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**Ruislip Lido Toilet Blocks**  
Reservoir Road, Ruislip, HA4 7TY  
Design and Access Statement

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**Haverstock**

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Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
21.08.2024	A	Planning Issue	LH	CB	CB
02.09.2024	B	Revised Planning Issue	NJ	LH	CB
04.11.2024	C	Revised Planning Issue	LH	CB	CB

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## Project Summary

### Address:

Reservoir Road, Ruislip, HA4 7TY

### Proposal:

New Build public facilities/Toilet block to support the users of Ruislip Lido throughout the year

Site 1 - Woody Bay adjacent to Lido Beach by Woodland Centre

Site 2 - Willow Lawn adjacent to Ruislip Railway car park & cafe

### Client:

London Borough of Hillingdon

### Design Team:

Architect: Haverstock Associates

Landscape Architect: Haverstock Associates

Structural Engineer: Devise

Civil Engineer: Devise

Electrical Engineer: RHB Partnership Ltd

Mechanical Engineer: RHB Partnership Ltd

## 1.1 Introduction to the Project

Ruislip Lido is a 60-acre lake with a sandy beach and a narrow-gauge railway running around its perimeter. Surrounded by woodlands, it offers a picturesque natural environment.

For Hillingdon residents, it is arguably the best place to spend a day in nature with the family. The natural surroundings are complemented by additional facilities such as a beach, miniature railway, splash pad, café, and toilet blocks.

In addition to being a family destination, the Lido is often visited by children and adults with disabilities including pupils from SEND schools. The Lido is uniquely positioned to provide a space that is accessible to all, with sufficient facilities to accommodate users who have high support needs that are not met in other parks.

Currently, the Lido is struggling to meet the needs of local residents and visiting students due to inadequate toilet facilities. The existing capacity is insufficient to handle peak demand during the summer, and the current facilities do not include a Changing Places facility. As a result, disabled children and adults are unable to visit, as there isn't a facility that can cater for their needs.

This statement aims to explain the design concepts and principles applied to the proposed developments, which intends to provide facilities that meets the high demands of the Ruislip Lido site. To meet the needs of all users, the proposed design focuses on ensuring that the site is accessible to all, robust and hard-wearing, and sustainable with a long lifespan.

## 1.2 Brief Summary

- New toilet block provision for Woody Bay area adjacent to Lido beach and Woodland Centre
- New toilet block provision for Willow Lawn adjacent to Ruislip Railway car park and cafe
- Fully inclusive provision - Woody Bay location to include a Changing Places provision
- Recogniton that there may be more children and women using the facilities over men particularly at Woody Bay location
- Sustainable building that adheres to the Be Lean, Be Clean and Be Green principles
- Provision of areas to store cleaning products
- Provision of areas for plant
- Relocation of bins and new strategy to be designed at Woody Bay location
- Consideration of levels for access for both sites
- Consideration of how toilets will be maintained and stay in permanent operation
- Consideration accross the two setting of security and robustness

## 1.3 Existing Challenges

There a number of issues with the current facilities:

- Woody Bay - There are insufficient Toilets for the numbers of people accessing Ruislip Lido - especially at peak times when there can be up to 300 people typically at the height of summer
- Both current Toilet provisions are modular and beyond their useful life
- The current buildings are not effective to maintain and operate
- The current designs of the buildings are not sensitive to their settings
- The current designs are not clear, legible designs
- Soil pipes are too small so there are frequent blockages and the facilities have to be closed particularly at Woody Bay
- The current designs do not support closing off a smaller number of Toilets to undertake maintenance while still retaining some open facilities and effectitly manage low season usage
- Woody Bay - Building level is high and not consistent with the adjacent cafe so there are unnecessary ramps and railings and shortens promenade
- Woody Bay - Invert level is a constraint to lowering the building
- Woody Bay - There are insufficient footwashing areas and water is wasted due to siting

## 2.1 Context of the wider site

The London Borough of Hillingdon, located in western Greater London, borders Ealing, Harrow, Hounslow, and Buckinghamshire. It features a mix of suburban and rural landscapes, with notable sites like Heathrow Airport, the Grand Union Canal and Ruislip Woods that are adjacent to the Lido. and Hillingdon has a strong community spirit, blending historical charm with modern amenities, and serves as a key link between London and the surrounding counties.

## 2.2 Immediate Site Context

Ruislip Lido is set in a peaceful area surrounded by lush woodlands, including the Ruislip Woods National Nature Reserve of semi ancient natural woodland and Park Wood, a designated Site of Special Scientific Interest (SSSI) known for its rich biodiversity.

## 2.3 Public Transport Accessibility Level (PTAL)

Ruislip Lido has a relatively low Public Transport Accessibility Level (PTAL), typically ranging from 1a to 2, reflecting limited access to frequent public transport. The nearest Tube stations, such as Ruislip and Ruislip Manor, are a short drive away, and local bus services are available but infrequent. As a result, most visitors to the Lido arrive by car and park in the parking provided.

## 2.4 Flood Risk Zone

The site is adjacent to the Ruislip Reservoir, with the Willow Lawn site falling within Flood Zone 2 and Woody Bay within Flood Zone 1. A flood risk report has been created and submitted as part of the planning application. The report reviews the potential sources for flooding and concludes that the developments are at a low risk of flooding. It is also important to note that the client has control over the sluices that connect the reservoir to the river and therefore can let out water when the levels get high.

## 2.5 Trees

The Woody Bay site has a number of trees in close proximity. Therefore, particular attention has been given to the proximity of the proposed development to these trees.

In order to make sure that best practice is followed a BS 5837 (2012) Tree Survey and Arboricultural Impact Assessment has been commissioned and issued as part of the planning application to evaluate potential effects, implementing protective barriers around tree root zones during construction, and adhering to best practices for managing soil and water around the trees.

This approach aims to preserve the existing trees, maintain their contribution to the local environment, and ensure that the development harmoniously integrates with the surrounding natural landscape.

## 2.5 Green belt

The site is located within the Green Belt, so careful consideration was given to the scale and size of the proposed development. Following the guidelines in the NPPF, building on Green Belt land is acceptable if the new building serves the same use and is not 'materially' larger than the one it replaces. Therefore, the proposed buildings are only 55m<sup>2</sup> larger than the existing ones and will also be single-story.

The increase in area across this site is predominately taken up by the Woody Bay toilet block. This area of the site is struggling to meet the needs of visitors due to inadequate toilet facilities that are unable to meet the requirement of peak demand and have insufficient accessible toilets to make the Lido accessible to all.

Increasing the size of the toilet blocks will allow them to meet the peak demand on the toilets in summer. Furthermore, the toilet blocks include a Changing Places (Accessible Hygiene) facility, will make the Lido accessible to disabled people with high support needs, especially those who require support from carers while using the toilet. For some local residents Ruislip Lido may become the only fully accessible green space in their local area.

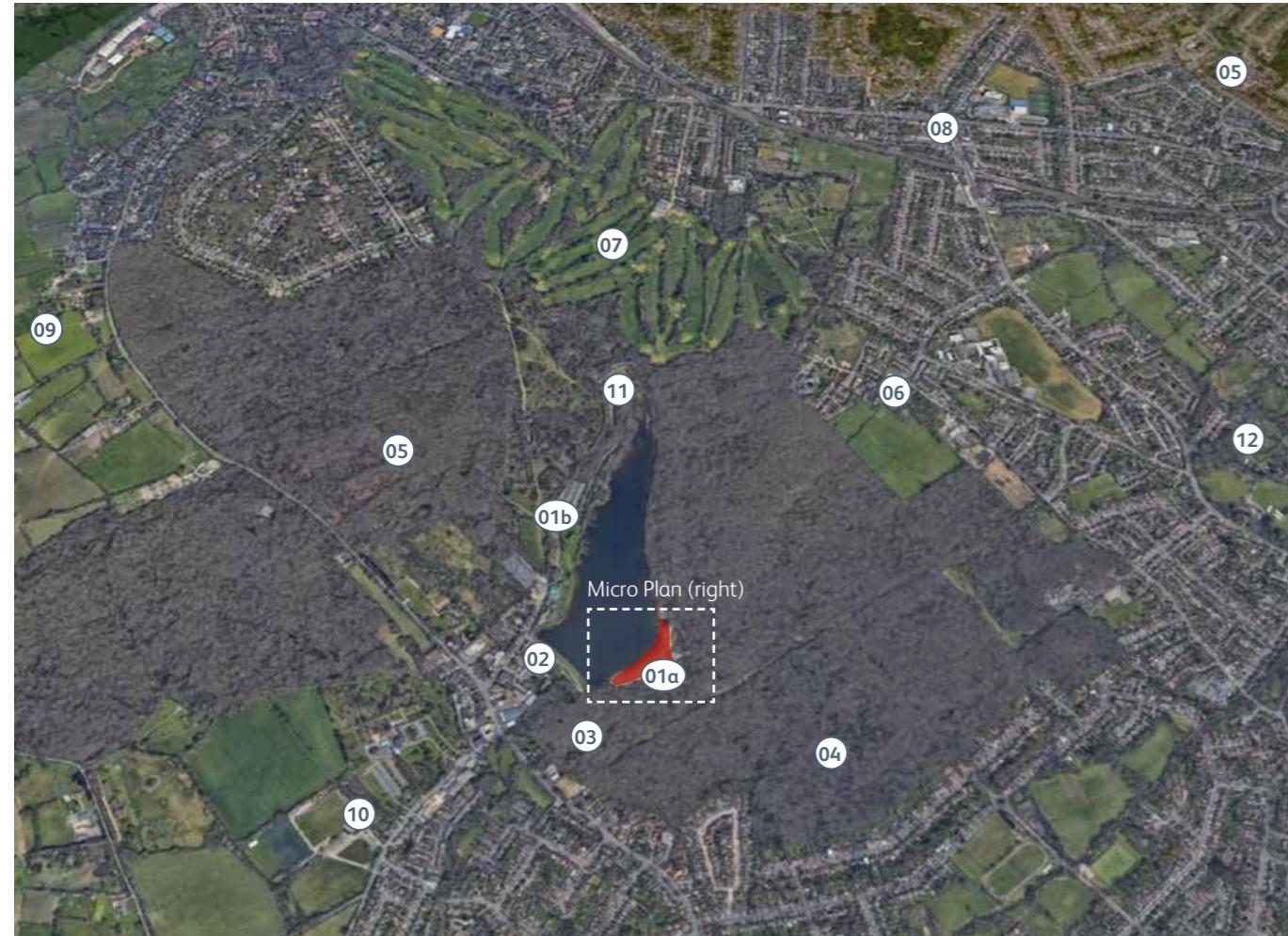
## 2.7 Opening Hours

No changes to the opening hours are proposed. Currently, the toilets are open from 8 am to 6 pm. The opening hours for the Lido vary throughout the year, ensuring that the space is accessible during daylight hours.



## 2.6 Site location and wider context - Woody Bay

Macro Context Plan



Micro Context Plan



## Macro Context Key

1. a) Woody Bay site adjacent to Lido Beach  
b) Willow Lawn site adjacent to Ruislip Railway
2. Reservoir Road
3. Ruislip Common
4. Park Wood SSSI
5. Ruislip Woods
6. Haydon School
7. Haste Hill Public Golf Course
8. Northwood Hills Station
9. Holland & Holland Shooting Grounds
10. The Middlesex Stadium
11. Haste Hill Ruislip Lido Railway Station

## Micro Context Key

- A. Ruislip Lido Beach Public Toilet
- B. Ruislip Lido Woodland Centre
- C. Woody Bay Ruislip Lido Railway Station
- D. Ruislip Lido Beach
- E. Playground and Beach Adventure Play Area
- F. Ruislip Lido Reservoir
- G. Site Access Point

## 2.7 Site photographs - Woody Bay



01 Looking towards the current Toilet block provision at Ruislip Lido. The block is dilapidated and the materials are not wearing well.



02 Entrance way to Toilet block. Inaccessible levels to the front of the block.



03 Poorly positioned bin stores at the front of the Toilet block.



04 Unsightly plant at the side of the Toilet block.



05 View of Toilet block with Woodland Centre Cafe behind.



06 Unsightly storage at side of Toilet block

## 2.7 Site photographs - Woody Bay



01 Entry walk to Lido, Cafe and Toilet block.



02 Second part of the approach to Lido, Cafe and Toilet block.



03 View from Toilet block towards entrance.



04 View of Lido on a busy day.



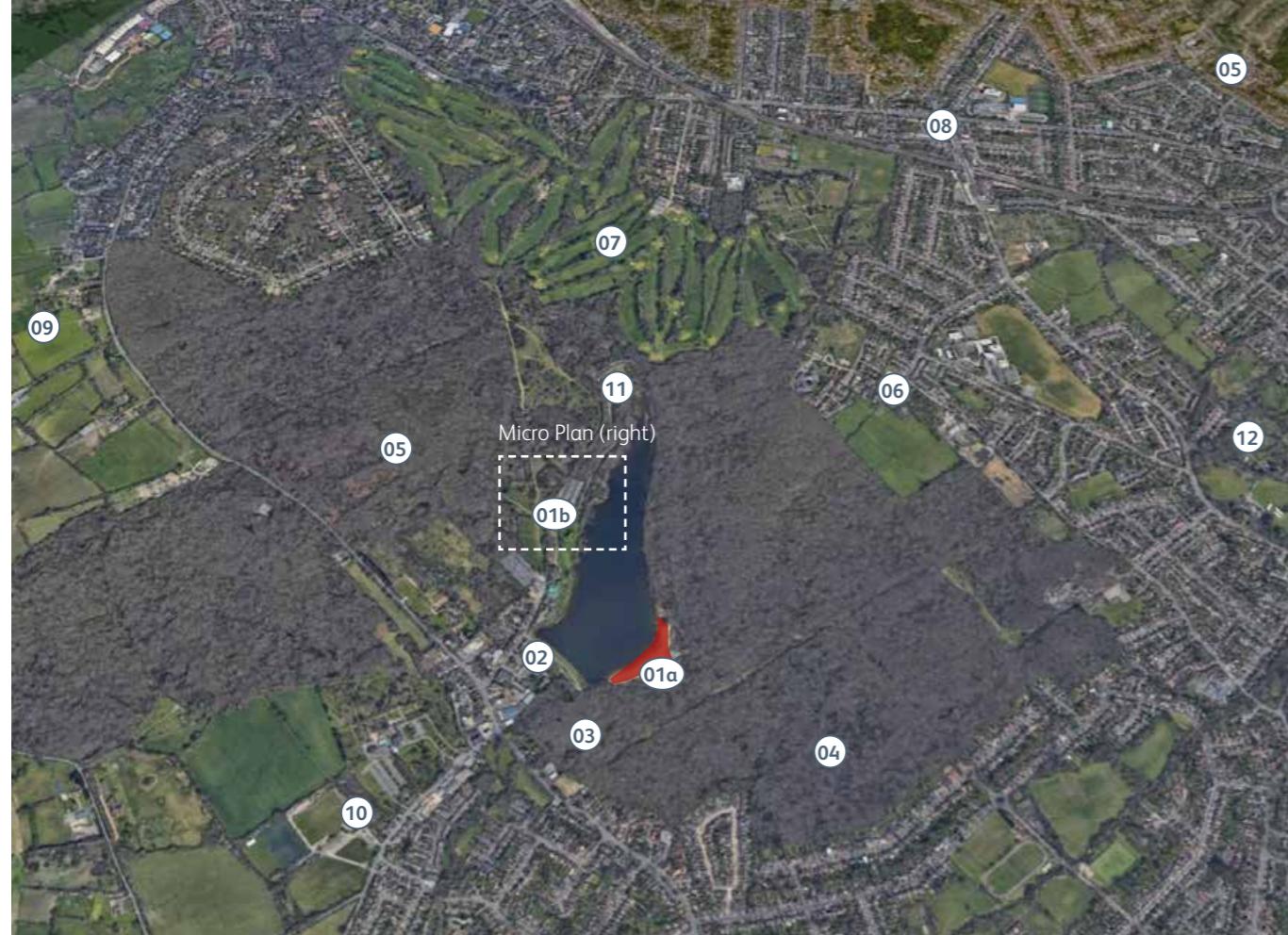
05 View of Lido on a quiet day.



03 View of toilet block and Woodlands Centre and Cafe from entrance to the park.

## 2.8 Site location and wider context - Willow Lawn

Macro Context Plan



Micro Context Plan



## Macro Context Key

1. a) Woody Bay site adjacent to Lido Beach  
b) Willow Lawn site adjacent to Ruislip Railway
2. Reservoir Road
3. Ruislip Common
4. Park Wood SSSI
5. Ruislip Woods
6. Haydon School
7. Haste Hill Public Golf Course
8. Northwood Hills Station
9. Holland & Holland Shooting Grounds
10. The Middlesex Stadium
11. Haste Hill Ruislip Lido Railway Station

## Micro Context Key

- A. Willow Lawn site adjacent to Ruislip Lido Railway
- B. Cafe/Ticket Office at Willow Lawn Station
- C. Ruislip Lido Railway
- D. Willow Lawn car park
- E. Entrance to the car park
- F. Train turntable
- G. Reservoir Road

## 2.9 Site photographs - Willow Lawn



01 Looking towards the current Toilet block provision at Willow Lawn. The block is dilapidated and the materials are not wearing well.



02 Back view of the Toilet Block provision at Willow Lawn.



03 The Toilet Provision at Willow Lawn has female, male and accessible facilities - they were not in operation when we visited



04 View of the outside of the cafe adjacent to the Toilet block at Willow Lawn

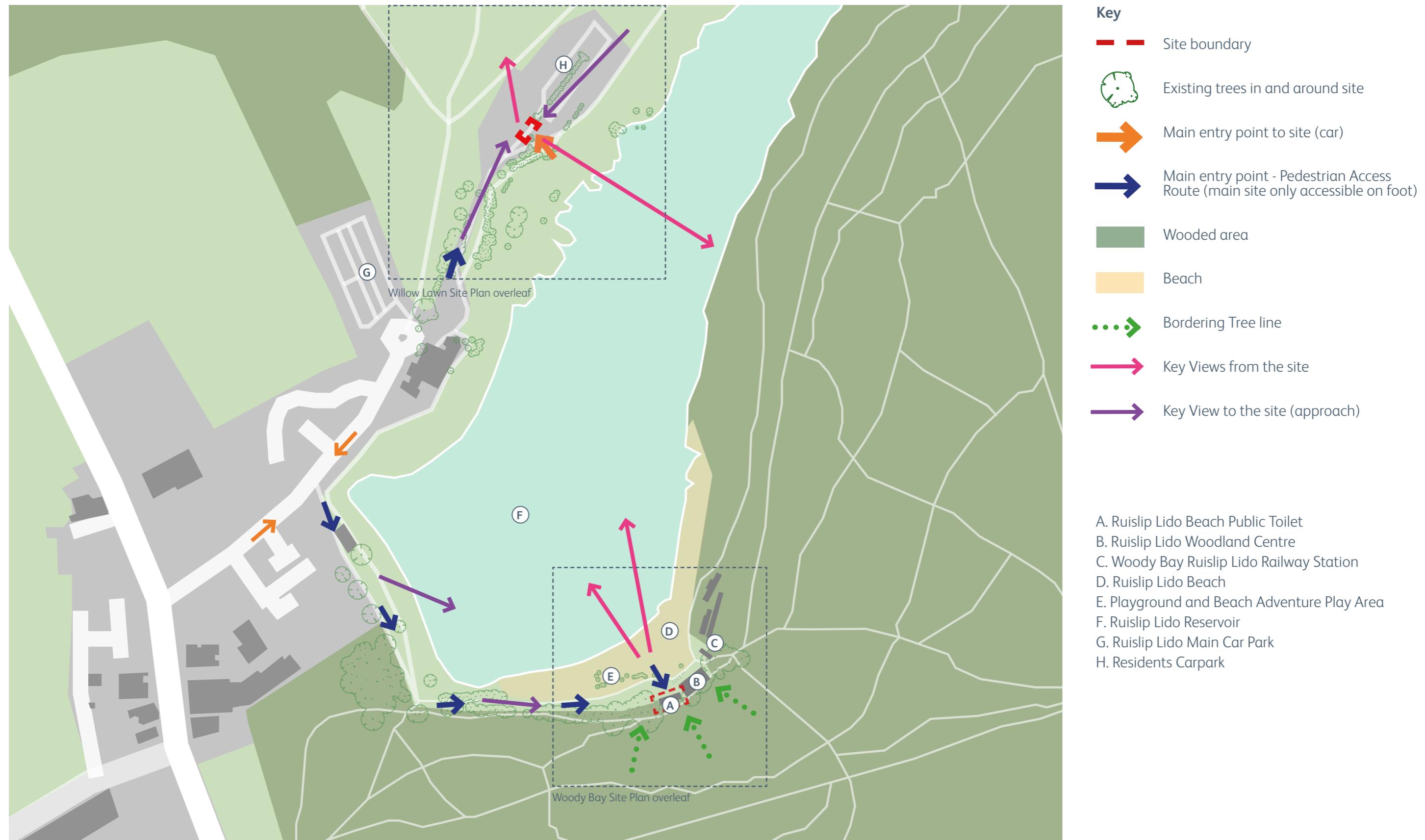


05 View of the inside of the cafe adjacent to the Toilet block at Willow Lawn



06 View of the Toilet block from the car park

## 2.10 Site Analysis Macro



## 2.11 Site Analysis Woody Bay

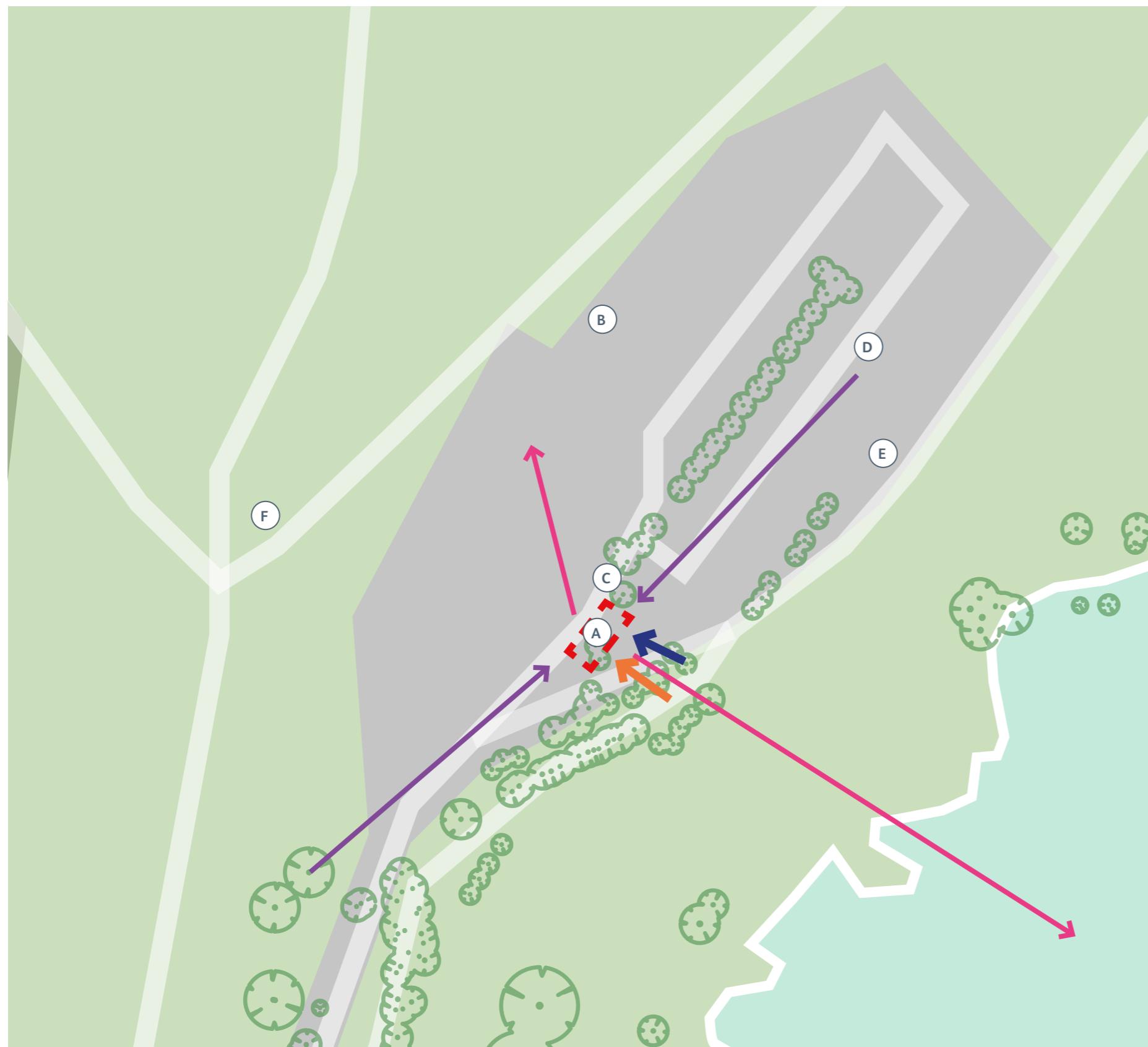


## Key

- Site boundary
- Existing trees in and around site
- Main entry point to current toilet block
- Disabled access to current toilet block
- Wooded area
- Beach
- Tarmac Promenade
- Current location of bin store
- Key Views from the site
- Key View to the site (approach)

- A. Ruislip Lido Beach Public Toilet
- B. Ruislip Lido Woodland Centre
- C. Woody Bay Ruislip Lido Railway Station
- D. Ruislip Lido Beach
- E. Playground and Beach Adventure Play Area
- F. Ruislip Lido Reservoir
- G. Railway Station and Engine Shed

## 2.12 Site Analysis Willow Lawn



## Key

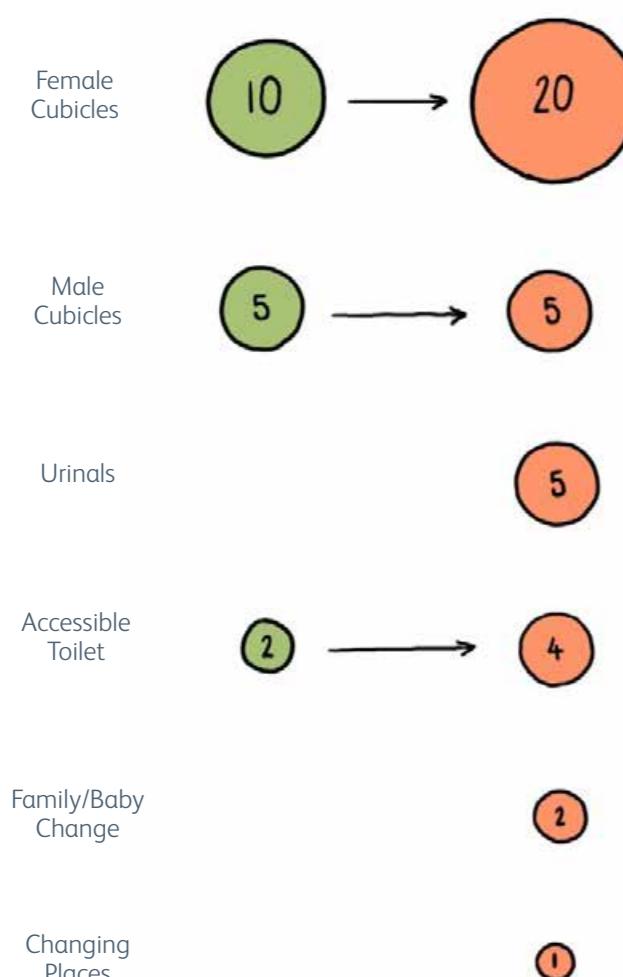
- Site boundary
- Existing trees in and around site
- Main entry point to current toilet block
- Disabled access to current toilet block
- Wooded area
- Beach
- Tarmac Promenade
- Current location of bin store
- Key Views from the site
- Key View to the site (approach)

- A. Ruislip Lido - Willow Lawn Public Toilet
- B. Ruislip Lido Railway
- C. Ruislip Lido Railway cafe
- D. Ruislip Lido Railway car park
- E. Walk around lido
- F. Reservoir Road

### 3.1 Woody Bay Schedule of Accommodation

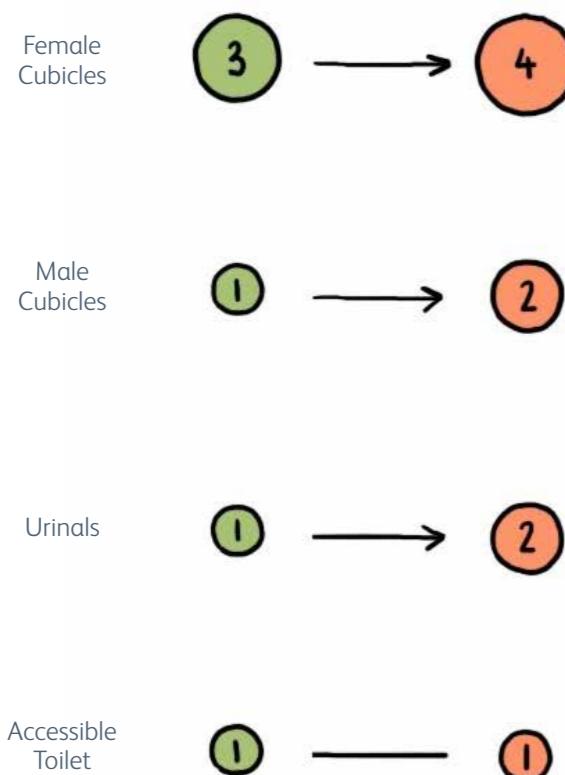
The Woody Bay site, adjacent to the beach, café, splash pad, and railway stations, experiences high footfall due to its proximity to these popular amenities. The current toilet facilities often become overwhelmed during peak times, highlighting the need for an increased number of Toilets. To address this, the proposed scheme includes a new toilet block with a floor area of 169 square meters, significantly larger than the existing 102 square meters.

In addition to accommodating the increased demand for more cubicles, the expanded space will provide enhanced accessible toilet facilities. This includes a Changing Places facility, designed to meet the needs of users who require assistance from multiple carers, ensuring that everyone can comfortably use the Lido's amenities.



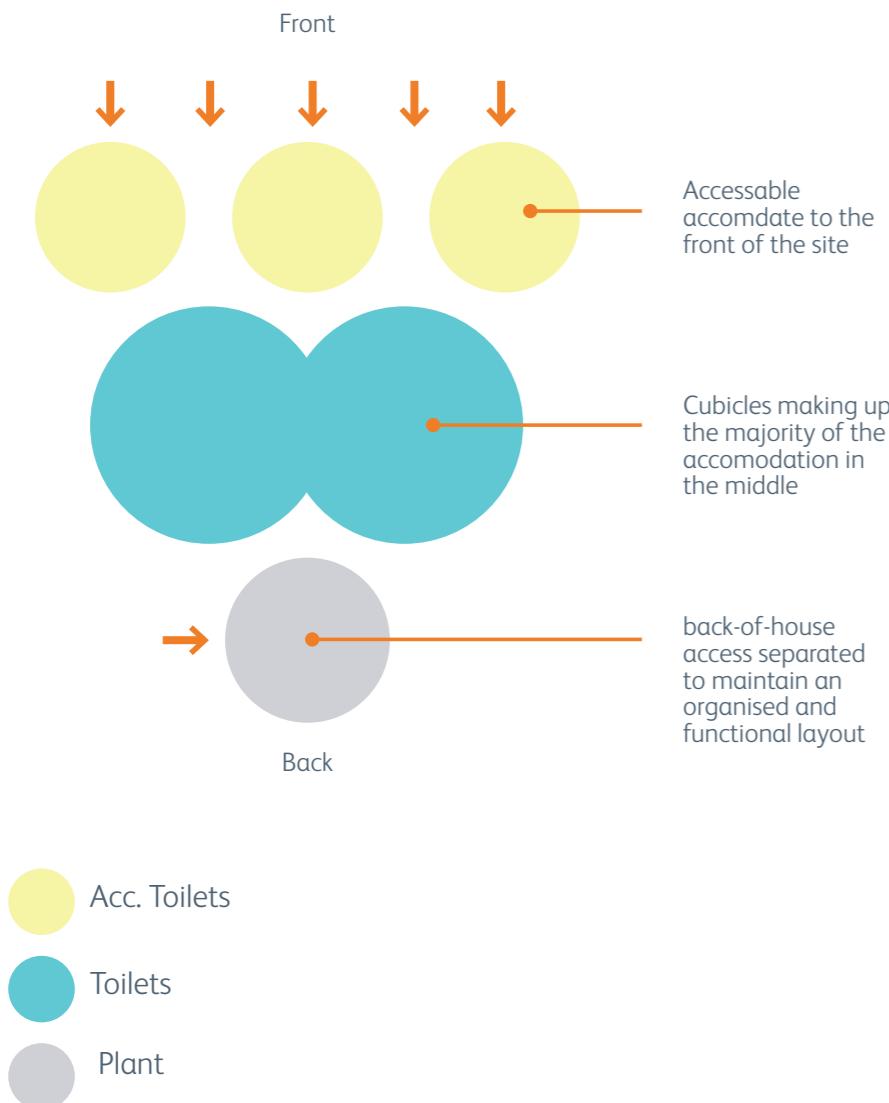
### 3.2 Willow Lawn Schedule of Accommodation

The proposed toilet block at Willow Lawn is appropriately sized for the level of use in this area. As such, the new building will be approximately the same size as the existing facilities, reflecting the current demand.

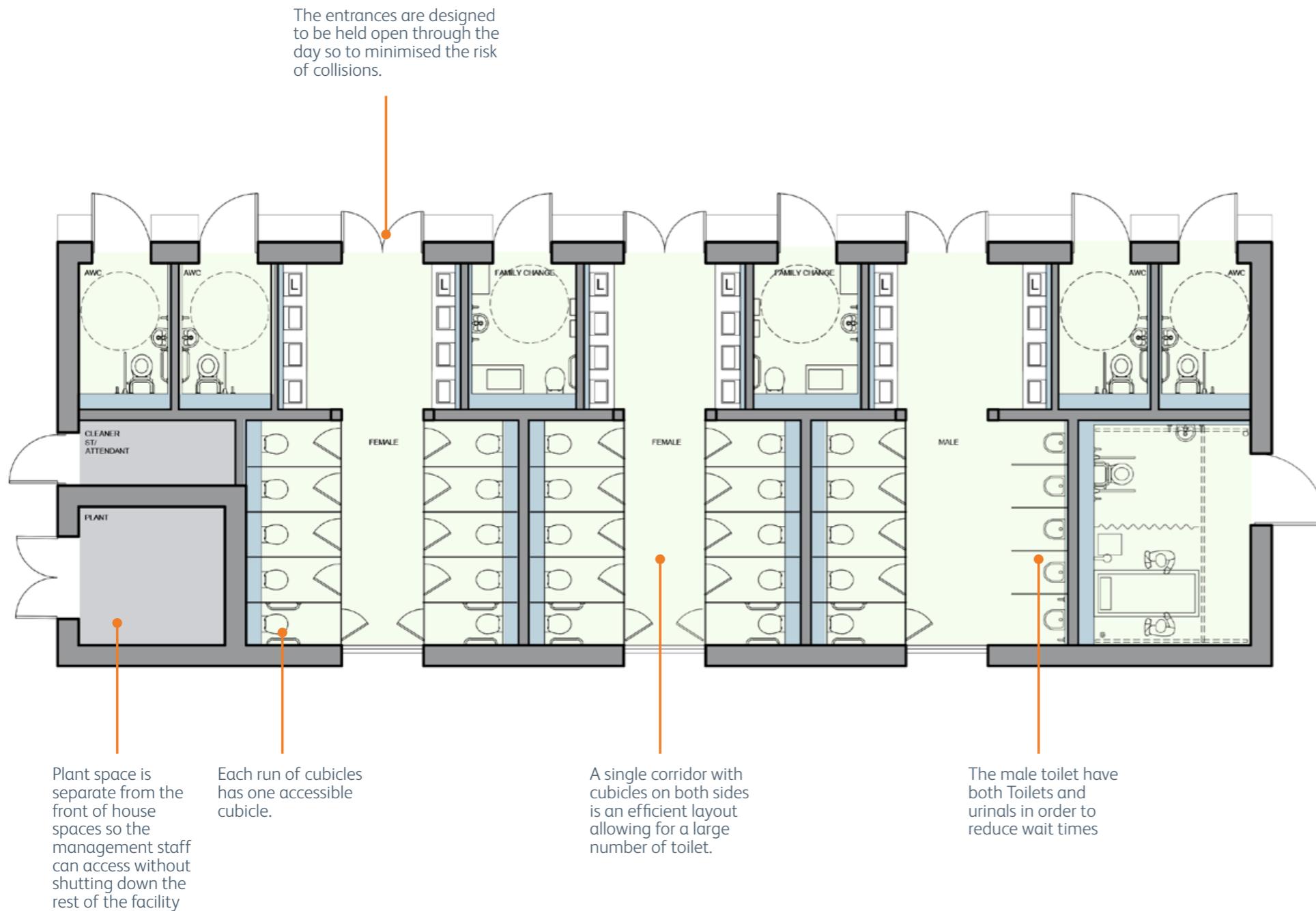


## 3.3 Spatial Arrangement

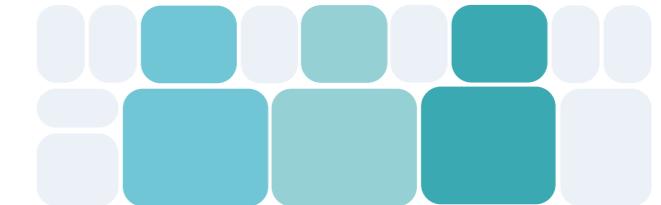
The proposed toilet blocks at Willow Lawn and Woody Bay follow the same spatial strategy. The design prioritises accessible facilities at the front of the building, ensuring that entrances are clearly visible and easily accessible to the public. This arrangement also places most cubicle entrances at the front, while separating back-of-house access to maintain a clear and organised layout.



## 3.4 Proposed Plan - Woody Bay

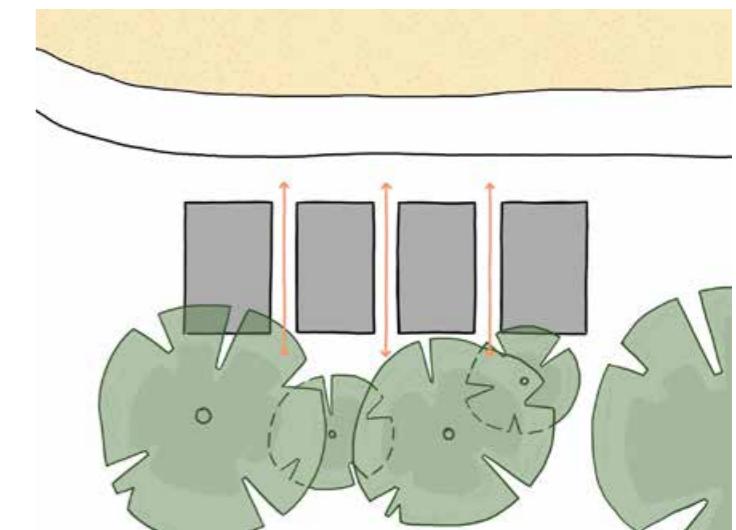


## Design Features:



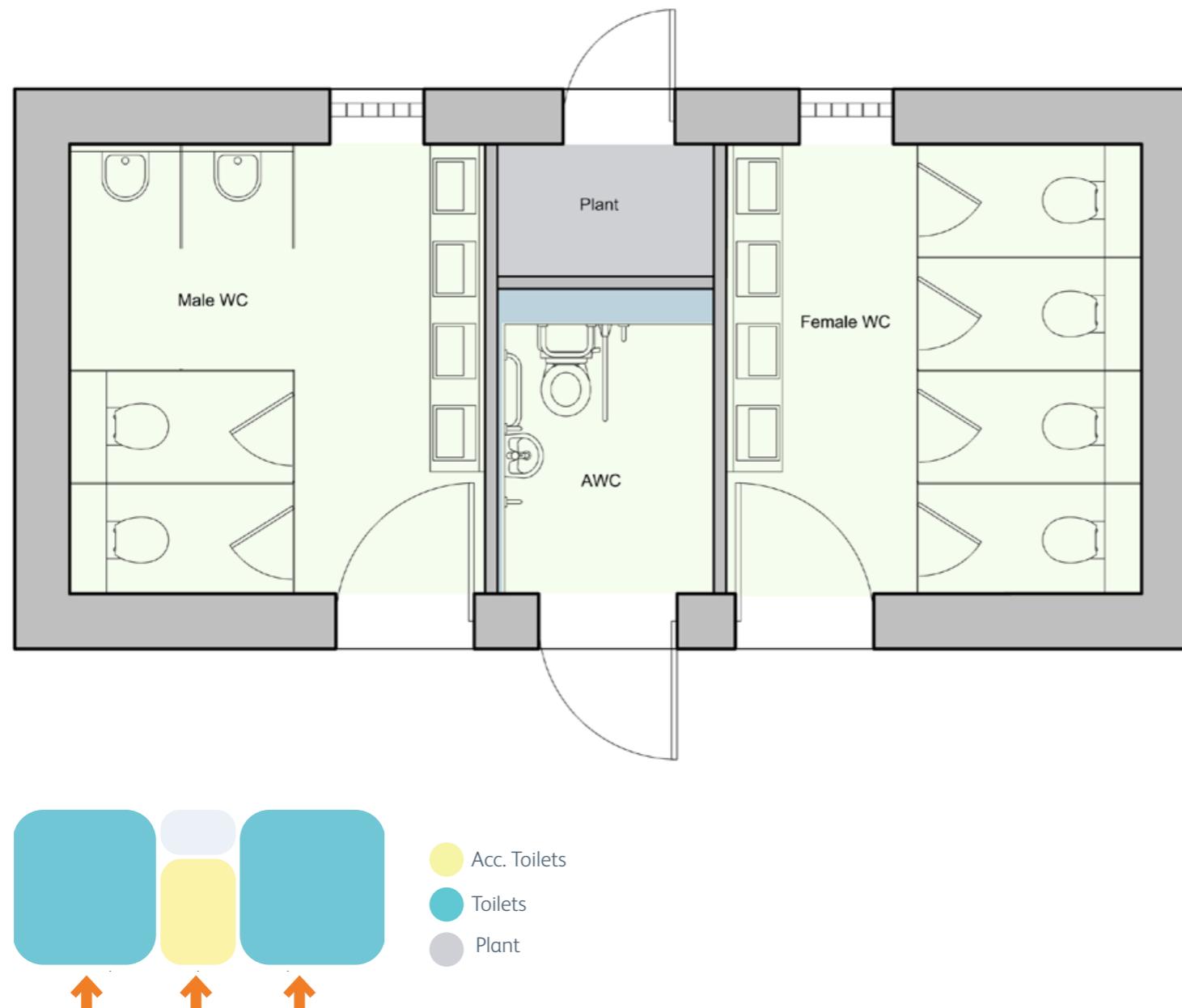
A key feature of the design is the inclusion of three sets of cubicles instead of the traditional two. This allows for greater flexibility in managing the facility throughout the year. During the winter, when demand at the Lido decreases, one set of cubicles can be shut down, reducing energy consumption.

Additionally, if maintenance is required on one set of cubicles, it can be closed without affecting the overall operation of the facility, ensuring that the site remains fully functional.



Situated between Park Wood and Ruislip Lido, the Woody Bay Toilet block design enhances the connection to nature by creating a visual corridor through the building's spine, linking the woodland to the Lido and integrating the facility with its natural surroundings.

## 3.5 Proposed Plan - Willow Lawn



## Spatial Arrangement Design Features

The design features of the Willow Lawn toilet block are designed to match those of the larger Woody Bay toilet block where feasible. However, the scale and the position of the building meant that it was not logical to provide an additional set of cubicles.

- Clear entrances to the front of the building
- Back of house entrance to plant room separated from toilet entrances.
- Services have been grouped in order to reduce the complexity of the design.
- A balance between accessible toilet and those designed to be used by the able bodied.

### 3.6 Proposed Massing

The schemes massing aimed to take simple architectural moves in order to create a design that was robust and sat naturally on the site.

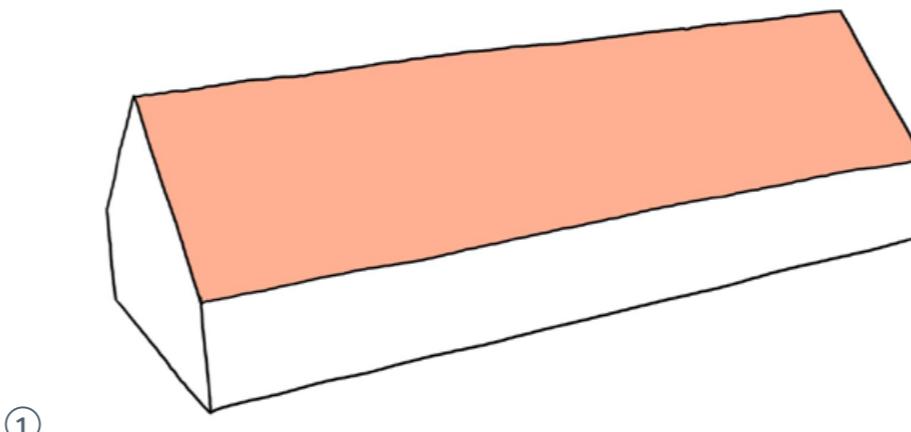
#### 1. Rectangular Plan & Pitched Roof

The site and access requirements led the design team to choose a long rectangular plan with multiple access points visible from the beach. The design is single-storey with a pitched roof, selected for its robust waterproofing and low maintenance needs.

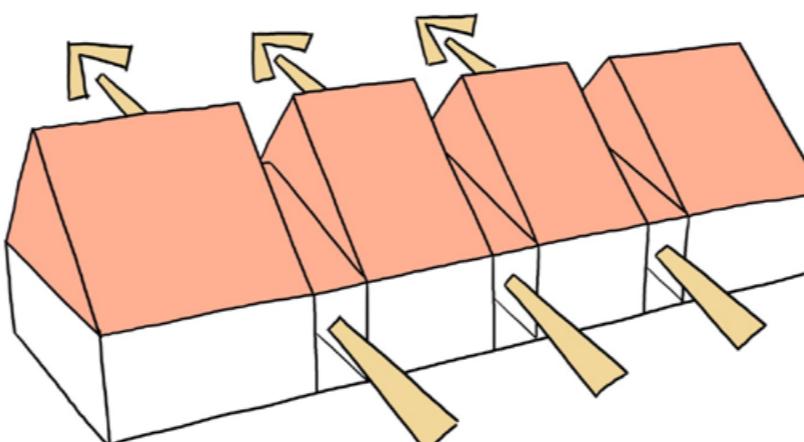
Given the site's heavy foot traffic there are logistical challenges of bringing construction workers to the location, therefore picking a roof form with reduced on maintenance requirements will be beneficial. Additionally, water tanks for toilet flushing are housed within the roof void, further justifying the pitched roof design.

#### 2. Breaks in the Roof Pitches

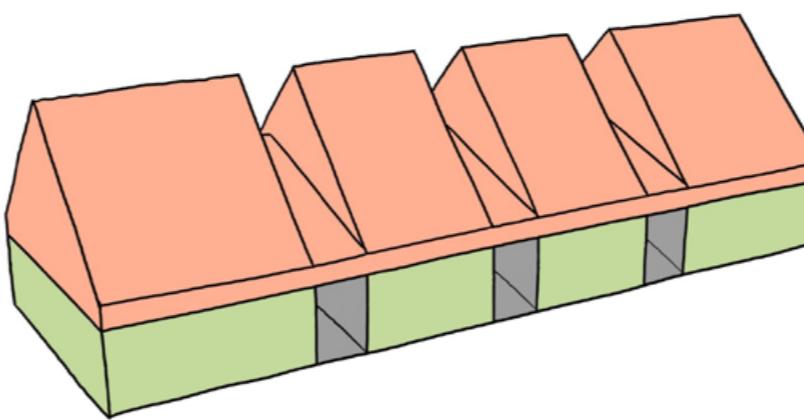
To distinguish cubicle entrances and add rhythm and visual interest, sections of the roof were designed with a lower pitch. This design choice also enhances the view through the building, with the front gate designed to be held open during use and the rear of the building constructed with glass blocks.



①



②



③

#### 3. Utilising a Datum

A datum was introduced at door head level to separate the roof material from the walls, adding a clean visual break to the design.

### 3.7 Sustainable design

As part of the planning application, a separate Energy & Sustainability Statement will be provided. This statement will offer a comprehensive overview of the sustainable features of the scheme, specifically addressing the principles outlined in The Hillingdon Council Local Plan and the London Plan (2021). Our goal is to achieve sustainability targets that benefit the end users, the local community, and the environment. This approach is guided by our three-point sustainability strategy:

#### Be Lean

We aim to reduce energy demand by designing efficiency into the very fabric of the building, following a 'fabric first' approach. This focuses on improving air tightness, minimizing thermal bridges, optimising solar control, and maximizing thermal mass. To ensure the building has a long life span and reduces its carbon footprint over time, we propose using robust, durable materials like block work, brickwork, and zinc. These materials are long-lasting and require minimal maintenance.

In addition to longevity, the building will be constructed with materials that can be easily separated, reused, or recycled at the end of its life cycle. For example, brickwork can be repurposed, and zinc cladding is indefinitely recyclable. Brickwork was also chosen as the primary material because the site is located on London clay, which reduces carbon emissions from transportation.

Careful consideration was given to the building's placement to minimize overheating. The design is sited just north of tall, mature trees, which block most direct sunlight throughout the day, helping to reduce overheating. Additionally, the main cubicle doors are designed to be left open during the day, allowing for passive ventilation. The internal blockwork walls provide high thermal mass, absorbing heat during the day. At night, perforations in the gates allow trapped heat to escape.

At the Woody Bay site, several strategies will be implemented to reduce the building's reliance on mains water. Rainwater will be collected from the toilet block roof and stored in an underground tank, to be used for flushing toilets. Additionally, next to the toilet block is a 'Splash Pad,' an area with fountains for children's play. Currently, the waste water from the Splash Pad



Stearman's Yard Public Toilet - an example of a robust material palette that would provide a building with a long lifespan



Examples of building using brick and zinc



is discharged into the reservoir. The proposal aims to divert this waste water into a tank, from where it can be used for flushing toilets.

These combined strategies will ensure the tanks remain filled year-round. In summer, the Splash Pad is frequently used, while in autumn and spring, the site receives significant rainfall. During winter, site usage decreases, reducing the demand for flushing.

#### Be Clean

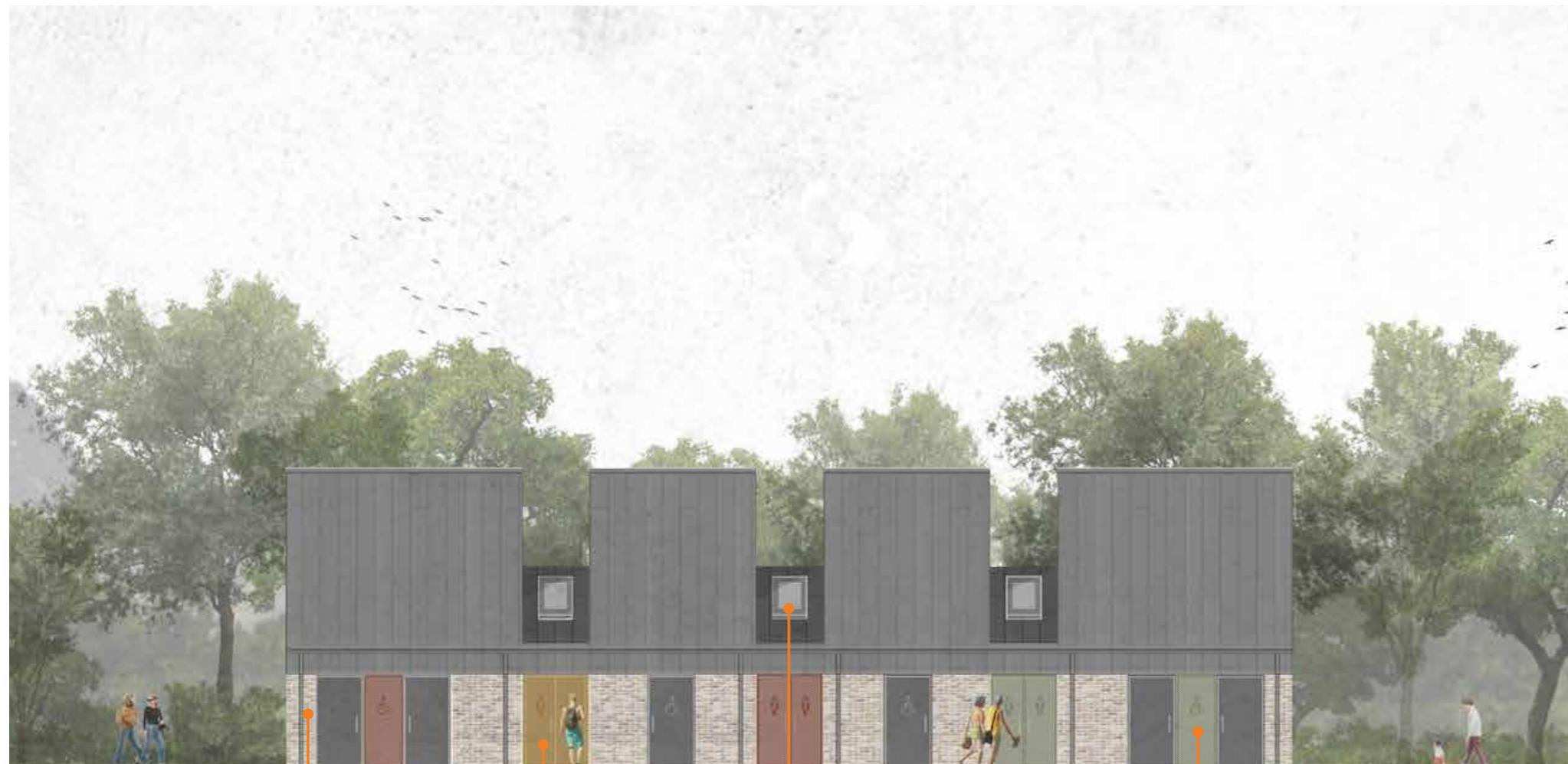
There are no feasible district heating systems in the area to provide low-carbon heat and electricity for the development. To ensure a future path to Net Zero Carbon, the development will be all-electric, avoiding the use of fossil fuels. We will use energy-efficient systems that consume minimal energy, with a strong emphasis on simple user controls, metering, and monitoring.

The design includes the use of traditional air source heat pumps (ASHPs) to provide hot water. Further analysis of renewable energy options is available in the Energy & Sustainability Report. Since the cubicles are designed to have doors left open during use, no heating systems are included in the design, as they would be ineffective and costly in an open structure.

#### Be Green

The Energy & Sustainability Report also reviews the renewable energy options considered for the scheme. The Ruislip Lido site is surrounded by large, mature trees, making much of the area unsuitable for installing PV panels. This is especially true for the Woody Bay site, which is located north of large trees and gets little direct sunlight. Provision of PVs may be made in future as part of a separate application.

## 3.8 Proposed Materiality



Woody Bay

Datum between zinc  
cladding and brickwork

Perforated gates to  
cubicle entrances

Rooflights

Integrate wayfinding  
signage



Willow Lawn

Datum between zinc  
cladding and brickwork

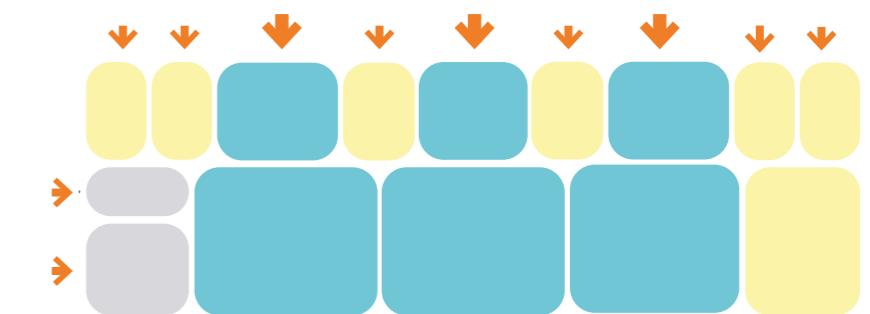
Integrate wayfinding  
signage

## 3.9 Design Overview - Woody Bay



## Design Features Summary

- The design focuses on creating a single building with long views through to the lido and woodland beyond.
- The roof form breaks up the building's shape and eliminates the need for internal gutters and flat roofs, reducing maintenance needs.
- A horizontal datum divides the building, with a robust, hard-wearing material used above and below the line.
- Roof lights are included to bring natural light into the toilet, reducing reliance on artificial lighting.
- The site's high foot traffic and logistical challenges make a low-maintenance roof form beneficial.
- The design includes three sets of cubicles instead of the usual two, allowing for flexible management. One set can be closed in winter to reduce energy consumption.
- Most cubicle entrances are positioned at the front of the building for easy access.



## 3.10 Internal Materiality - Woody Bay

This section outlines the strategy for the internal design of the cubicles, focusing on selecting materials that are both hard-wearing and visually appealing for public use. The exact materials are subject to design development after planning.

## Design Features:

## Durability

The materials chosen are selected for their durability to minimize the need for repairs over the lifespan of the toilet blocks. For instance, concrete and terrazzo, though more expensive initially, offer long-lasting solutions. Terrazzo, for example, has a lifespan of over 75 years compared to vinyl, which lasts 10-20 years.

## Aesthetics

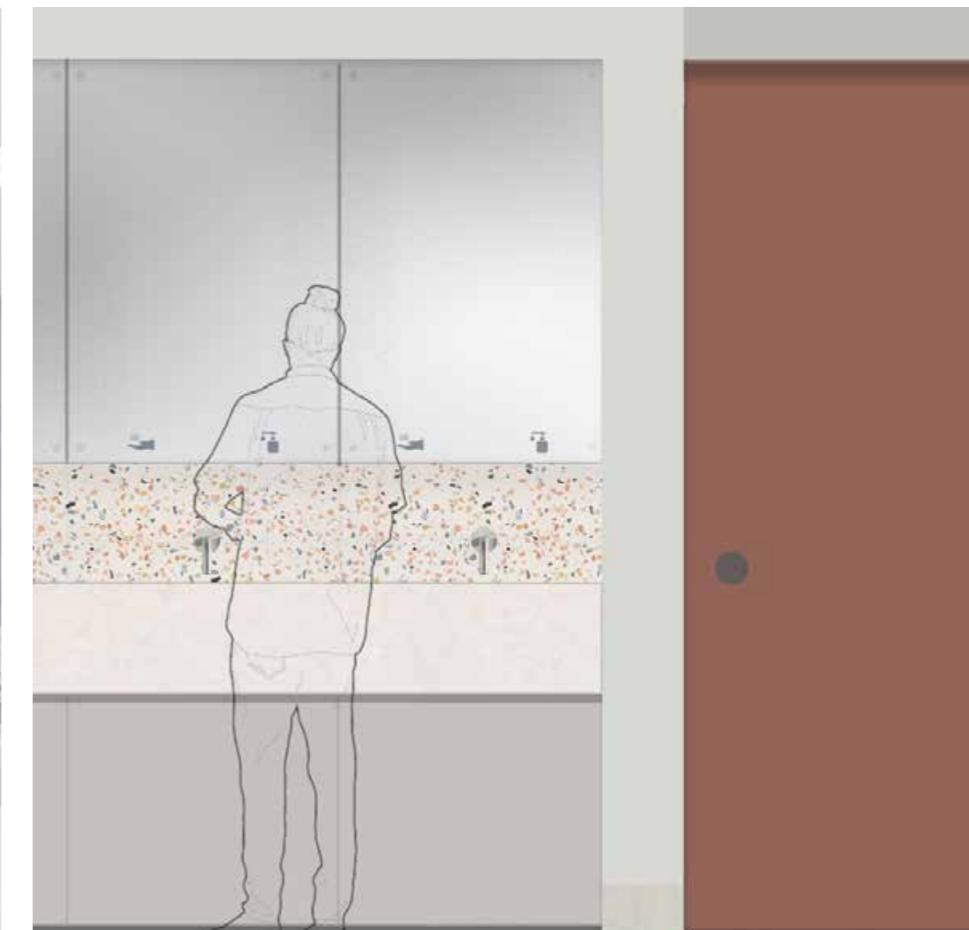
The design seeks to balance functionality with aesthetics by selecting materials that create a welcoming and pleasant environment. Colour will be introduced through terrazzo, tiles, and cubicle doors. Additionally, the design team plans to incorporate a social value project by collaborating with an artist and local school children to enhance the flooring, adding character to the space and involving the community in the process.

## Hygiene

Non-porous, easy-to-clean materials will be used to ensure high hygiene standards. Seamless surfaces, such as reconstituted stone sinks and terrazzo splashbacks, will be used to reduce joints and minimise areas where dirt and bacteria can accumulate.



Internal view of cubicles



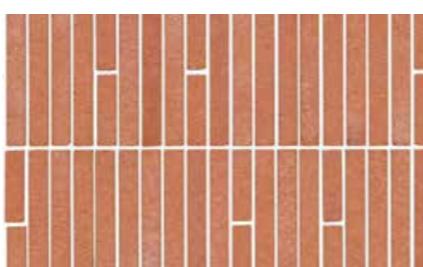
Elevation of cubicles



Signage



Behind mirror soap and hand dryer system



Tiles



Terazzo

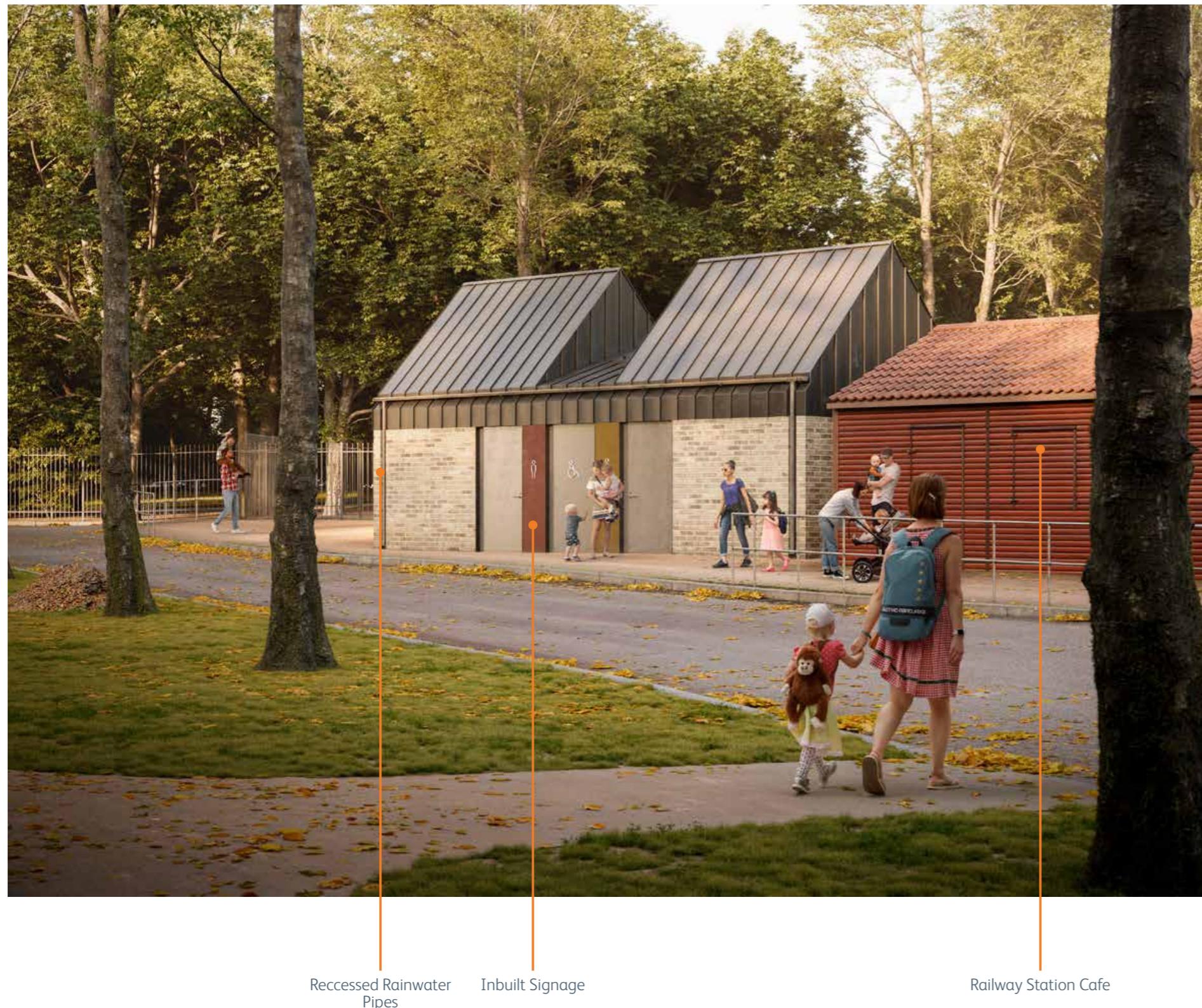


Concrete



Robust stainless steel bins

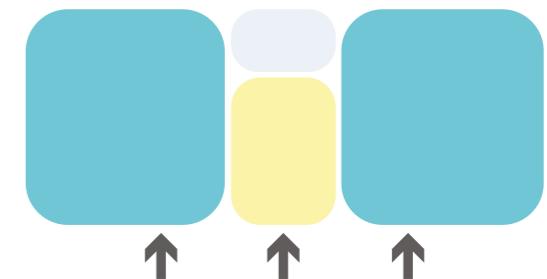
## 3.11 Design Overview - Willow Lawn Toilet Blocks



## Design Features

The design features of the Willow Lawn toilet block are designed to match those of the larger Woody Bay toilet block where feasible.

- Clear entrances positioned at the front of the building.
- Separate back-of-house entrance for the plant room, away from toilet entrances.
- Grouped services to simplify the design.
- Balanced provision of accessible toilet and standard toilet.

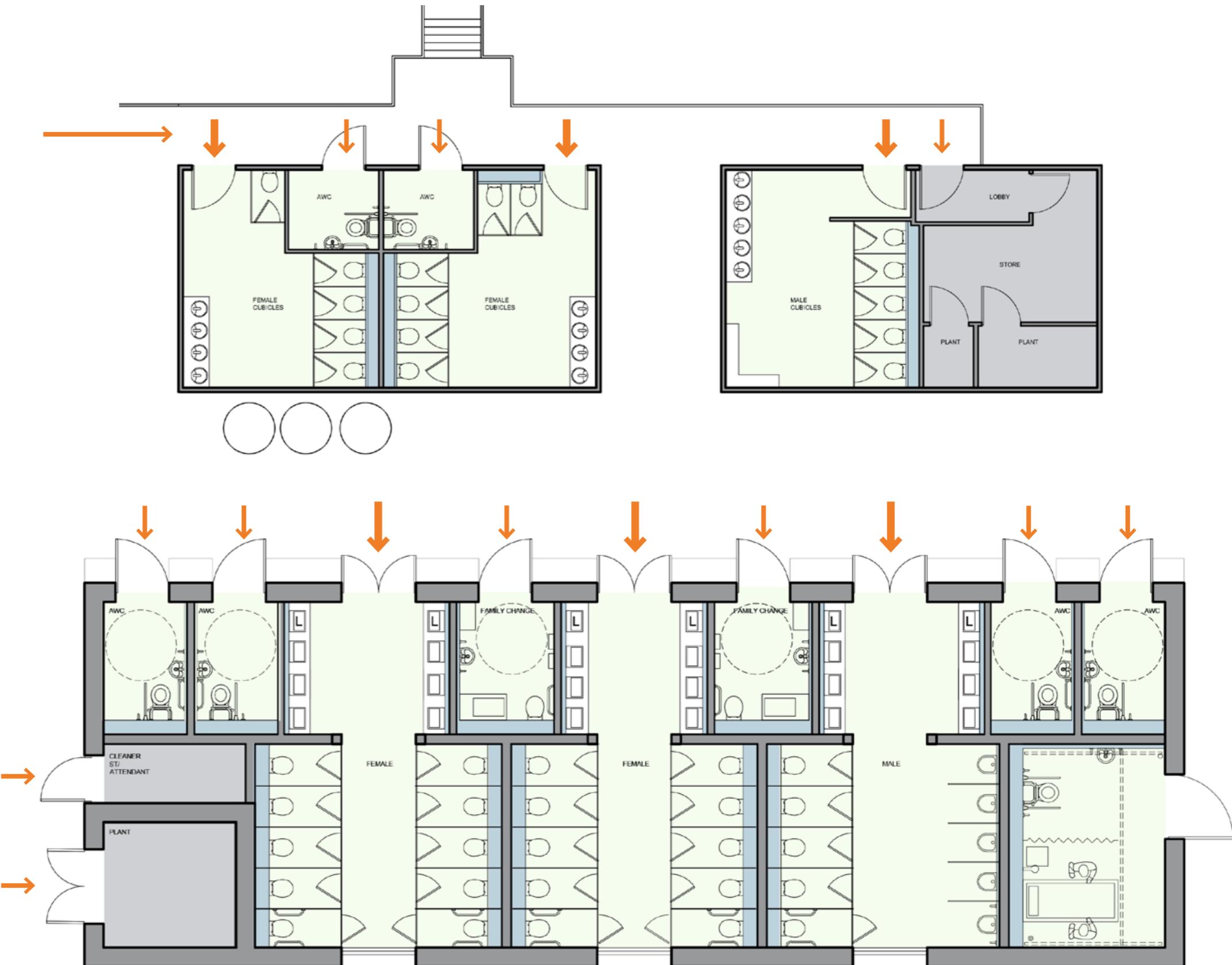


## 4.1 Access Strategy Overview

The existing toilet block at Woody Bay have features that are not best practise for accessible access.

1. Accessible Toilets are accessed through the adjacent playground rather than from the front of the building.
2. There are a small number of accessible toilet and no Changing Places facility
3. The main entrance lacks level access

The proposed design aims to resolve all of these accessibility issue and provide a facility that is accessible to all.



## 4.2 Changing Places - Woody Bay

### Changing Places

Changing Places facilities were introduced in the UK in 2006 to address the needs of people with disabilities with a high support need for whom a standard accessible toilet is insufficient. These facilities provide a large space, a height-adjustable changing bench, a hoist, and other equipment to support people who need assistance from one or more carers.

In 2020, amendments were made to the building regulation to make sure that Changing Places facilities were provided in large public building such as hospitals. The Lido doesn't fall within these categorise but the design chose to include one so that the Lido could be accessible to all.

Currently, the Lido is struggling to meet the needs of local residents and visiting students due to its lack of a Changing Places facility. As a result, some SEND schools are unable to visit, as there isn't a facility that can cater to all their students' needs.

#### Design Features

1 Mobile bed

2 X-Y Hoist

3 Privacy Screen

4 Shower

5 Peninsular Toilet with associate grab rails

6 Height adjustable sink

7 Colostomy bag shelf

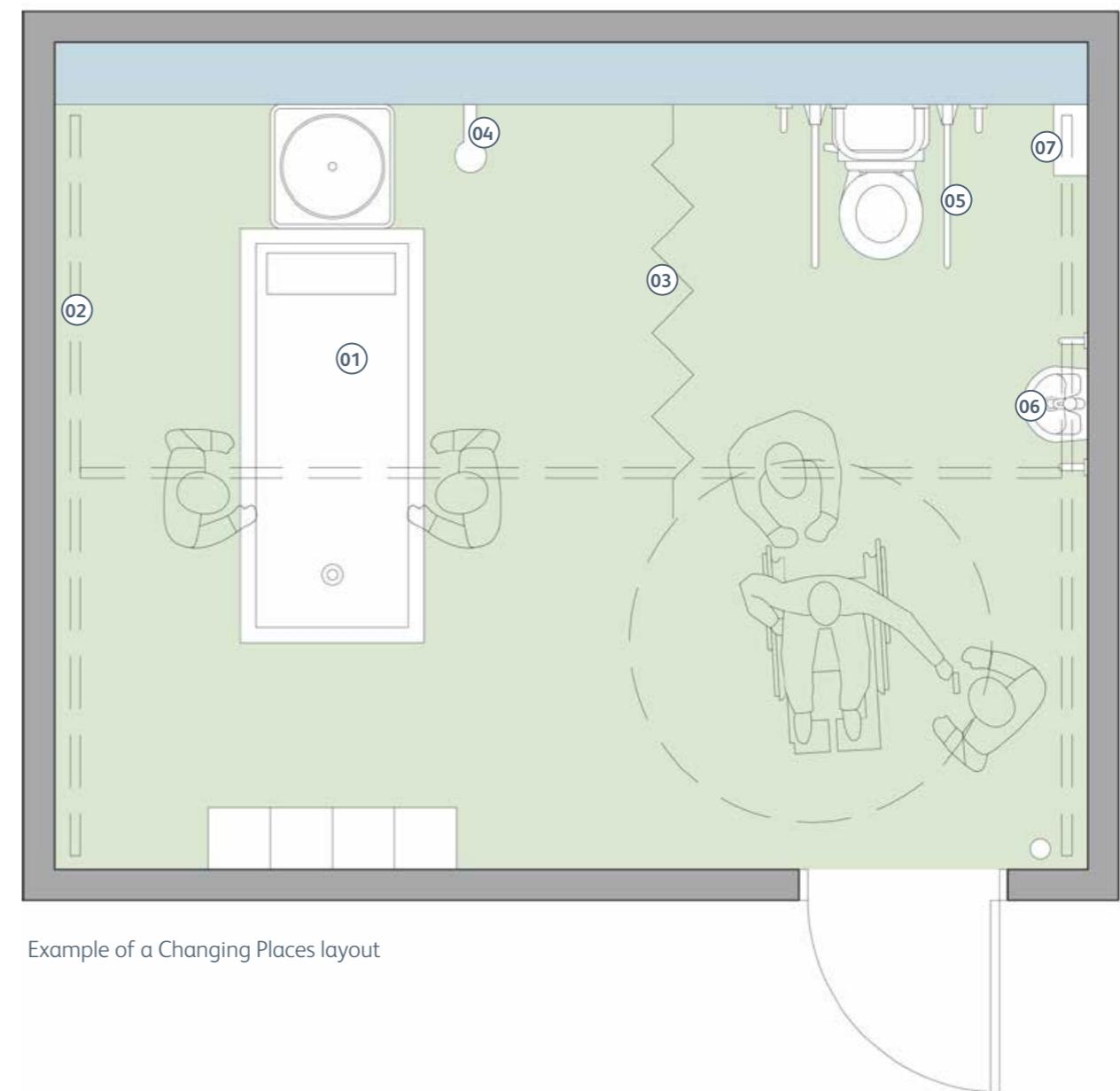


Hygiene room with focus of wet clean (not to full chaning places standard)



Example Changing Places

This is not an exhaustive list and the full set of required design features can be found on the Changin Places website.



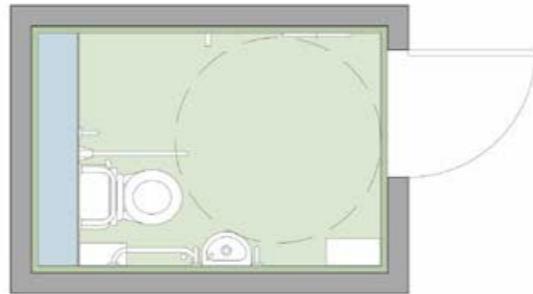
Example of a Changing Places layout

### 4.3 Types of toilet facilities

In addition to the Changing places facility the design contains a number of accessible toilet and facilities such as a family baby change.

#### Accessible toilet

The accessible toilet will be designed to meet the latest accessibility guidelines. We will have both right and left handed accessible toilet. The area of the space will be 5m<sup>2</sup>.



Accessible Toilet Cubicle Plan



Accessible Toilet Example Photos

#### Accessible/Family Baby Change

The Accessible/Family Baby Change will be designed to meet the latest accessibility guidelines. We will allow for a fixed baby change, allowance for buggy space and a 1,500mm turning circle and an accessible toilet for training/family members.



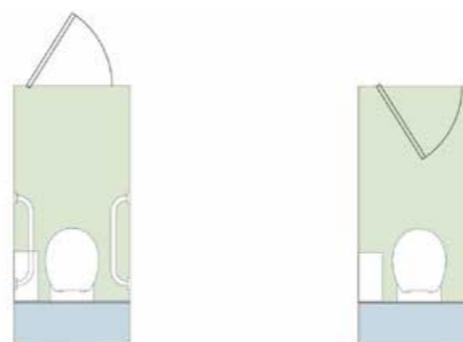
Family Baby Change



Family Baby Change Example Photos

#### Variety of Toilet cubicles

New toilet cubicle provision will be designed to meet the latest accessibility guidelines. There will be standard size and ambulant size cubicles.



Ambulant Cubicle Plan

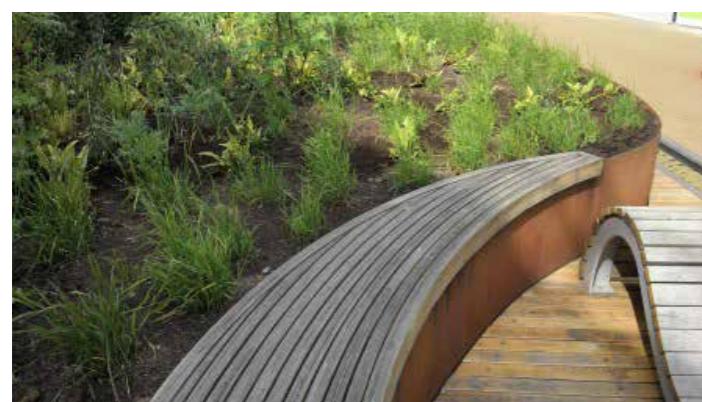
Cubicle Plan



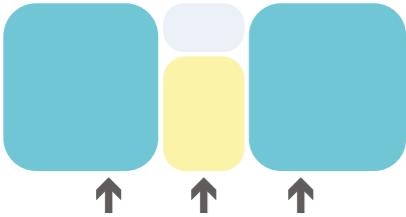
Cubicle Example Photos

## 5.1 Landscape plan

The intention for the landscape is to provide accessible access to the front of the scheme, along with enhanced planting and seating areas for the public to use while waiting. The design will be further developed following the planning stage.



## Ruislip Lido - Client Engagement Meetings (RIBA 2-3)

CEM 1 Listening/understanding/ Design Strategies	CEM 2 Refining the Design	CEM 3 Co-ordinating the Design	CEM 4 Final Presentation
			
Agenda	Agenda	Agenda	Agenda
Introductions and roles Discuss the site analysis Discuss the adjacency diagrams and S of A Discuss the site plan and floor plan proposal Discuss massing on site Discuss the precedent images Discuss Programme	Review actions from CEM 01 Review updated floor plan design proposal, with view to semi freeze Review of strategy building massing Discussion around planning process	Review actions from CEM 02 Final design development of plan, massing and elevations Review MEP and structural employers requirements Review of building finishes/ elevations Feedback on internal material chooses	Review actions from CEM 03 Present Design and Access Statement Final presentation of all elements, to receive sign off for planning
Desired outputs	Desired outputs	Desired outputs	Desired outputs
Understanding clients vision Freeze adjacency drawing Freeze Schedule of Accommodation Feedback on precedent images Feedback on massing	Freeze S of A Semi-freeze floor plans (for other consultants to progress) Semi-freeze massing (for other consultants to progress)	Freeze floor plans Freeze massing/elevations Feedback on external material choices	Ensure Hillingdon Council have approved with proposals for planning submission Sign off all information required for planning application