

C246/3.1/OL

JOHN SANDERS – 77 – 79 HIGH STREET, RUISLIP, HA4 8JB



DESIGN & ACCESS STATEMENT

NEW HOUSING PROVISION

Construction of 4 dwellings with associated Stair & Lift Enclosure and Landscaping **2020 build it best accessible home**

Site address: 77 to 79 High Street, Ruislip, HA4 8JB

Distribution

Planning Client Hillingdon Council
LYTTON & CO London LTD

1. Planning background

- a. This Design & Access statement has been composed to explain the rationale and design for the proposed residential units at 77 to 79 High Street, Ruislip



Existing Frontage – unaffected by proposals

- b. As identified in the accompanying Heritage report, the existing building dates from the 1940's to 1950's. There have been no major applications for this property.

2020 rics social impact awards
winner of the south east residential category

2019 build it public vote award
best architect for a renovation or extension

2018 build it shortlisted for 4 awards: best self-build, best extension/ renovation, best brick home and best oak frame home

2017 build it shortlisted for best self-build and best renovation

2014 build it highly commended

2013 corporate green award

2012 build it best self-build architect

2011 rics grand award
shortlisted for sustainability

2011 rics south east award winner
sustainability shortlisted – conservation

2010 labc national building excellence awards
winner of best technical innovation

2010 labc central building excellence awards
best overall project
best small housing development
best sustainable project
best technical innovation

2009 riba download prize
highly commended - sustainability

lapd ltd

directors
opinder liddar RIBA
trevor avery RIBA

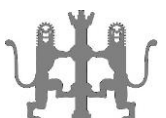
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- a. The site is located within the Ruislip Village Conservation Area. The frontage of this building is visually interesting and makes a positive contribution to the character of the area. The rear of the building and of the neighbours, abut a service road and do not make any positive impact to the Conservation Area.

In developing these proposals, the impact to the front of the property has been eliminated and the choice and scale of development to the rear has been sensitively designed to make a positive contribution to the rear in accordance with Policies DMHB 1, DMHB 4, HE1, NPPF16 & LPP.HC1.

- b. The rear of building is cluttered with metal fire escape stairs, a redundant plant room and service doors to the storage area of the department store. This proposal seeks to improve this setting by creating an enclosed stair and lift core to enable access to the new dwellings and also "tidy" the existing fire escapes from the shop's first floor area. This will provide a much safer and attractive entrance to the development compared with neighbouring properties and accords with Policy DMHB 12. Appropriate cycle and bin provision is to be made by using under-utilised storage space in the department store and improving the visual amenity in this area.



Existing fire escape & bin arrangement

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- c. Following the pre-application identification of the site as having a PTAL rating of 4; this has been found to be inaccurate. Following a thorough car parking appraisal and traffic assessment by DTA Transport Planning Consultants our assessment clearly shows that this is a highly sustainable location.

There are ample opportunities for bus, train links immediately outside the site and also opportunities for cycling and walking. The on-street parking stress survey has also shown that existing parking has a utilisation of between 13 to 18%. Therefore, a car-free development like this is entirely appropriate in this location which will not lead to any deleterious impact on street parking provision, congestion or local amenity. Car free development is the starting point for all development in areas that are well-connected by public transport. This scheme is fully in accordance with Policy LPP.T6.

Cycle parking is to be provided within a safe secure and direct area of the development in accordance with local standards and Policies DMT 5 & LPP.T5.

- d. Retail requirements have changed dramatically and John Sanders wants to remain a presence on the High Street in Ruislip. In order to secure the future of the department store and to provide much needed housing in the area (as identified in Policy H1 & NPPF5), the store's needs have been assessed and areas that are now redundant are being utilised in this development.

It is important to note that the client wishes to maintain the retail presence of John Sanders in this location. This supports Policy E5 maintaining the vibrancy of the High Street. By enabling housing provision on the redundant second floor will help to secure John Sanders future on the High Street.

The second floor used to be offices for support staff working at John Sanders however technology has evolved so that not as many staff are required to run the store. Therefore, the second floor has not been used for staff purposes for a number of years and only being used as storage space.

The amount of storage space required has also changed with stock being delivered more on an as-and-when basis and therefore vast areas are no longer required. Therefore, the storage space on the ground floor can be ordered to work more efficiently adopting modern buying practice. The second floor is therefore entirely redundant and has been used as part conversion with modest extensions to create 2 of the proposed units.

The roof space is flat and void of any useful activity. The plant room is redundant as the heating system for the department store is to be renewed and this space no longer needed. There is an existing communications tower on the building which is retained as part of the proposals. The flat roof area can therefore be utilised to provide 2 new 3-bedroom units with appropriate levels of amenity space.

By making efficient use of this urban brownfield site the redundant rooftop can provide an effective use of land for housing in accordance with NPPF11 & Policy LPP.D3.

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The scheme has been designed to provide much needed housing in the local area. Following pre-application advice, the scheme was adapted to reduce the number of units overall and to provide a better mix than just smaller 2-bedroom units.

Therefore, more 3-bedroom units which are needed in Ruislip have been incorporated into the development in accordance with Policies DMH2, LPP.GG4, LPP.H1 & LPP.H10. So as to support the substantial borough-wide need for larger private market units, the mix of the proposal is to supply:

2 x 3-bedroom units
2 x 2-bedroom units

In order to keep the scale of the development in keeping with the setting, we are proposing single-storey units. We have respected the scale and nature of the existing building by introducing 2 new butterfly roofed buildings. These are lightweight so that they can be easily constructed without an adverse impact on neighbours and read as modern interventions to the existing structure. In accordance with Policy DMHB 11 high quality materials such as metal cladding and render are to be used for the walls. There are accents of timber cladding to soften the development in the centre where private amenity is located. Roofs will also be metal finish.

A thorough assessment of neighbouring properties has also been made in setting out the scale of the development so that 45 degree horizontal and 25 degree vertical planes are taken into account so that no part of the development has an adverse impact on neighbouring amenity or daylight.

Bin storage is incorporated in part of the existing ground floor storage area to the rear of the site so it is housed internally rather than left on the service road as has been done in neighbouring conversion / development projects.

The dwellings provide good standards of space and exceed the space standards as required by Policies DMHB 16 & LPP.D6. The standards for these single-storey dwellings are as follows:

Unit 1 3-bedroom GIA 80sqm
Unit 2 3-bedroom GIA 82sqm
Unit 3 2-bedroom GIA 70sqm
Unit 4 2-bedroom GIA 70sqm

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This is provided by a new stair and lift enclosure which means that access is available to all users. Level thresholds will be implemented at all entry points into the main access and entrances. Internal doorways are wider than minimum standards so all units will comply with Policies BE1 & LPP.D5 & LPP.D7

b. Siting

As existing making efficient use of a redundant roof top and unused retail space.

c. External appearance

The lightweight timber frame construction will be clad in metal and in other parts render. Softer areas are to have timber cladding. Roofs will be metal, so the scheme is modern but sympathetic to the existing building.

All units are single-storey and the existing pitched roof that faces the High Street will mean that this development will not be visible from the main road and therefore there will be no adverse impact on the Conservation Area. The external appearance of the building to this elevation remains intact. To the rear part of the development will be visible from one gap between 2 houses in South Drive. The material choices will enhance this view where otherwise the communications tower is only visible.

In accordance with NPPF12 we are achieving a well-designed development that will address some of the much-needed housing in this specific area.

d. Landscaping

In accordance with Policy DMHB 18 Private Outdoor Amenity Space table 5.3 the 3-bedroom units have in excess of 30sqm of private amenity space and the 2-bedroom units 25sqm. These will generally have timber screening to 1.8m high and glazed sections to the northern amenity areas around unit 1.

e. Sustainability & Design

The new proposal has been designed to minimise carbon and energy impacts in its design and construction.

The proposal limits greenhouse emission in its location, building orientation and technical design to achieve very high thermal performance and good air-tightness.

The development has been designed to improve resilience to the anticipated effects of climate change including resilience to increasing temperatures and wind speeds, heavy rainfall and snowfall events. The scheme conserves water through specification of water saving sanitaryware and will also include rain water harvesting using rain water butts at roof level which can be used for the amenity areas.

The scheme is built to last and allows for flexibility to cater for occupants changing requirements by incorporating a lift, level thresholds and all accommodation on the same entrance level allowing the homes to adapt to lifetime needs.

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The proposal promotes high levels of sustainability going above the basic requirements of Building Regulations by incorporating the above.

These measures in themselves will drastically reduce the heating load of the building. Making efficient use of this urban brownfield site.

5. Conclusion

This proposal will enhance the setting to the rear and North-West approach from Midcroft of the building tidying up some of the existing visual clutter.

The scheme has been designed so that there is no impact on the Conservation Area setting to the High Street by being high-quality design and using an appropriate choice of materials and essentially single-storey.

It will provide a good mix of accommodation in Ruislip that has been identified as being in great need in this borough and will help to maintain the presence of John Sanders on the High Street and retain its employees.

It offers a sensitive design that will fit seamlessly into this context making the best and most efficient use of this otherwise redundant roofscape.