



BAILY GARNER

Design and Access Statement

Ruislip Police Station - Annexe Renewal Works Programme

Ruislip Police Station

The Oaks

Ruislip

Middlesex

HA4 7LE

Metropolitan Police Service – Ruislip Police Station Annexe Renewal Works Programme

Prepared on behalf of

Metropolitan Police Service
35 Victoria Embankment
Westminster
London
SW1A 2JL

Job No: 33460

Date: January 2024

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 For and on behalf of Baily Garner LLP

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Design and Access Statement

The Oaks, Ruislip, Middlesex, HA4 7LE

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1.0 Introduction

1.1 General

1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of The Metropolitan Police Service. It accompanies the full planning application for the demolition of the first-floor annexe structure, and building envelope, including connecting walkway to the main building. The structure will be reinstated utilising a new steel frame. The window units will be upgraded with new double glazed aluminum systems to the perimeter and the roof will be installed with a new insulated bituminous felt, flat roof system. Spatially the internal areas will be reinstated as existing, however, new finishes and services will be installed.

1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.

1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

- Section 2.0 - Understanding the Context
- Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
- Section 4.0 - Access
- Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

2.1.1 The Annexe Building is situated to the of the main police building and is connected at first floor level via a connecting walkway. The Annexe is across 2 levels, the ground floor level which houses a garage area and rooms utilised for office space and storage. The first-floor areas are utilised for office space between two rooms.

2.1.2 The construction of the ground floor level of the annexe building comprises of brickwork external walls and timber single glazed windows units. internal floors appear to be reinforced concrete slab.

2.1.3 The construction to the first-floor annexe (to which this application is concerned) comprises of timber window units incorporating solid timber panels, which make-up entire perimeter external envelope. The roof comprises of a flat bitumen roof system. The roof drains via eaves guttering which evacuates to external down pipes. White Timber facia boards are utilised to the perimeter of the elevations at high levels to allow for drainage fixings.

2.1.4 The site is accessed via the rear entrance to the property off Manor Road.

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3.0 Design

3.1 Description of the Proposal

3.1.1 MPS secured planning permission on 8/2/22 for replacement windows at Ruislip Police Station, including the Annex building (ref 7723/APP/2021/4258). However, upon contacting contracts to deliver the new windows and associated cladding panels, it was understood that the first floor of the Annex building would need to be demolished and rebuilt in order to install the windows. This planning application therefore seeks permission for a development almost identical in appearance to what has already been granted for the Annex first floor, but involving a rebuild rather than just new windows and associated external panels.

3.1.2 A separate planning application is lodged and is due to be granted permission by 30/1/24. This shows solar panels and associated fall protection on the Annex building roof (ref 7723/APP/2023/3427). This application shows these works included, to maintain consistency.

3.1.3 A short description of the proposed development for the purposes of the planning application forms is as follows:

“Rebuilding of the Annex building first floor, including new windows and associated panels, solar panels and an associated fall protection system.”

3.1.4 Listed below are the proposed works for which the planning application is applicable.

3.1.5 Demolition of the first-floor annexe and connecting walkway wholesale. This includes but is not limited to, all windows systems, timber structure, roof systems, roof structure, internal finishes, fixture, fittings, walls, floors, and all mechanical and electrical services.

3.1.6 Following the demolition of the first floor, back to the reinforced concrete suspended floor level, a new steel frame, to match existing footprint, will be installed in accordance with the structural designs issued as part of this application.

3.1.7 Once the new structure has been installed, new perimeter window systems will be installed to match the colour, and configuration of the existing windows. However, the new window units will be aluminium rather than timber, and double glazed rather than single glazed, thus improving thermal efficiency.

3.1.8 A new insulated bitumen flat roof system will be installed to match the existing including drainage.

3.1.9 As a result of increasing floor and roof insulation to meet current building regulation requirements, the height of the annexe will increase by approximately 470mm overall (from ground floor level to finished roof height). This is indicated on the existing and proposed elevation drawings.

3.1.10 The proposals also include roof access following the installation of a Bauder Euroglaze roof light and access hatch. The works will also include the reinstatement of existing PV solar panels.

3.2 Existing Use

3.2.1 The property is used as part of an operational police building. The first-floor annexe areas are used for general office space across two rooms.

3.2.2 The property is not Listed nor located within a Conservation Area.

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3.3 Layout

3.3.1 No alterations required to the existing layout of the offices, these will be reinstated and used for the exact same purpose following the works.

3.4 Scale

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance & Changes from Consented Scheme

3.5.1 In terms of appearance, the new aluminium window systems will match the exact colours of the existing timber systems. The timber fascia will also match the existing installation. There will be a slight visual change from timber to aluminium, however this will replicate that already undertaken to the rest of the main building.

3.5.2 As noted at 3.1.1 above, the proposed first floor would be almost identical in appearance to the previously approved windows and cladding granted planning permission on 8/2/22 (ref 7723/APP/2021/4258). The majority of the visible areas represent windows and associated infill panels identical to the previous planning permission. The only differences in external appearance would be:-

- A narrow fin below the proposed windows would change from wood to metal.
- The building height would increase very slightly to meet Building Regulations requirements.

3.5.3 The proposals also show solar panels and associated fall protection measures being granted permission by 30/1/24 (ref 7723/APP/2023/3427). These elements are consistent with the existing planning application already lodged.

4.0 Heritage Statement

4.1.1 The site does not contain and is not near any Listed Buildings, Locally Listed Buildings or Conservation Areas.

5.0 Precedent Decisions

5.1.1 We believe that the proposals are sufficiently similar to the existing planning consent(s) that a precedent has already been set for approval. We therefore hope that the planning decision will be straight forward. MPS are keen to secure planning permission as soon as possible, as this is needed before the solar panels can be installed. The solar panels are subject to time limited grant funding, so timescales are important.

6.0 Access

6.1.1 No changes to access are proposed and therefore access is considered not applicable.