



726 Field End Road Design & Access Statement

726 Field End Road,
Ruislip, HA4 0QP



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01 INTRODUCTION

Introduction

Brief:

This document has been prepared by BB Partnership Ltd as part of a full planning application relating to 726 Field End Road, Ruislip, HA4 0QP

This design and access statement describes the principles to change the current warehouse to factory at ground floor, with offices at first floor with the addition of a mansard roof as a showroom and an addition of metal escape stairs to the rear elevation. This statement is to be read in conjunction with the following documents:

- Existing and proposed drawings (prepared by BB Partnership):

Existing Drawings:

- GII-100 Existing Ground Floor Plan
- GII-101 Existing First Floor Plan
- GII-104 Existing Roof Floor Plan
- GII-110 Existing Front and Rear Elevations
- GII-111 Existing Side Elevations
- GII-120 Existing Sections

Proposed Drawings:

- GII-200 Proposed Ground Floor Plan
- GII-201 Proposed First Floor Plan
- GII-202 Proposed Second Floor Plan
- GII-203 Proposed Roof Plan
- GII-210 Proposed Front and Rear Elevations
- GII-211 Proposed Side Elevations
- GII-220 Proposed Sections

Project Team:

Client: Stoneguard Projects Limited

Architect: BB Partnership Ltd



726 Field End Road

02 THE EXISTING SITE

Existing Site

The property is located on the west side of Field End Road, close to the roundabout junction with Victoria Road and Eastcote Lane. The location is to the north of the A40, approximately equidistant between the Polish War Memorial and Target Roundabout junctions, each c.1.6 miles away.

The property is well located for public transport, with South Ruislip station (Central Line and Chiltern Rail overground) just less than 1 mile to the west, and just over 1 mile to Northolt underground to the south. The Metropolitan and Piccadilly Lines are accessed at Eastcote station to the north.

Site Location Plan



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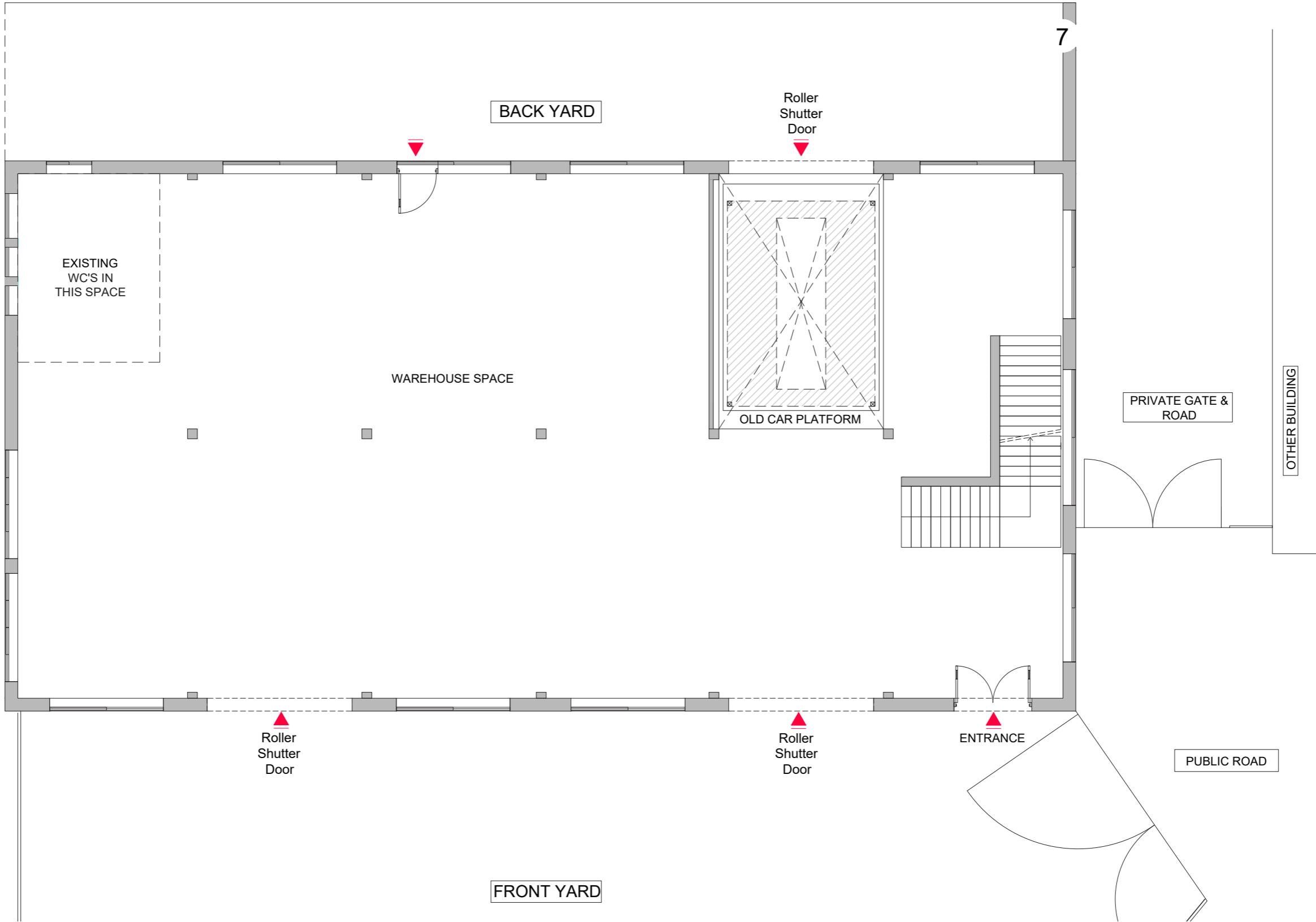
Existing Property

The property comprises a two storey building of concrete frame with red brick and glazed elevations, with a dedicated yard to the front and a small yard at the rear. The property has been vacant for some considerable time, with the last known use comprising vehicle sales / workshop and ancillary (Ruislip Motors).

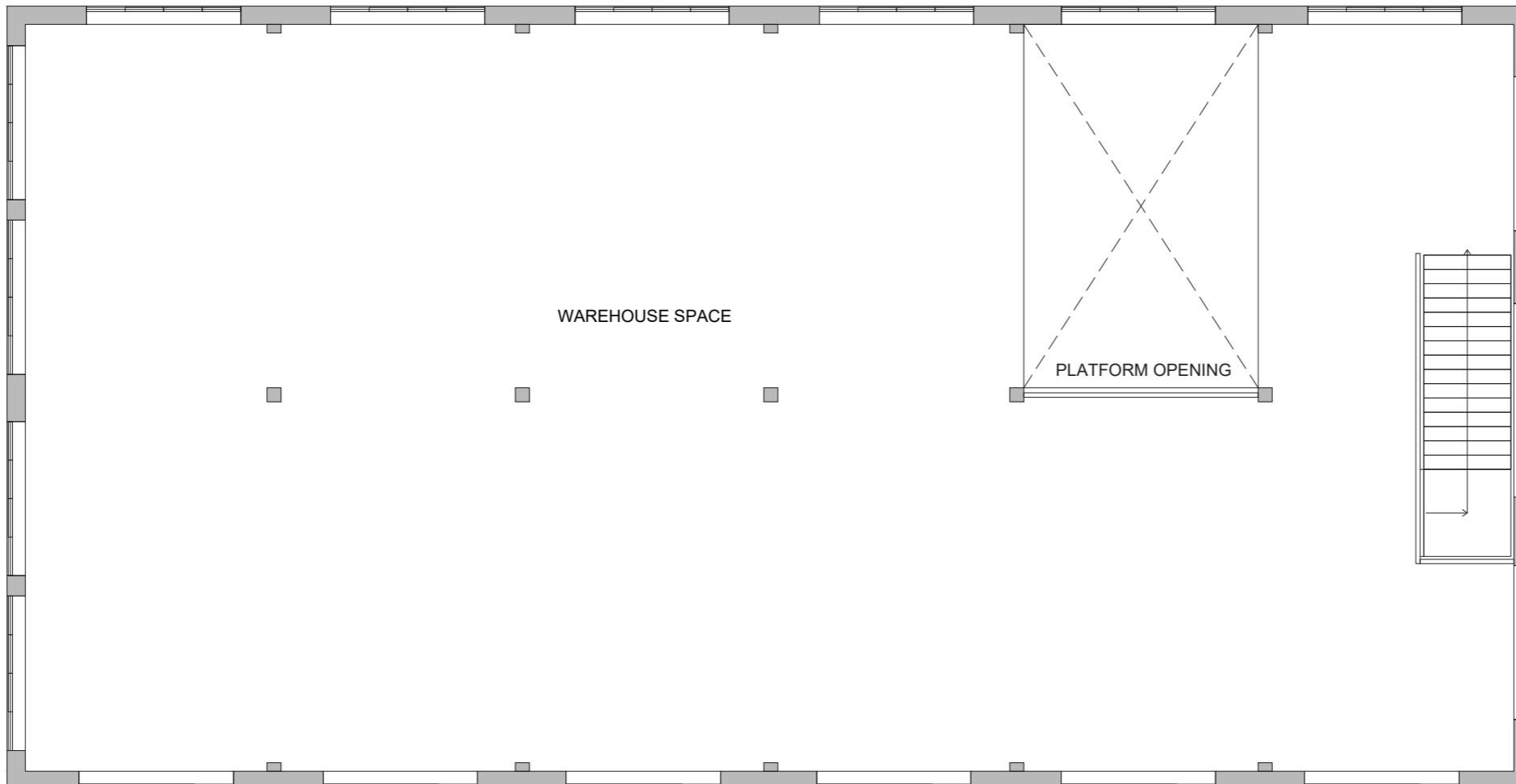
The building has two loading doors to the front, with a further door in the rear elevation, and the first floor has glazing to all sides. It is understood that the property benefits from a right of way via the industrial estate to the rear, and the main vehicle access is from the front, between the petrol station and Motor Inn premises.



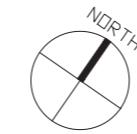
Existing Ground Floor Plan



Existing First Floor Plan



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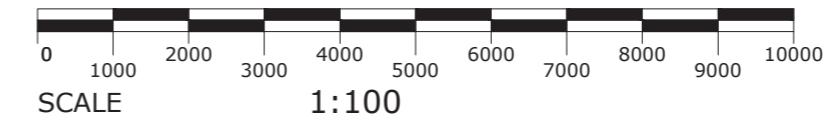
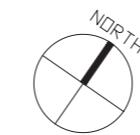
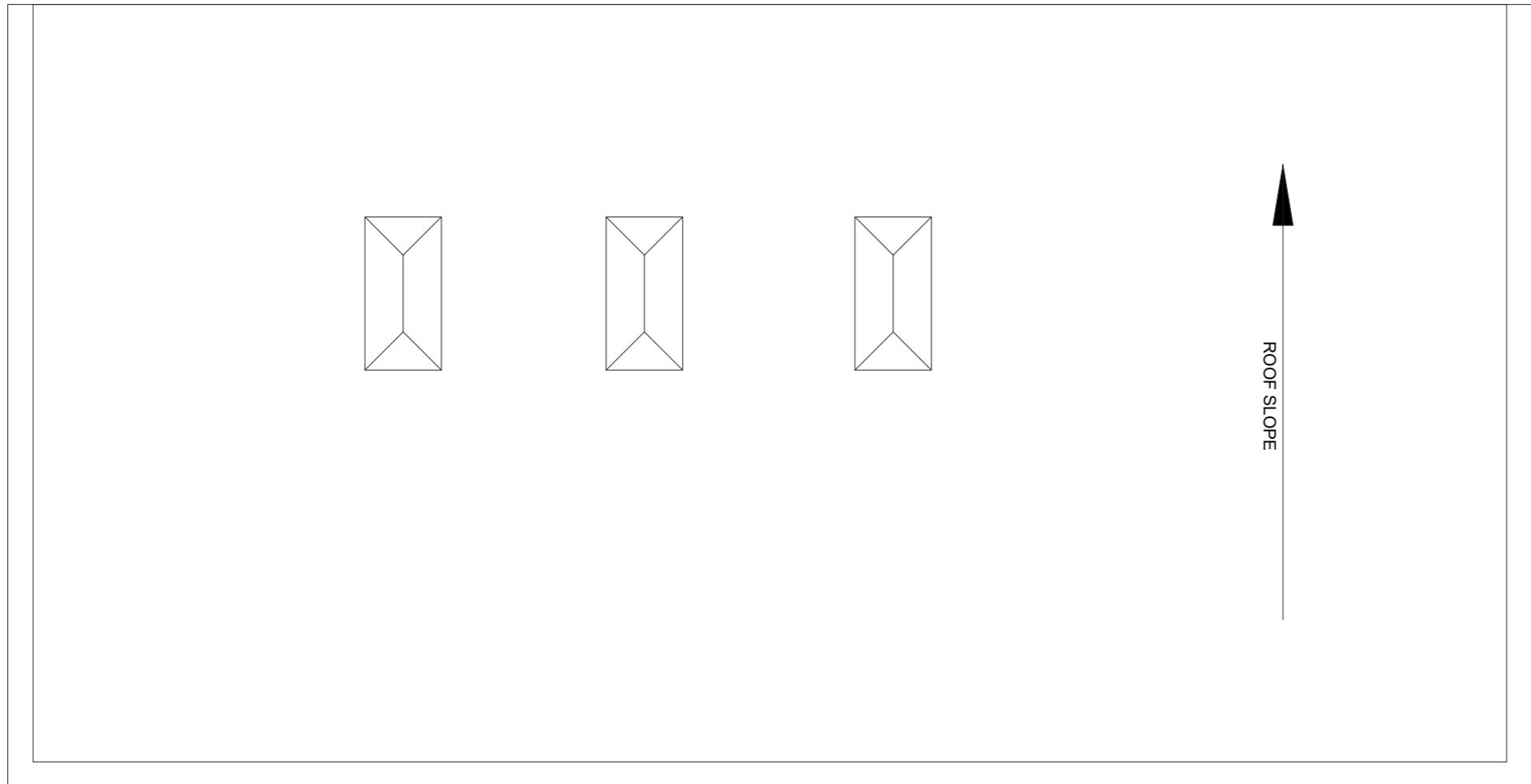


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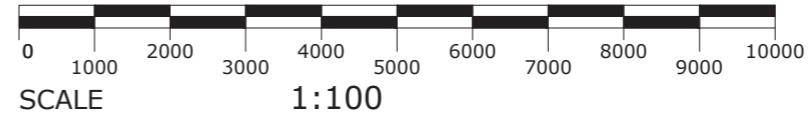
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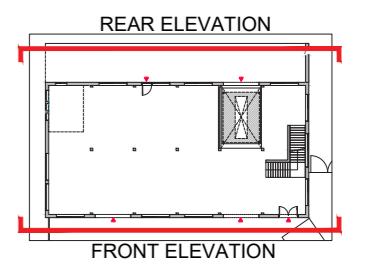
Existing Roof Plan



Existing Front Elevation



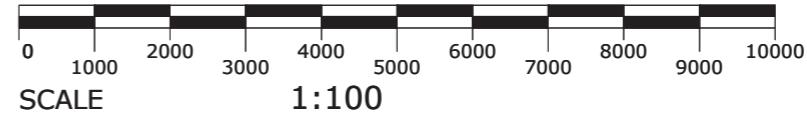
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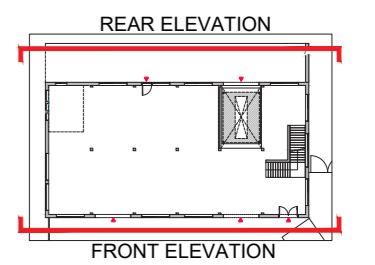
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Existing Rear Elevation



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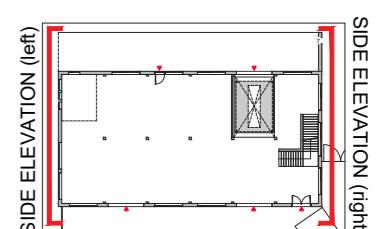
Existing Side Elevations



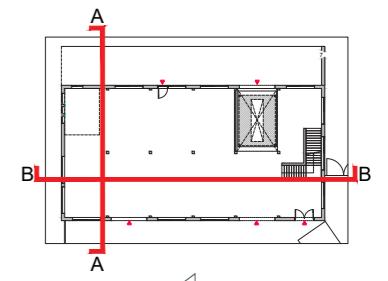
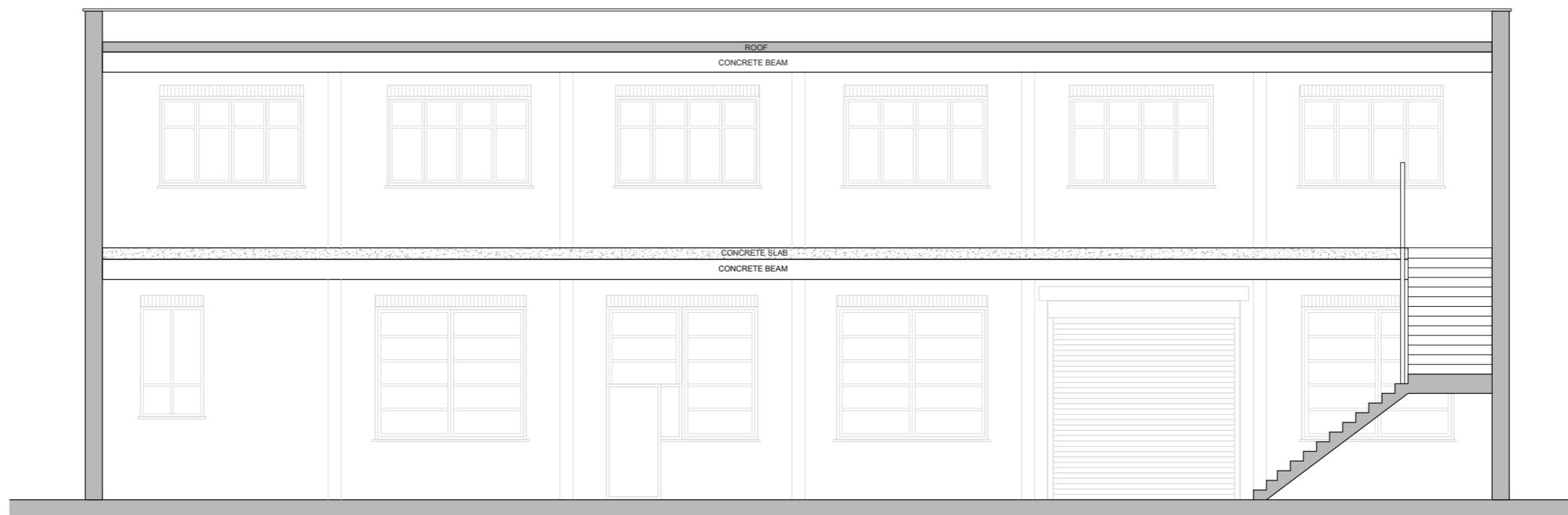
Side Elevation (right)



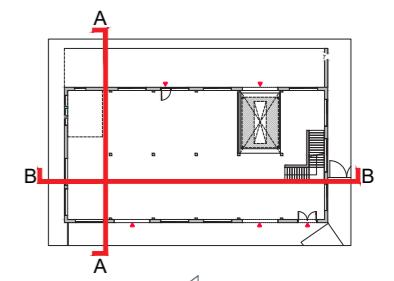
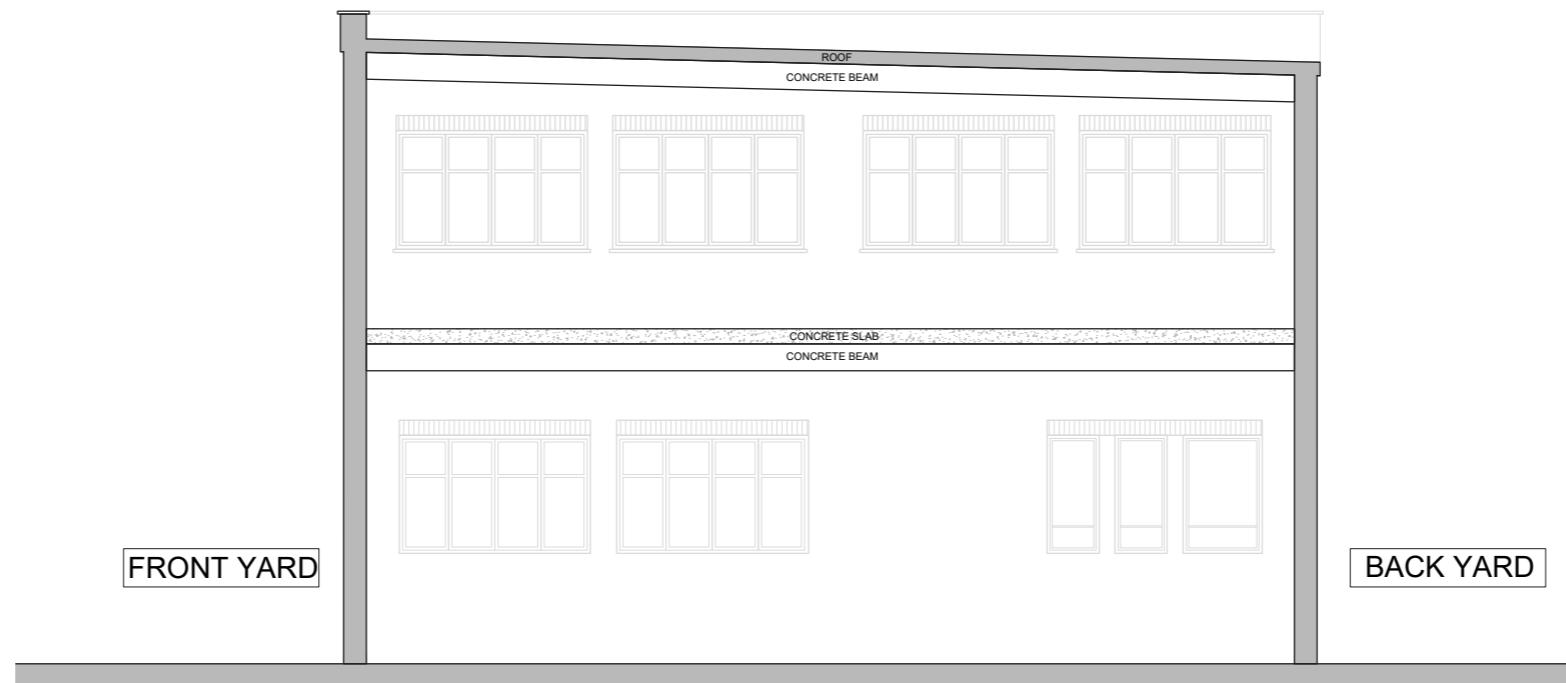
Side Elevation (left)



Existing Section A-A



Existing Section B-B



03 DESIGN PROPOSAL

Proposed Site Plan

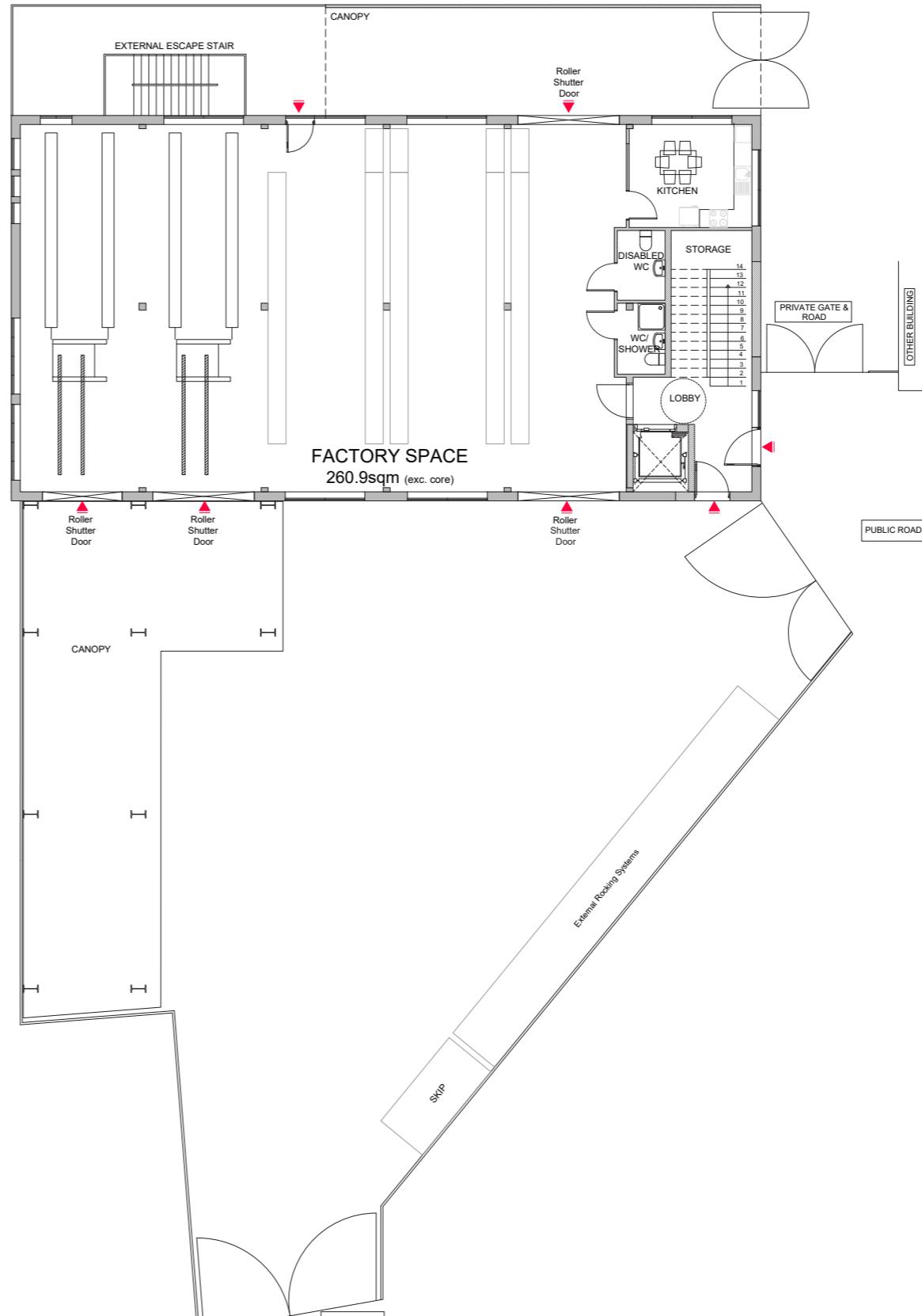
The proposal consists of changing the use of the current building from warehouse to factory at ground floor, offices at first floor with the addition of a roof extension to be used as showroom. (Please see document Stoneguard Projects Ltd - Planning Query 31.01.23 for more details)

Only first floor windows will be removed and replaced, with some windows being split to accommodate internal layouts (see notes on plans)

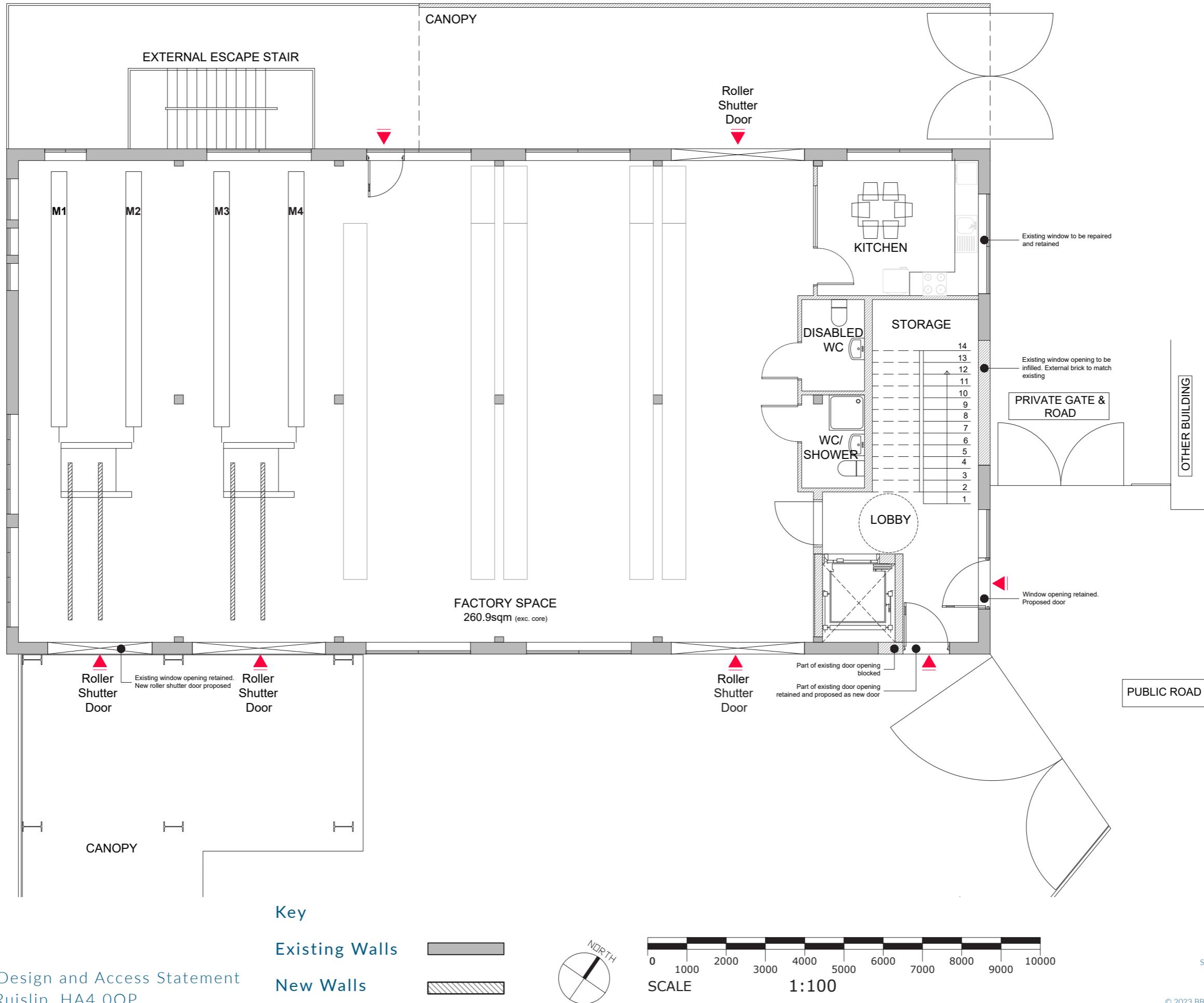
A metal escape stair will also be installed externally on the rear of the property, as this will be required due to the long travel distances between the main core and furthest point on the office and showroom floors.

Internally, ground floor will have partitions added to provide space for toilets and kitchen with the main space being used as factory. The existing stairs will be removed and replaced, with the addition of a lift to ease travel between floors. First floor will have partitions to create office spaces with the same provision of toilets and kitchen area as ground floor.

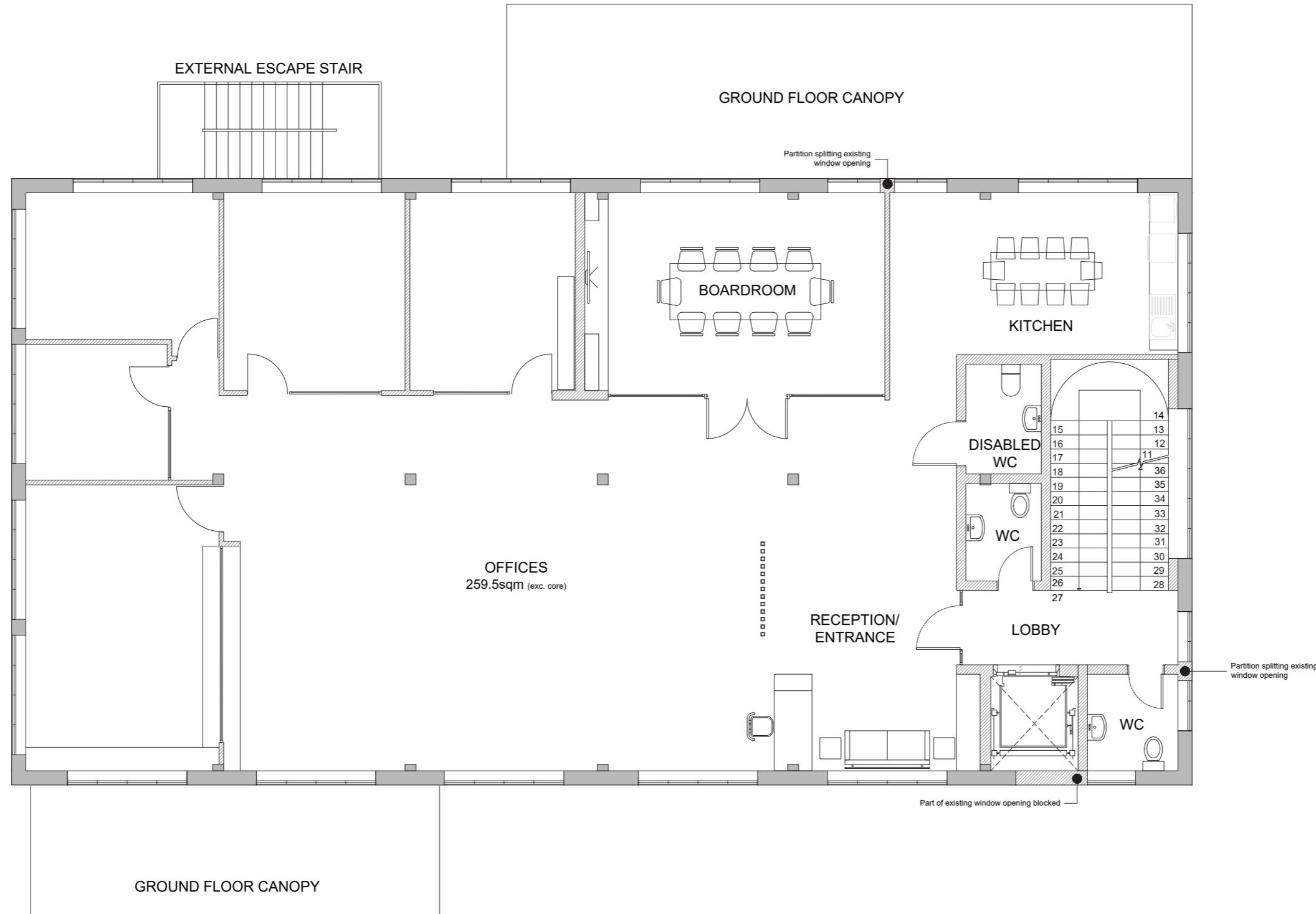
A second floor, metal cladding mansard roof will be added to gain extra space for a showroom. This addition will have a small terrace located south facing on left side of the building, with access from both the main showroom and provided boardroom.



Proposed Ground Floor Plan



Proposed First Floor Plan

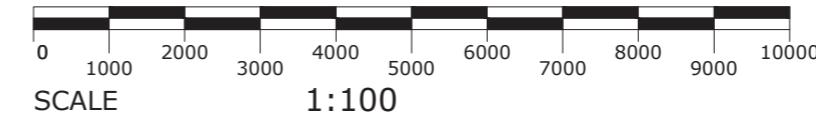


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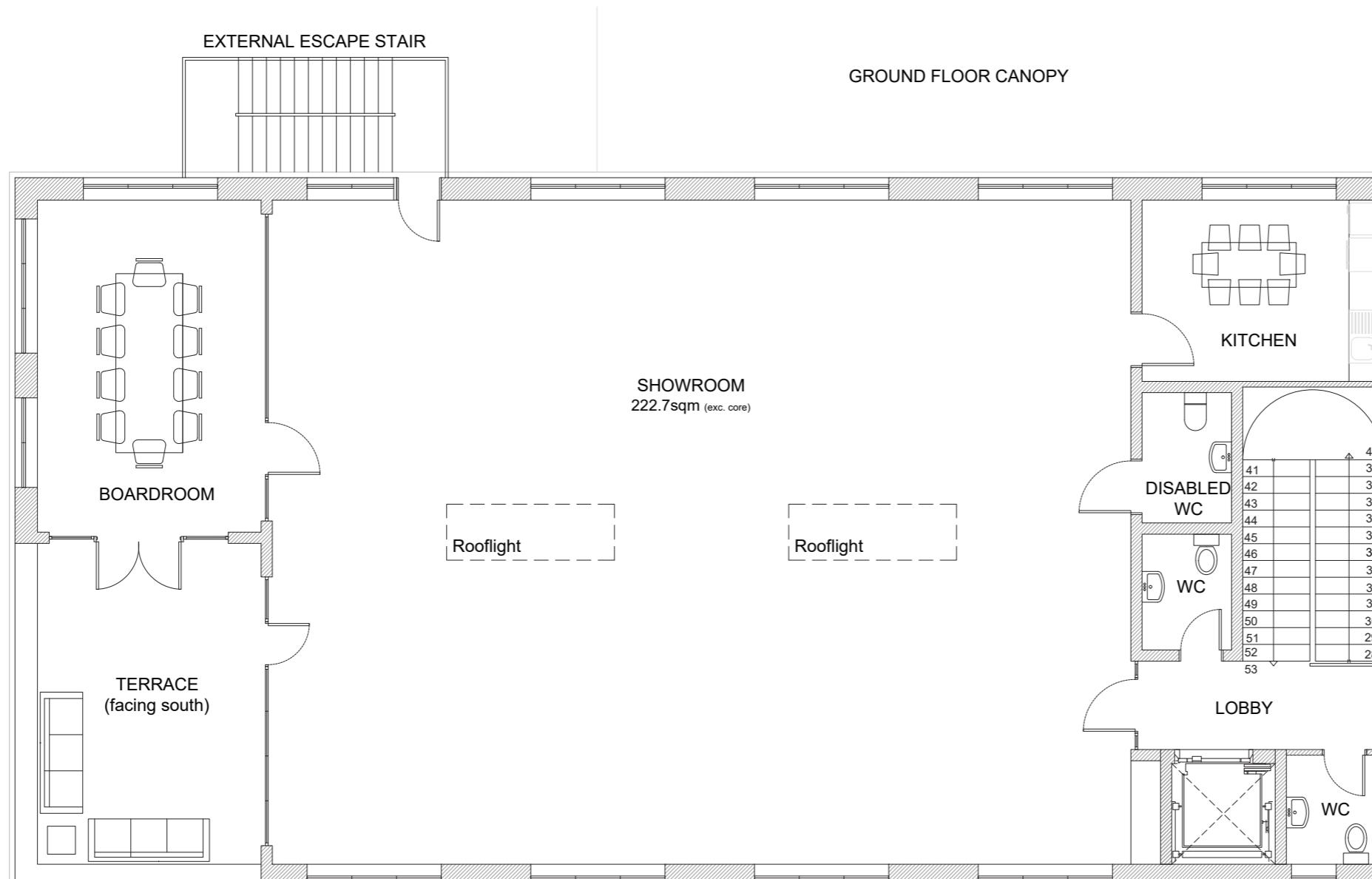
Existing Walls



New Walls



Proposed Second Floor Plan



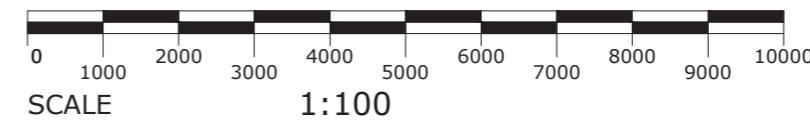
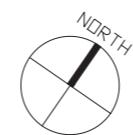
GROUND FLOOR CANOPY

Key

Existing Walls



New Walls

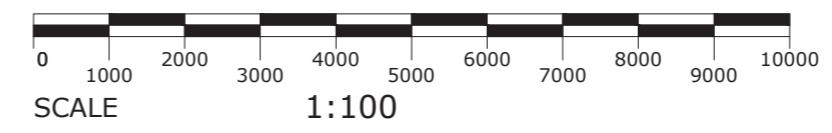


Proposed Roof Plan

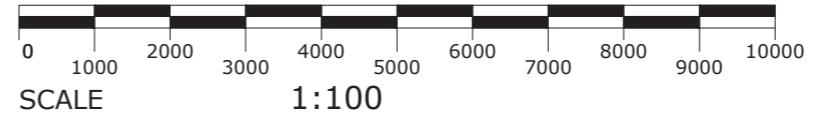


GROUND FLOOR CANOPY

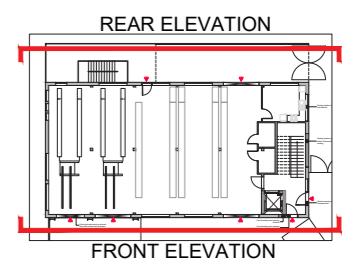
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Proposed Front Elevation



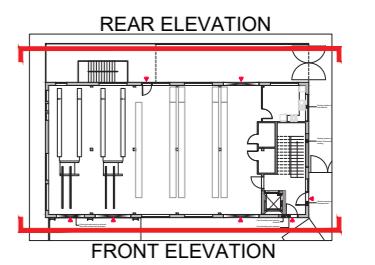
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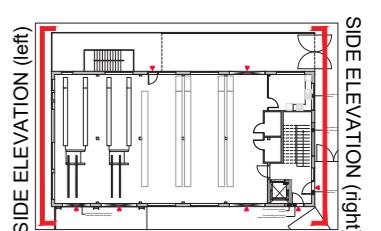
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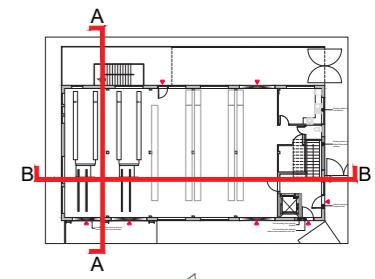
Proposed Rear Elevation



Proposed Side Elevations



Proposed Section A-A



Proposed Section B-B

