

102 VICTORIA ROAD, RUISLIP, HA4 0AL

PLANNING APPLICATION FOR

Change of use to ground floor from retail shop (A1 Use Class) to Educational Support Centre (D1 Use Class)

REF: DAS/PLAN/001

**DESIGN AND ACCESS
STATEMENT**

FEBRUARY 2024

M C S DESIGN **Architectural Services**
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Principle of Development

The principle of the proposed development on the site is acceptable. The proposal is for change of use from existing retail shop, previously used as a mobile shop, to an Educational Support Centre. The site is located on Victoria Road which mainly consists of retail shops, including professional offices, such as solicitors and estate agents. The retail units are located on the ground floor with residential accommodation on the upper 2 floors. The access to the units is via Victoria, with access to all flats is via the rear service Road.

Street scene, character and design

The proposed development to change of use to educational support centre will provide assistance for persons with medical, financial and mental issues as well as guidance on spiritual aspects. The centre will also provide extra tuition for students from national curriculum up to 'A' level standard. Internally the centre will be divided into an office near the entrance and 3 meeting rooms. The Centre will enable persons to improve and integrate in the English society, culture and education. Help will be provided in all matters, i.e. legal, civilian and housing to persons where language and culture may be a hindrance. The centre will play a major part in providing useful information to the local community, especially those who may encounter domestic, financial, housing or other related problems. The staff at the centre will be committed in providing helpful solutions as and when necessary and aim to work closely with the local government, in order to relay important source of information to and from the local community.

Impact on Amenity:

The proposed development would not detrimentally impact any adjoining property for the following reasons: -

- The centre will operate 7 days a week between the hours of 09:00 until 19:00
- The centre is expected to receive around 5-10 persons, hourly with 30-minute sessions.
- The party walls will be upgraded to ensure the proposal would not result in a detrimental noise nuisance to the surrounding residential development. See attached Noise Assessment Impact report.

Parking Layout

The parking for all vehicles is via controlled parking meters on Victoria Road. Provisions have been made to accommodate stands for 4 bicycles in a sheltered area at the rear, with more if the need arises. The site is located close to Ruislip Manor tube station as well as excellent public transport. Majority of the attendees are expected to use these, a mode of transport.

Access

The development will comply with the latest requirements for access included in the Building Regulations.

A ramp is to be installed to provide disable access to the property, with the 0.9m wide door fitted in accordance with Part M of Building regulations.

Summary

To summarise the main reasons for this application, include:

- The main strategic planning considerations applying to the site and associated policies are:

Issue	Local Plan Policy	Compliance
Design in keeping with character of area	7B	Yes
Acceptable layout and design	7B	Yes
Acceptable impact on appearance of area	7B	Yes
Acceptable impact when viewed from nearby occupiers	7B	Yes
Maintains acceptable level of privacy for nearby residents	7B	Yes
Maintains acceptable level of daylight and sunlight for nearby occupiers	7B	Yes
Makes provision for infrastructure, services, facilities and amenities	4B	Yes
Sufficient parking space available		Yes