

**82-84 HIGH STREET  
RUISLIP  
HA4 7AB**



**DESIGN AND ACCESS STATEMENT  
IN SUPPORT OF  
APPLICATION FOR PLANNING PERMISSION**

**February 2026**



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## Introduction

The proposal involves extensions and alterations at ground, first and second floors, conversion of existing roof and conversion of first floor from office (Class E), to provide 6no. residential flats (Class C3) with associated cycle and refuse storage, retention and reconfiguration of Class E unit at ground floor and alterations to fenestration.

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area.

This analysis included:

- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, Technical housing standards – nationally described space standard, Local Plan, and other relevant planning policy guidance.
- Assessing local views into and out of the site.

## The site and local area

The property is located on the western corner of the junction of High Street and Ickenham Road.

The property comprises of a 3 storey plus basement terraced former bank with ancillary offices at first floor and a self contained flat at second floor level.

The ground floor covers the entire site and has a 3 storey part to the front facing high street with a steeply pitched roof and a 2 storey element to the rear with a flat roof which is separated from the main front building at first floor level by an area of flat roof. The principal access is to the front from High Street with a service access path leading to the rear from Ickenham Road.



Location plan

The building was completed in 1931 and was designed in a symmetrical pared-back Georgian classical style to reflect its prominent corner location to form a landmark for the bank. The front elevation is 5 windows wide with the 3 central bays slightly recessed. The building includes tall windows and decorative brick detailing to provide a vertical emphasis. A deep stone band between the ground and first floors, Juliet balconies, prominent rainwater pipes, a steeply pitched hipped roof and tall chimneys provide additional interest and detail. The rear of the building is more functional in appearance, and has been extended with the ground floor now covering the entire site including a 2 storey element to the rearmost part of the property facing onto the access path.

The property is bounded to the north and south by a lower 3 storey terraced properties in commercial use with residential use on the upper floors. To the south-west of the site is a 6 storey detached block of flats known as The Thomas More Building. To the east on the opposite side of High Street are a mix of 2 and 3 storey buildings. To the south on the opposite side of Ickenham Road are 2 storey terraced buildings.

The building is locally listed, and within Ruislip Village Conservation Area.

The property is located within the Primary Shopping Area of the Ruislip Town Centre.

There are no trees within the site or on adjacent land that may influence development potential.

The site is within flood zone 1 so flood risk is not an issue.

The site has a PTAL rating of 4 which indicates good public transport accessibility. Ruislip Underground Station is approximately 200 metres to the south and there are several bus routes available in the immediate vicinity.

The property is located within close walking distance of public outdoor space with Church Field Gardens and Playground located nearby to the north.

## Site photographs



74-84 High Street and 2-6 Ickenham Road from north-east with The Thomas More Building to the left



74-84 High Street and 2-6 Ickenham Road from east with The Thomas More Building to the left



The rear of 74-82 High Street and 2-6 Ickenham Road from north-west with The Thomas More Building to the right

## Local character and context

The local area is of mixed character and includes buildings of varied age, scale, height, form, massing, design and materials with a range of residential and non-residential uses typical of a local town centre.

Local character is summarised as follows.

- Building ages are varied and range from the early 20<sup>th</sup> century to early 21<sup>st</sup> century.
- Building lines are varied with some properties built up to the edge of the pavement and others set back by differing amounts.
- Scale is varied, ranging from small 2 storey terraced buildings to larger 6 storey detached buildings.
- Building height is varied between 2-6 storeys,
- Form and massing is varied, with a range of building footprints, plot widths and flat or pitched roof forms.
- Materials include the following:
  - Walls: face brick of different red and buff tones, stone, render and timber.
  - Roofs: tile or slate pitched roofs, and asphalt, felt or membrane flat roofs.
  - Windows: timber, metal and upvc framed, single or double glazed vertical sliding sash or casement windows.



74-82 High Street and 2-6 Ickenham Road from east with The Thomas More Building to the left

## Photographs of local character



The Thomas More Building from the south-east on Ickenham Road



2-6 Ickenham Road and 82-84 High Street from east on Ickenham Road with The Thomas More Building to the left



74-84 High Street from north-east on High Street



Junction of High Street and Ickenham Road from north-east on junction of Midcroft and High Street



70-80 High Street from north-east on High Street



43-51 High Street from south-west on High Street



53-61 High Street from south-west on junction of High Street and Ickenham Road



63-69 High Street from south-east on junction of High Street and Ickenham Road



65-75 High Street from south-east on High Street



92-100 High Street from north-east on High Street



86-102 High Street and 1-9 Ickenham Road from north-west on junction of High Street and Ickenham Road



86-90 High Street and 1-9 Ickenham Road from north-west on junction of High Street and Ickenham Road

## Previous planning history

Refer to the planning statement for details of the previous planning history.

## Design Statement

The proposal involves extensions and alterations at ground, first and second floors, conversion of existing roof and conversion of first floor from office (Class E), to provide 6no. residential flats (Class C3) with associated cycle and refuse storage, retention and reconfiguration of Class E unit at ground floor and alterations to fenestration.

The design has been informed by site analysis, pre-application consultation, planning policy and space standards.

The design is well articulated and modelled incorporating private outdoor space to respond to its location and orientation. The proposed extensions remain subordinate to the original locally listed host building and are constructed in traditional durable materials to match the existing building.

The design is summarised as follows.

- Existing building retained and exterior restored.
- Class E employment use retained at ground and basement levels using the existing front entrance from High Street with a new service access to the rear.
- Existing residential entrance from High Street to south side of front elevation retained with a new secondary access to the rear.
- Secure covered communal residential refuse and cycle storage is located internally within the building to the rear of the ground floor with level access from the access path leading from Ickenham Road.
- Existing first and second floors to front part of the property converted with small extension to rear to provide 4 x 1 bed flats (flats 1, 2, 4 and 5).
- Existing first floor to rear part of the property converted with small infill extension to north-east corner, cut back to north-west corner and a new set back traditionally formed mansard roof storey to provide a 2 bed duplex flat (flat 3). Private outdoor space is provided with terraces to the south-west corner at first floor level and to the south-west corner at second floor level.
- Existing pitched roof converted and extended to the sides to form traditional gable ends on the party walls, and to the rear above the existing second floor to provide a 2 bed flat (flat 6) with private outdoor space to the rear.
- An external stair and communal garden are provided between the front and rear parts of the building at first floor level.
- All dwellings meet or exceed the requirements of the Technical housing standards – nationally described space standard and London Plan.
- 4 of the 6 dwellings are dual aspect. The 2 single aspect dwellings face east and have large windows and generous ceiling heights to ensure high quality accommodation is provided.
- New landscaping including planting is provided to the communal external areas, and green roofs are provided to reduce surface water runoff and enhance biodiversity.
- The scale of the proposed extensions remain subordinate to the scale of the original locally listed host building.
- The design, detailing and materials for the alterations and extensions match the existing building and preserve the character and appearance of the locally listed host building and the Ruislip Village Conservation Area.
- The proposal has no impact on the amenity of neighbouring properties.

## Photomontage images of proposed extensions



74-84 High Street and 2-6 Ickenham Road from north-east with The Thomas More Building to the left



The rear of 74-82 High Street and 2-6 Ickenham Road from north-west with The Thomas More Building to the right

## Access statement

The applicant has adopted a commitment to ensure that access for disabled people is maximised where reasonably possible. The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act.

The proposal involves extensions and alterations at ground, first and second floors, conversion of existing roof and conversion of first floor from office (Class E), to provide 6no. residential flats (Class C3) with associated cycle and refuse storage, retention and reconfiguration of Class E unit at ground floor and alterations to fenestration.

The existing front entrances from High Street to the Class E and residential uses are retained, and level access is provided to the new rear service entrances, including to the residential cycle and refuse storage.

There are no principle departures.

## Residential accommodation schedule

The dwellings comply with the requirements of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Local Plan.

- Minimum gross internal floor areas are achieved or exceeded.
- The recommended minimum built in storage provision is achieved or exceeded.
- All double bedrooms have an area of at least 11.5m<sup>2</sup> and are at least 2.75 metres wide.
- All single bedrooms have an area of at least 7.5m<sup>2</sup> and are at least 2.15 metres wide
- No area with a headroom of less than 1.5 metres is counted within the gross internal area.
- The minimum floor to ceiling height is 2.5 metres for at least 75% of the gross internal area.

Flat	Type	Total area		Bedroom 1		Bedroom 2		Storage		Private outdoor space		Cycle parking	
		Req.	Actual	Req.	Actual	Req.	Actual	Req.	Actual	Req.	Actual	Req.	Actual
1	1B/1P	37.0	41.7	7.5	11.0			1.0	1.0	5.0	0	1	1
2	1B/1P	37.0	51.3	7.5	11.3			1.0	1.8	5.0	0	1	1
3	2B/4P	79.0	96.9	11.5	13.9	11.5	15.5	2.0	3.9	7.0	12.4	2	2
4	1B/1P	37.0	42.1	7.5	10.9			1.0	1.0	5.0	0	1	1
5	1B/1P	37.0	50.7	7.5	11.3			1.0	1.8	5.0	0	1	1
6	2B/3P	61.0	64.0	11.5	13.2	7.5	9.4	2.0	2.0	6.0	10.7	2	2

## Transport

A transport statement is submitted with this application.

Secure cycle storage is provided as follows:

- Class E use: within the premises at ground floor level.
- Residential use: within communal covered secure store to rear of ground floor.

Due to the constraints of the site and highly accessible town centre location no car parking is provided.

## Refuse and recyclables

Refuse and recyclable storage is provided as follows:

- Class E use refuse will be stored within bags in wheeled lidded bins within a dedicated store at ground floor level for local collection. Separate bins will be provided for general refuse, recyclables and food waste/
- Residential refuse will be stored within bags in a 3 compartment lidded bin in the kitchen of each dwelling which has storage for general refuse, recyclables and food waste. Refuse will then be placed in the wheeled lidded bins located in the communal refuse store at ground floor level for local collection. Separate bins will be provided for general refuse, recyclables and food waste.

Collection will be from the kerbside on High Street or Ickenham Road as per the existing arrangement.

## Conclusion

The proposal to convert and extend the existing building to provide Class E use and 6 dwellings has been developed through research of the site and the local area. This is a highly sustainable proposal which creates good quality employment use and new dwellings on previously developed land in an established residential location close to public transport and local amenities. The design, scale and materials are consistent with and sympathetic to the character and appearance of the locally listed host building and the Ruislip Village Conservation Area.

The proposal includes the following planning benefits:

- Retention of good quality employment floorspace to maintain active frontage.
- Provision of 6 high quality new dwellings in an established residential area towards meeting the requirement for new homes.
- Improved active frontage and visual surveillance.
- High quality landscaping to enhance biodiversity and reduce surface water runoff.

It has been demonstrated that the proposed development:

- Retains a viable employment use at ground floor level.
- Respects the character and scale of original host building and the Ruislip Village Conservation Area.
- Has no adverse impact on neighbouring amenity.
- Achieves a high standard of accommodation for the new dwellings.

The principle of retaining viable employment use and providing new high quality dwellings on previously developed land is consistent with the policies and guidance of the National Planning Policy Framework, Technical housing standards – nationally described space standard London Plan, Local Plan, and other relevant planning policy guidance.