

## WAITROSE RUISLIP FLOOD RISK, DESIGN & ACCESS STATEMENT

**Location:** 9 Kingsend, Middlesex, HA4 7DS

**Date:** 02.09.2025

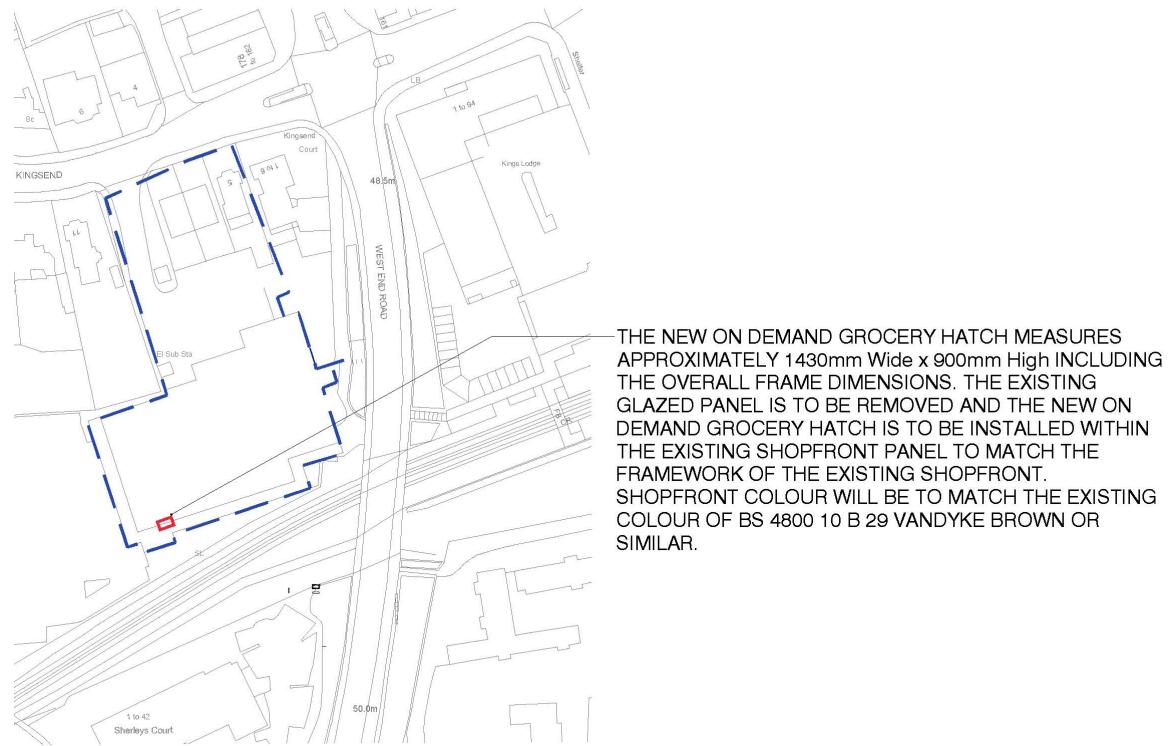
**Project Number:** 25017.2.20.00.001

### Planning application for part façade alteration for the installation of On Demand Grocery Hatch at ground floor level

This design and access statement has been prepared to consider the context for the submitted planning application for removal of a section of the façade shopfront and the installation of a new On Demand Grocery Hatch (ODG), as shown on the submitted planning drawings.

#### **Image 1:**

Site plan showing location of the New On Demand Grocery Hatch (ODG) at ground floor level.



#### **Use:**

The new On Demand Grocery Hatch will be situated at ground floor level to the existing Waitrose Store and is to facilitate Waitrose's online delivery operations and avoid delivery drivers needing to enter the unit. Drivers can instead collect deliveries from Partners within the branch via the proposed hatch.

#### **Amount:**

Part of the existing façade shopfront will be removed at ground floor level and a new On Demand Grocery Hatch will be installed, as shown on the planning drawings.

#### **Layout:**

The new On Demand Grocery Hatch at ground floor level has been considered from a functional and visual point of view. The location indicated is the most suitable position, minimising any potential impact on the significance of the building. The new On Demand Grocery Hatch will only be visible if you are under the existing canopy walkway at the side of the main store entrance as shown on the submitted planning drawings.

**Scale:**

The new On Demand Grocery Hatch measures approximately 1430mm wide x 900mm high including the overall frame dimensions. It has a fixed glazed screen on one side and an automatic openable glazed leaf on the other side which slides behind the fixed glazed pane. Due to the standard size of this and the need for it to sit at a set height to allow ease of use it needs to sit centrally within the existing shopfront glazed panel section as shown on the planning drawings. It is therefore proposed to remove the existing glazed panel and install the hatch set within the existing shopfront panels to match the framework of the existing shopfront.

**Appearance:**

The glazing section to be removed is of similar colour, height and mass to the proposed new On Demand Grocery Hatch & glazing to be installed at ground floor level.

The new shopfront colour will be to match the existing shopfront colour of BS 4800 10 B 29 Vandyke Brown or similar.

**Access:**

The existing entrance / access to the ground floor level is through the main entrance to the Waitrose store from the existing Car Park area. The existing access will not be affected by the proposal.

**Conclusion:**

The proposed new On Demand Grocery Hatch will benefit the continued use of the existing building as a retail food store and will not detrimentally affect the appearance of the existing building and its context or relationship with the wider scene.

**Flood Risk:**

The application site has been identified on the Environment Agency Flood Map as very low risk; Location is in flood zone 1 have a low probability of flooding. This means, in any year, land has a less than 0.1% (1 in 1,000) chance of flooding from rivers or the sea.

As the site is not identified at increased risk of flooding and the proposals have no net impact on site hydrology, it is not considered necessary to complete a flood risk assessment.

**Drawings & Documents as part of planning submission:**

Please note that this Design Statement should be read in conjunction with the existing, proposed drawings which have been issued as part of the Planning Application submission.

**See list below:**

11469-BAR-CR-00-DR-T-03010\_S2 P00- Existing Ground Floor Level General Arrangement – A1 Scale 1:100.

11469-BAR-CR-00-DR-T-03110\_S2 P00- Proposed Ground Floor Level General Arrangement – A1 Scale 1:100.

11469-BAR-CR-XX-DR-T-03130\_S2 P00 – Existing & Proposed Elevation – A1 Scale 1:100.

11469-BAR-CR-ZZ-DR-T-01010\_S2 P00 – Site Block Plan – A1 Scale 1:500.

11469-BAR-CR-ZZ-DR-T-01001\_S2 P00 – Site Location Map – A4 Scale 1:1250.