

**DESIGN AND ACCESS STATEMENT
FOR
'NO 88, HIGH STREET, RUISLIP
Job No 1688: 20th November 2023**

1. ACCOMMODATION AND ACCESS

1.1 The Proposal: -

Second floor – Extended Residential – the second-floor level is currently a vacant roof void that has the potential of conversion in to residential (Bedroom) space incorporating an additional shower room. Utilizing 'Velux' windows in the rear roof for Light, natural ventilation and Vision across the rear parkland. With the introduction of a simple cranked staircase access can be gained from the 1st floor direct via the entrance hallway

1.2 Landscape: -, there is little overall landscaping proposed due to the nature of the business

1.3 New Building: -is to be principally the modest extensions into the roof space to increase the bedroom space to the existing flat.

1.4 Site Access: - Pedestrian access remains via the existing rear ground floor alley entrance via an existing steel staircase to the 1st floor entrance.

1.5 Vehicle Parking: - Off-Street Parking will not be available as a consequence of the restricted location, although there is vehicle access to the rear of the property, but no parking. The existing first floor flat does not enjoy a parking facility; neither does the current retail unit. Therefore, there is no requirement to provide a new off-street parking, which is currently not provided.

Arboriculture: -there is no proposal within this current scheme to remove any existing planted material surrounding the site. There is nothing within the site boundary.

1.6 Materials: -the building will be constructed of practical materials consummate with the business for which it will house. Including a brick and flat roof materials to match the existing at the rear to match the surroundings and original building. The front elevation remains unchanged.

1.7 Orientation: - in a north-south direction with the entrance off the north elevation for the main entrance to the residential unit at first floor. The proposed new second floor residential element will be primarily facing the southerly direction with views to the open parkland.

2. EXTERNAL AREAS AND AMENITY

2.1 The Amenity areas: - currently there is minimal existing amenity area within the site boundary at 1st floor outside the front entrance,

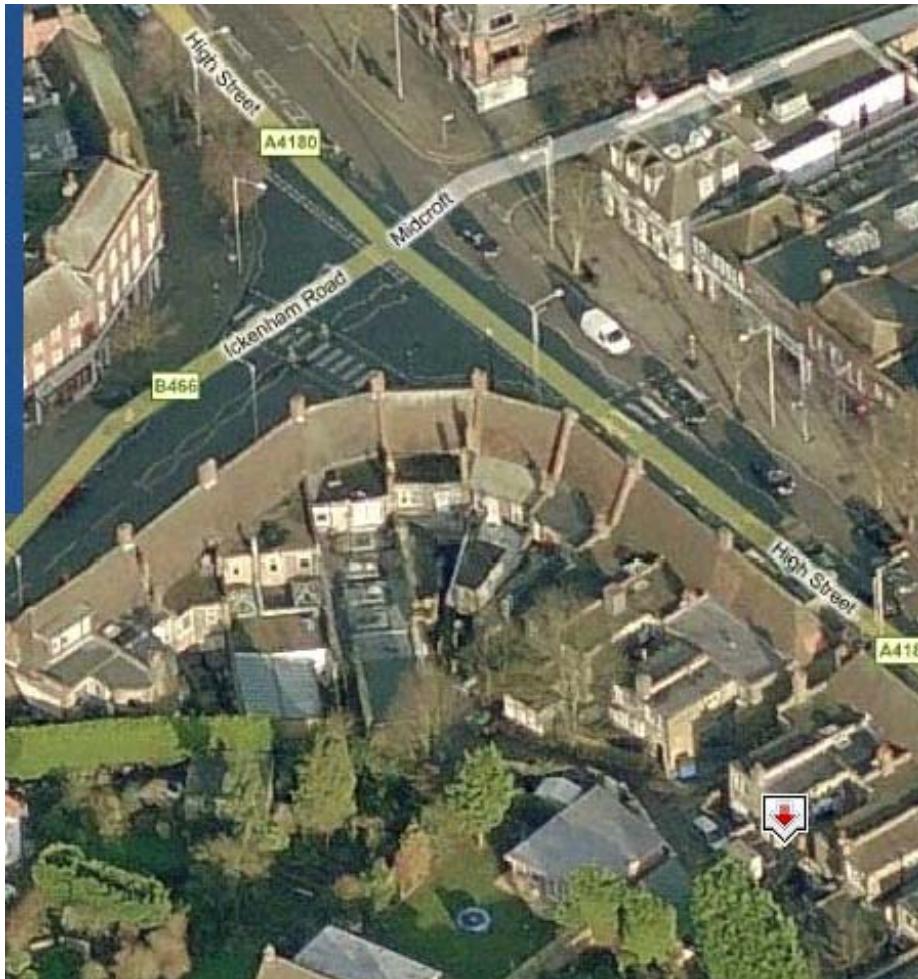
2.2 Boundary Protection: - there is currently protection on one side by a 1200mm high existing brick parapet wall adjacent the roof space adjoining No 90 and existing steel railing for the path way leading to the 1st floor entrance



Existing Site – View from High Street

3. LANDSCAPING

3.1 There is no landscaping proposed for this application at the front of the building,



Existing Site – Birds Eye from

4. SECURED BY DESIGN

- 4.1 The building layout has been designed with the minimum number of entrances to the rear of the property and access to the 1st floor flat remains essentially unchanged.
- 4.2 The perimeter of the site will be made secure by the use of existing walls, which will be maintained in brick. The end and sides to the first floor open area will have the steel railings retained .

5. WASTE MANAGEMENT

- 5.1 General waste produced by the new facilities will not differ from the current arrangement and disposal of material will be in accordance with commercial guidelines.
- 5.2 Location of the 'Wheelie' Bin storage will be to the rear of the site for easy collection of any non-commercial waste. Wheelie bin storage will be within the site boundary, which was part of the provision from the previous planning approval at ground floor within the alley-way.

6. RURAL CONTEXT & AESTHETICS

- 6.1 The site is located within a 'Conservation' zone on the front façade perimeter of an established residential development. Positioned within a town centre environment the circumstances of the proposal have not changed requiring no further provision.
- 6.2 The rear of the collective of properties is a random variation of extensions without any clear direction in terms of aesthetic. Without a major redevelopment these areas will remain uncoordinated.

7. SITE APPROACH AND ACCESS

- 8.1 The existing access for the retail unit is direct off the High Street, opposite the junction with Ickenham Rd. There is no proposal to change this arrangement and does not form part of this application.
- 8.2 The existing access route for the residential unit will be form the rear of the property as currently exists, with a minor adaption incorporating the covered section and a slightly modified metal stairway at the rear.

8. PROPOSED AREAS

- 8.1 The overall site area of 205 m2.
- 8.2 Proposed Building Footprint = 205 m2,
- 8.3 Existing Building Floor Area = 257 m2 (Ground & First Floors)
- 8.4 Proposed Building Floor Area = 281 m2 (Ground, First & Second Floors)

9. Reasoning behind Expansion as well as re-roofing

- 9.1 Adding the Second floor residential (bedroom) space is a logical expansion of the existing property utilizing a high-volume space otherwise just used for storage. An additional Bedroom, shower room and bunk room will create a more conventional marionette flat arrangement.
- 9.2 The change in 'Velux' Conservation window style on the rear roof elevation of this proposal addresses the objection of the previous application where a full height version of the same that was proposed.



Location Plan – High St – Ickenham Rd



Rear of Building, 88a (Entrance to 1st Floor Flat)



Rear Alley way accessed from Ickenham Road

