

## WAITROSE RUISLIP FLOOD RISK, DESIGN & ACCESS STATEMENT

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

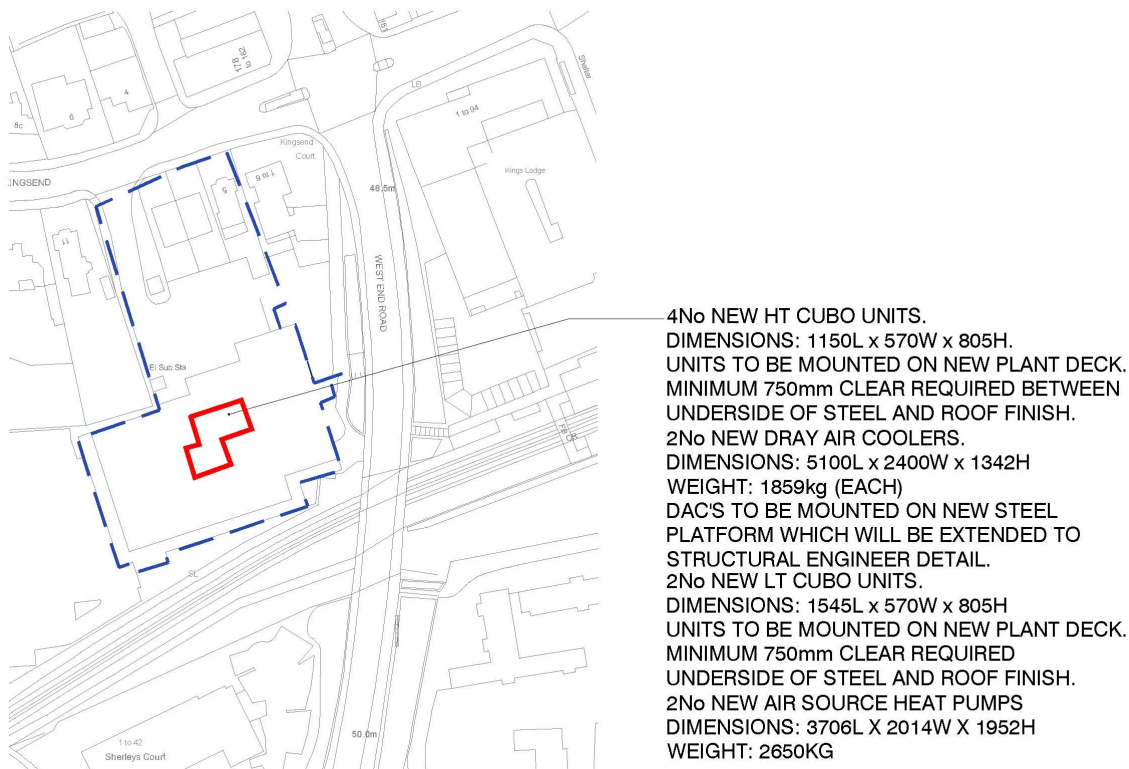
**Date:** 12.09.2025

**Project Number:** 25017.2.20.00.002

### Proposed removal of existing plant units at roof level and installation of 2 no. New DAC Units, 6 no. New LT & HT CUBO Condenser units and 2 no. Air Source Heat Pumps, at existing roof level.

This design and access statement has been prepared to consider the context for the planning consent application of the building on behalf of the applicant for installation of 2 no. New DAC Units, 6 no. New LT & HT CUBO Condenser units and 2 no. Air Source Heat Pumps at existing roof level, as shown on the planning drawings.

**Image 1:** Site plan showing location of the New Plant units on existing external roof level.



### Use:

The 2 no. new DAC Units will be serving the new refrigeration cabinets in the existing Waitrose Store.  
The 6 no. New LT & HT CUBO Condenser units will serve the new Coldrooms at First Floor Level.  
The 2 no. New Air Source Heat Pumps will serve the existing and new heating systems in the store at ground and first floor levels.

### Amount:

Existing Plant to be removed:

The existing plant to be removed is indicated with a red broken line on the attached planning drawings. It consists of 4 no. Condenser Units at roof level. The existing plant is of similar size to the proposed new plant & in the same location.

Proposed New plant:

The proposed new plant is of similar size and located in the same area as the existing plant.  
The new plant consists of 2 no. New DAC Units, 6 no. New LT & HT CUBO Condenser units and 2 no. Air

Source Heat Pumps at the existing roof level, as shown on the planning drawings.

**Layout:**

The new plant which consists of 2 no. New DAC Units, 6 no. New LT & HT CUBO Condenser units and 2 no. Air Source Heat Pumps at the existing roof level, as shown on the planning drawings, has been considered from a functional and visual point of view. The locations indicated are the most suitable position, minimising any potential impact on the significance of the building. The new plant units will not be visible from street level as the Units will be set back and hidden by existing mono pitched roofs which hide the existing plant on the roof.

**Scale:**

2 no. New Dray Air Cooler (DAC) dimensions are 5100 long x 2400 wide x 1342 high.

4 no. New HT CUBO unit dimensions are 1150 long x 570 wide x 805 high.

2 no. New LT CUBO unit dimensions are 1545 long x 570 wide x 805 high.

2 no New Air Source Heat Pumps dimensions: 3706L x 2014W x 1952H.

**Appearance:**

The existing plant to be removed is of similar colour, height and mass to the proposed new plant and will be surrounded by mono pitched roofs which hide the plant from street level.

All the new plant units mentioned above will be colour 10 A 05 - Goosewing Grey to BS 4800 or similar.

**Access:**

The existing entrance / access to the Ground & Roof floor levels is through the main Waitrose entrance at Ground Floor Level from the car park. There are stairs from ground level to 1<sup>st</sup> floor level and to roof level. The existing access will not be affected by the proposals.

**Conclusion:**

The proposed DAC, CUBO & various other plant units will not be visible from street level as the units will be set back and will be surrounded / hidden by mono pitched roofs from the surrounding roads and will benefit the use of the existing building and will not detrimentally affect the architecture or the plan of the existing building and its context.

**Flood Risk:**

The application site has been identified on the Environment Agency Flood Map as very low risk; Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%)

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 and Plant Noise Impact Assessment which have been issued as part of the Planning Application submission.

See list below:

EC21511-2 Waitrose Ruislip Noise Impact Assessment by EEC-A4

11469-BAR-CR-02-DR-T-03010\_S2-P00 – Existing Roof Level General Arrangement – A1 Scale 1:100.

11469-BAR-CR-02-DR-T-03110\_S2-P00 – Proposed Roof Level General Arrangement – A1 Scale 1:100.

11469-BAR-CR-XX-DR-T-03031\_S2-P00 – Existing Elevations – A0 Scale 1:100.

11469-BAR-CR-XX-DR-T-03131\_S2-P00 – Proposed Elevations – A0 Scale 1:100.

11469-BAR-CR-ZZ-DR-T-01011\_S2-P00 – Site Block Plan – A1 Scale 1:500.

11469-BAR-CR-ZZ-DR-T-01002\_S2-P00 – Site Location Map – A4 Scale 1:1250.