

Planning

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Applications Processing Team,
London Borough of Hillingdon,
3 North Civic Centre,
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UB8 1UW

18th November 2014

Dear Sir/Madam,

Re: 130 High Street, Ruislip, Middlesex, HA4 8LP

PLANNING, DESIGN AND ACCESS STATEMENT: Proposed External Alterations to Existing Building

On behalf of our Client, Keysmarsh Ltd, I have the pleasure of enclosing the following Planning Application documentation (submitted via the Planning Portal) for your consideration and review regarding the minor proposed alterations to the existing building, including new/replacement windows and proposed external cladding;

- Site Plan;
- Planning Application Fee Cheque (£195.00 via cheque / separate cover letter);
- Planning Application Forms;
- CIL Information Form;
- Planning, Design & Access Statement;
- Existing Plans & Elevations;
- Proposed Plans & Elevations.

The following sections of this letter address matters relating to the planning context and an overview of the proposed scheme, which is set out in detail in the supporting application documentation, including drawings of the proposed scheme from KW Reed Associates Architects.

Background to the Site

The site is located at 130 High Street, Ruislip, within Ruislip Town Centre comprises of a part two, part three storey brick built office building formally occupied by Hillingdon Council Housing Department. The building itself is set back from the main High Street, with pedestrian access available building from the High Street and vehicle access to the site available from Princess Lane.

The site benefits from a good level of accessibility as it is located within Ruislip Town Centre, as designated in Hillingdon's Proposal Maps. The site is PTAL 4 as High Street is served by a number of bus services, Ruislip Tube Station is within 400m of the site and West Ruislip Train Station is located approximately 1km from the site. The site can accommodate 20 car parking spaces.

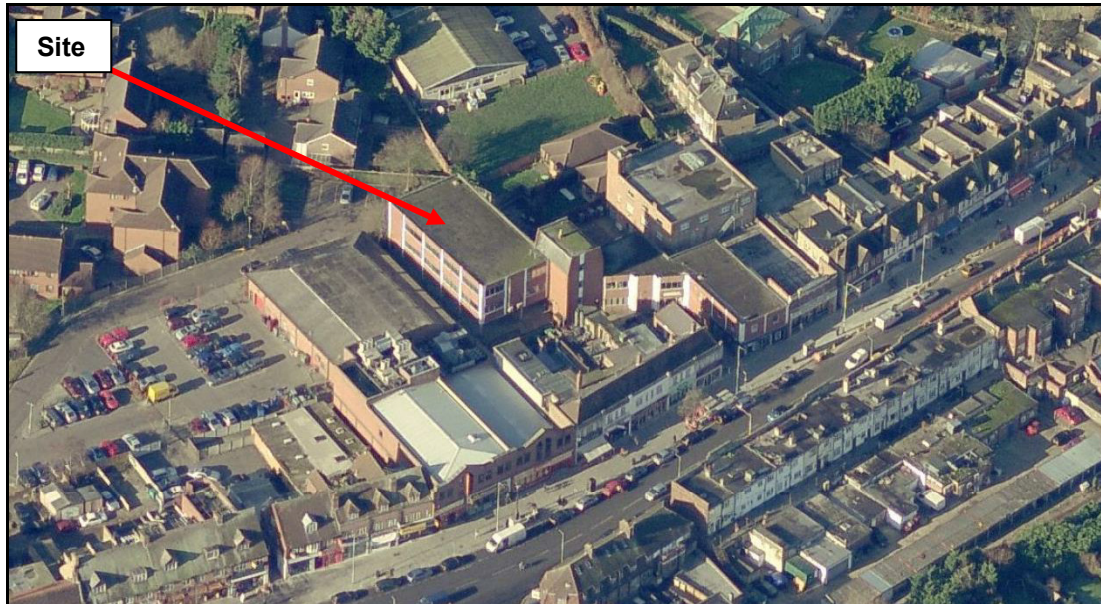


Figure 1: Aerial Photograph of the Site

Proposals

The proposals seek to replace the existing windows within the building, which have come to the end of their lifespan with minor other external works proposed including replacement cladding and a small number of additional window openings in similar positions to the existing, as detailed on the proposed elevation drawing ref: 06-B.

Planning Policy

- *National Planning Policy Framework (2012)*

At the centre of the adopted NPPF, setting out Central Governments overarching national strategic planning objectives, is a presumption in favour of sustainable development:

***“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking. For decision making this means: approving development proposals that accord with the development plan without delay.”
(Paragraph 14)***

Part 7 requires development to produce a good standard of design and states ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’

Relevant strategic and local planning policies applicable to the application site are contained in The London Plan ‘Spatial Development Strategy for Greater London’ (July 2011), as well as Hillingdon’s Strategic Planning Policies document and ‘saved’ UDP Policies.

- ***London Plan (2011)***

The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Policy 7.4 of the London Plan relates to local character and development should provide a high quality design response that has regard to the orientation, scale, proportion and mass of an area and is human in scale.

London Plan Policy 7.6 relates to architecture, which should make a positive contribution to the public realm, streetscape and townscape, and which should incorporate the highest quality materials and design appropriate to its context.

- ***Hillingdon Local Plan: Part 1 – Strategic Policies (2013) / UDP Policies***

Hillingdon Local Plan: Part 1- Strategic Policies (previously known as the Core Strategy) was approved for adoption at the Council meeting on 8 November 2012 and sets out the key elements of the planning framework for the borough over the next 15 years.

Policy BE1 relating to the Built Environment requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. Policy BE24 of the ‘saved’ UDP policies considers the design of new buildings, which should protect the privacy of the occupiers and their neighbours.

Planning Considerations

- ***Design / Appearance***

Kenneth W Reed Architects have prepared drawings to fully illustrate the proposals for the alterations to the building in terms of the design and style of the new windows and external cladding. The external alterations would complement and enhance the overall appearance of the existing building whilst improving the sustainability credentials of the buildings through the replacement of the existing poor quality windows which are coming to the end of their usable lifespan (Ref: Figure.2).



Figure 2: Photograph of Front Entrance to Existing Building

As illustrated on the submitted drawings, the proposed replacement windows would be powder coated grey aluminium, to bring the building up to modern design and insulation standards, with minor alterations proposed to some openings including the enlargement of a small number of windows as well as a small number of additional windows, to achieve better light levels. The proposals also involve the replacement of some of the existing cladding on the building along with the installation of panelling to some openings.

It is considered therefore, that the application scheme represents an appropriate upgrading of the external fabric of the building, with the use of good quality materials which wholly respect the scale and appearance of existing building and wider street scene.

In achieving these building upgrades with the use of high quality materials, the design of the scheme is considered to accord with the key principles of NPPF, London Plan and Harrow policies including DM1 of the Development Management DPD.

- Access

The pedestrian and vehicular access to the site would be retained as part of the proposals and no alterations are proposed to either, which would leave access to the building as existing.

Conclusion

In conclusion, it is considered that the application scheme fully accords with the NPPF and relevant policies contained within the London Plan as well as Hillingdon's local level planning policies.

The scheme would increase the sustainability credentials of the building through replacement windows, providing an more energy efficient building whilst improving and enhancing its overall appearance.

It is therefore considered that the proposed schemes represent entirely appropriate development in this sustainable location that would improve the character and appearance of the building and wider street scene. We look forward to discussing this with the Case Officer, once the application has been reviewed and validated.

Please do get in touch with any queries you may have at this stage.

Yours sincerely,



Paul Jenkins Bsc MA MRTPI
Associate

PRESTON BENNETT PLANNING

