

99 Park Avenue, Ruislip, HA4 7UL & 101 Park Avenue, Ruislip, HA4 7UL

Design & Access Statement

The basement bathrooms in both 99 Park Avenue and 101 Park Avenue are susceptible to groundwater flooding due to underground flowpaths during periods of heavy rainfall. This proposal is for works which will prevent the basements of these listed properties from being flooded and damaged by floodwater.

There were other potential shortlisted solutions to the issue of flooding in the wider area of the Park Wood and Pinn Meadows part of Ruislip that were investigated by the Environment Agency and our consultants in partnership with the London Borough of Hillingdon and local Flood Action Groups between 2017-2022. However, after much work and investigations, none of these solutions were deemed to be viable due to a number of environmental, hydrological and economic constraints. As a result, the only viable solution was to install Property Flood Resilience (PFR) measures on those properties in the Ruislip area that were at greatest risk of flooding from fluvial, surface water and groundwater sources.

This is a suitable response for these two properties. This is because our proposal which we have developed in partnership with Watertight and Advanced Damp takes into account all the necessary factors. We have taken into account the specific problem facing these two properties and we have developed a bespoke solution that respects the Grade II Listed Status and respects the design and structure of the property by doing all works internally and not affecting the structure and architecture of the property.

As you will note from the listings on the Historic England website these properties which were built in the 1930's by Connell, Ward & Lucas are both listed due to their architectural significance. The listing references their external architecture and design as well as some internal architectural features and fittings on the first and second floors. There is no reference to the internal features of the basement bathrooms within the listings and therefore these works should not affect any of the features for which the property is listed. The solution we have developed is also one that has been developed in consultation with and with approval from the residents and property owners of these two properties. It is a solution that works for them and is supported by them.

There will be no changes to the accessibility of the property as a result of these works. Once the works are completed, the basement bathrooms will be able to be safely accessed by the residents of the property in the same way as they are at present. There is another bathroom available for use in the property by residents whilst work is ongoing on the basement bathroom so access to toilet and bathroom facilities will not be impacted.