, delivers economic benefits through the expansion of existing employment uses and accords with the objectives of the National Planning Policy Framework, the London Plan and the Hillingdon Local Plan.

Furthermore, the proposal benefits from the significant material consideration that planning permission has previously been granted under Planning Reference 3378/APP/2023/1802, confirming that the Local Planning Authority has already accepted the principle of removing the telecommunications mast and extending Units 2 and 5. The current proposal follows the same planning principles and no material changes in planning policy or site circumstances have arisen that would justify a different conclusion.

For these reasons, the proposal is considered to represent sustainable development and fully accords with the Development Plan when read as a whole. The application will support existing businesses, safeguard employment, improve operational efficiency and make more effective use of previously developed land without causing harm to the character of the area or the operation of the wider industrial estate.