

# A & N ARCHITECTS LIMITED

**Proposed development to accommodate residential units (4 units) at the properties -**

**12&14 Poplars Close, Ruislip, HA4 7BU.**

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## INTRODUCTION

A&N Architects Limited are submitting this detailed planning application for the proposed development to accommodate residential units at the property's - 12&14 Poplars Close, Ruislip, HA4 7BU.

Following comprehensive analysis of the site, its characteristics, the wider context, together with the relevant planning policies, a scheme has been developed to add residential units.

The Design and Access Statement has been prepared to support this detailed planning Application.

This report provides a brief description of the site's location and context, before a fuller description of the proposed development and design, which is later expanded upon.

The report forms part of the comprehensive package of information supporting the planning application. This includes;

- Site Location Plan (Centre Maps Live)
- Design & Access Statement (A&N Architects Ltd.)
- Existing Site Plan/Site Survey (Centre Maps Live)
- Proposed Site Plan (A&N Architects Ltd.)
- Proposed Floor Plans (A&N Architects Ltd.)
- Proposed Elevations (A&N Architects Ltd.)
- Proposed Coloured Elevations (A&N Architects Ltd).

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## SITE DESCRIPTION

12 & 14 Poplars Close lies within an established residential area away from High street comprising multiple 2/3 storey blocks of commercial shops and retail with residential units above.

The site is located within a few minutes' walk to Ruislip station and immediate local bus services in and around the site. The property is situated on bus routes with access to bus stops being very close to the property.

The current site is not being used as well as it could be and is overshadowed behind the Tesco store of 3+ storeys. A new building can help change the area whilst also helping with the housing crisis.

## SURROUNDING PROPERTIES

The surrounding properties on Poplars Close mainly comprise semi detached residential units. Access is gained via the alleyway from High Street and via Poplars Close. The architecture is quite dull and does need revamping.

## URBAN STREETSCAPE

The architectural styles of the surrounding houses are very diverse ranging from traditional 1930's builds, through to more modern housing. Many of the houses are either of red or red-buff bricks and/or off-white render finish, mostly with brown-grey roof tiling. There are also semi-detached houses which are rendered off-white render.

## TOWN CENTRE AND TRANSPORT

The site is located in close proximity to the local town centre with its multiple shopping facilities, leisure, recreation, cafes and public houses. Local shopping facilities are available immediately on West End Road itself, with small markets and corner shops located minutes away from the site.

The overall accessibility of the site has been assessed in detail with respect to pedestrian, cycle and public transport access. The purpose of the assessment is to demonstrate that the development site is located in a suitable location for travel to be undertaken by modes other than the private car.

## PROPOSED

The existing site comprises 2x2 bedroom bungalows at ground floor level with access from the alleyway for the front of the house and rear access for the residents that leads into their associated garden areas. Behind the property car parking spaces have been accommodated for the residents and neighbouring residents. 2 existing car parking associated for each existing bungalow (12&14).

The proposed development demonstrates the erection of a 2 x 2 storey property comprising a total of 4 residential units. The rear access of the property to be retained to accommodate 4 parking spaces that serves the proposal and residents. The ground floor holds a large open plan kitchen/ dining area which leads into the rear garden of the proposal. The rear garden can also be accessed via the proposed gates near the rear alleyway. Access to the upper floor is via the staircase located at the entrance lobbies of the respective buildings. The thematic floor plan is repeated on the first floor with associated spanning balconies accessed from either bedrooms. The layout has been carefully considered in terms of circulation and sunlight / daylight entryways which is why the proposal accommodates the kitchen and dining area at the front.

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## SCHEDULE OF ACCOMMODATION

14 Poplars Close		
Flat Type	No.	Area
GF - 3 Bed	1	74 Sq.M
FF - 3 Bed	1	77 Sq.M

12 Poplars Close		
Flat Type	No.	Area
GF - 3 Bed	1	74 Sq.M
FF - 3 Bed	1	77 Sq.M

Total Residential Units = 4

## DESIGN AND ACCESSIBILITY PRINCIPLE

Lifetime Homes and The London Plan: The proposal is in line with Lifetime Home standards and The London Plan and provides a Total Internal Area of 67 Sq.M for the Ground, First and Second floor and 64 Sq.M for the attic floor.

The Lifetime Home Standards and Building Regulations Part M have been key factors in the approach towards holistic design.

The main entrance fronting the alleyway from Poplars Close accommodates an area for refuse collections according to local authority requirements.

Council meetings have been undergoing regarding the access into the alleyway from the high street for the residents. At present the Ruislip Ward councillor is in consideration of allowing lighting to be added into the alleyway to ensure further safety and accessibility from the High Street for residents into their respective properties 12 & 14 Poplars Close.

The companies Safer Neighborhood and Partnership Tasking team are to carry out visibility reassurance patrols within the area and there have since been ongoing discussions with Tesco Management to install solar lighting affixed to the wall of the building to allow lighting to project into the dark alleyway. This has been carefully considered with our design which adequately showcases the openness of the forecourts of both proposed properties lead into via the secured alleyway. With support of the strategic placement of lighting from the Council- this will further enhance the safety and accessibility of the area, with the design contributing to support the council's policy.

Noise: The proposal will provide acoustic levels in accordance with local authority requirements.

## AMENITIES

A minutes' walk away finds an array of cafes/restaurants, supermarkets and retail stores along West End Road. The immediate area also boasts public parks and recreational facilities.

The site has a vast mixture of local amenities, making it an ideal location for most types of residential units with varied transport links, schools/colleges/university campus, shops and indoor/outdoor recreational spaces.

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## DESIGN PRINCIPLE AND SOLUTION

The proposed materials are mainly buff brick to be in keeping with the existing context and recessed attic floor of Dark Cladding.

The main entrance to the flats will be located at the front of the property with access from alleyway from either side of Poplars Close and High Street. Within the block, the circulation allows easy access to flats at all levels.

The proposal will be provided with washer-dryer facilities for the washing and drying of clothes. All floors between will be of adequate acoustic performance to comply with Building Regulations.

The Lifetime Homes Standards and Building Regulations Part M have been integral for the approach towards a holistic design. Consideration has been given not only to the potential residents of the properties but also any family, friends or guests who may visit. The design is inclusive for elderly people and very young children.

The proposal will provide new accommodation of appropriate size and layout. The unit will also experience good standards of outlook and natural light.

The scheme layout is sensibly planned with regards to entrance paths, refuse storage, footway widths and external circulation space.

The main entrances to the properties comply with Part M as they feature safe level thresholds. All pathways and entrances will be well lit.

Surface materials are to be firm, durable and slip-resistant in all weather.

The services will be levelled in line, (e.g. manhole covers etc.). External light fittings will be fitted to the entrance of the property and to the rear of the property for visibility and security. All fixtures and fittings externally and internally will be in accordance with the guidelines of Approved Document M of the Building Regulations 2004.

## SCALE

The proposal is of 2 storeys. It has been carefully designed to respect the relative heights of the adjacent properties by staying lower than them but being in-keeping with the character of the street scene. The material palette will make the architecture of the street more contemporary.

## LANDSCAPING

The sensitive approach to the redevelopment of the site will maintain the mature landscape character of the area and assist in protecting the privacy of the adjoining houses' amenity spaces.

## ENERGY CONSERVATION

All construction will be well insulated and provide heat retention to the current Building Regulations standard (to achieve the relevant SAP ratings). Thus, a combination of good insulation and design to maximise solar gain will encourage reduced energy use in the development and alleviate noise, and where possible, regard will be given to London Plan policies for renewable energy, energy conservation and sustainable drainage systems.

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## REFUSE AND CYCLES

Satisfactory provision is made within the scheme for storage of refuse and cycle stores. Bin stores are located at the front of the development near the main entrance and cycle stores have been accommodated at the rear, where the residents can easily get to. Recycling provision is also included within the refuse area.

## CONCLUSION

This layout has been carefully designed to provide a good quality environment for the new residents, whilst not having a detrimental impact on the amenities of existing residents of Poplars Close, or its character.

The proposal fits well within the streetscape in both respects enhancing the character and the area with its contemporary look.

**A & N ARCHITECTS LTD**  
**15th December 2022**