

Design and Access Statements

Nos. 12 & 14 Poplars Close
Ruislip
HA4 7BU

June 2023

Introduction

This application is for extending two existing bungalows into two 1½-storey buildings.

The existing bungalows provide two 2-bedroom residential units. The new buildings will provide four 3-bedroom residential units and transform two rather unaffordable houses into four affordable flats.

The bungalows were built in 2000 under planning application 51198/G/98/2455 and have not been externally changed since.

The site area is 432m² and the combined internal area of the bungalows is 131m².

A pre-planning application was made in 2021 as part of a feasibility study to establish if the site could be used more effectively.

Consequent to this a full application was submitted in 2023 under 51198/APP/2023/11. Although the planning case officer highlighted many positive merits of the application he nevertheless refused it mainly on the following grounds:

- Overlooking, loss of light and Bulk
- Flat roof and poor design
- Inadequate internal and external amenity spaces

This is a follow on application and it aims to address and try to resolve these concerns.

Design

To this end the following improvements are proposed:

- a 1½-storey gable-roof solution with a low eaves height of 4.5m compared to existing of 2.6m, a change of 1.9m (figure 1),
- the westerly walls are kept the same length as existing (figure 2),
- the easterly walls are extended at the front by 1.38m (Figure 2) and will be sitting aback from the site's western boundary by 3.5m.
- to address any overlooking concerns, the first floor windows at the northern elevation consist of a lower and an upper parts. The lower part extends up to 1.8m from its respective room floor and will be of obscure glazing to Level 3 on Pilkington

Scale. This solution will also allow for safe fire escape and natural light to their respective bedrooms (Figure 3),

Overlooking is further mitigated by locating the Lounge/Kitchen away from the North and West walls.

- a detailed shadow analysis suggests the proposal's relatively low profile design will have no to insignificant impact on shadowing in respect of the neighbouring residential properties – see the Shadow Analysis section.

- internal space is meticulously laid out as to be attractive and practical. Each flat will have one double and two single bedrooms, making the units' classification 3b4p under Local Plan Part 2 Policy DMHB 16 (Table 1) and Technical Housing Standards – Nationally Described Standard March 2015 and as such are fully compliant to the stated policies.

- external amenity space meets and for three of the flats well exceeds the requirement set out in Local Plan Part 2 Policy DMHB 18 (Table 1).

- External materials sympathetic to Poplars Close will be used throughout. The choices are explained in the Heritage Statement.

- the build and details will naturally conform to the latest Building Regulations particularly with regard to insulation and fire safety.

- in order to help with the environment any material from existing build that could be re-utilised will be reused including the side walls. Preference will be given to materials with green and sustainable credentials.

- Notwithstanding the rather unattractive, substantial and overbearing utility like buildings surrounding the site on three sides (Photos1, 2 and 3 and Aerial View 1) the proposed design will offer an attractive transition by reducing the impact of these utilitarian buildings particularly when viewed from Poplars Close and at the same time helping with housing in the local area.

Access

The site is exceptionally conveniently located and within couple of minutes of walking distance to the local bus services on the High Street and about five minutes to the Ruislip Underground station serving Metropolitan and Piccadilly lines.

The site can be accessed from two directions. From the north, through an alleyway that connects up with Poplars Close or the High Street. From the south, pedestrian or car access is via Princess Lane and through a set of electrically operated gates.

The existing two separate entrance gates opening onto the alleyway will be replaced with one common entrance through an attractive wooden gate 900mm wide.

Entrance doors to the main buildings will be 100cm wide and fully glazed as to provide improved general access and light.

There are four car parking spaces available to the existing bungalows that will continue to serve any future development (Photo4).

Each residential unit will have a car charging point as well as two dedicated bicycle parking spaces.

There are Tesco Express, Sainsbury Local and Waitrose Supermarket all within five minutes walk.

There is a nursery adjacent to the site and many schools in the neighbouring areas.

There are over 5 hospitals and clinics within 30 minutes drive of the site.

Closing remarks

The existing bungalows are at odds with two-storey residential houses on the Poplars Close and adjacent overpowering utilitarian looking buildings but more importantly make inefficient use of the plots of land they sit on particularly considering their immediate proximity to the High Street and the Underground Station. The proposal will potentially double up and extend on existing use and allow four families to enjoy the easily reached amenities of the area.

The proposal will transform two rather unaffordable houses to four reasonably affordable flats.

The proposal will enhance the alleyway and improve the view from Poplars Close by providing a much needed screening and softening up of substantial utilitarian buildings behind them.

The 1½-storey gable roof design by its virtue has a relatively small bulk and will sit comfortably on the alleyway and will enhance and benefit the Ruislip Village Conservation Area.

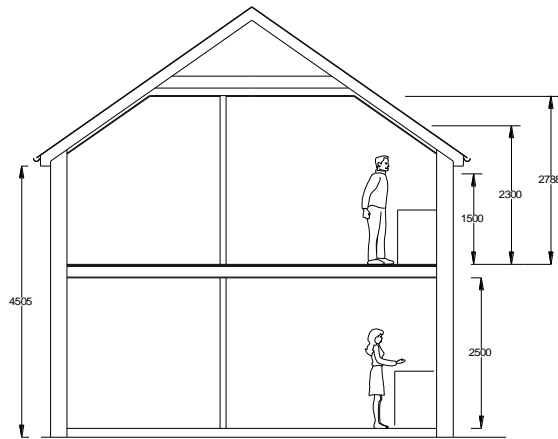


Figure 1

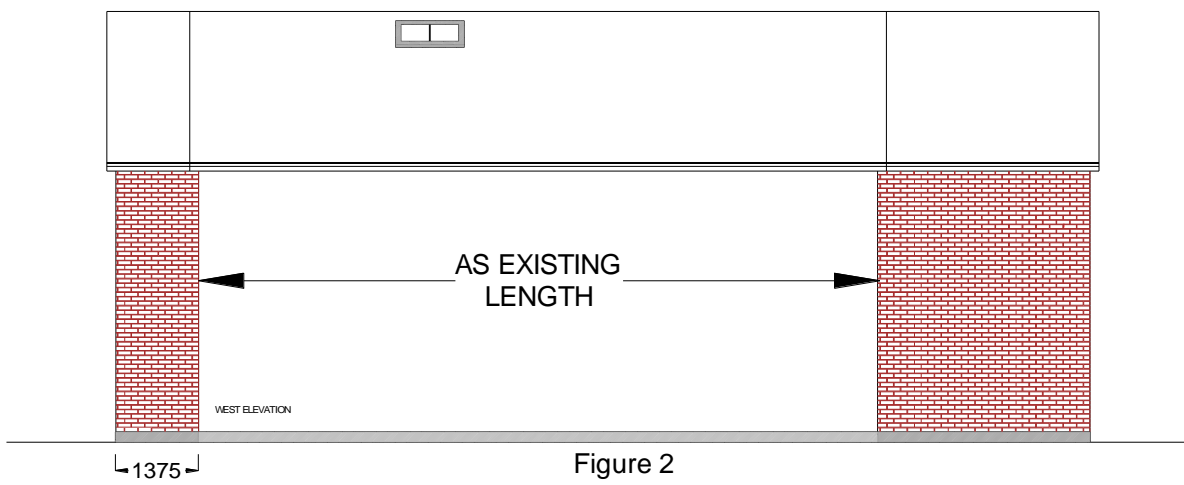
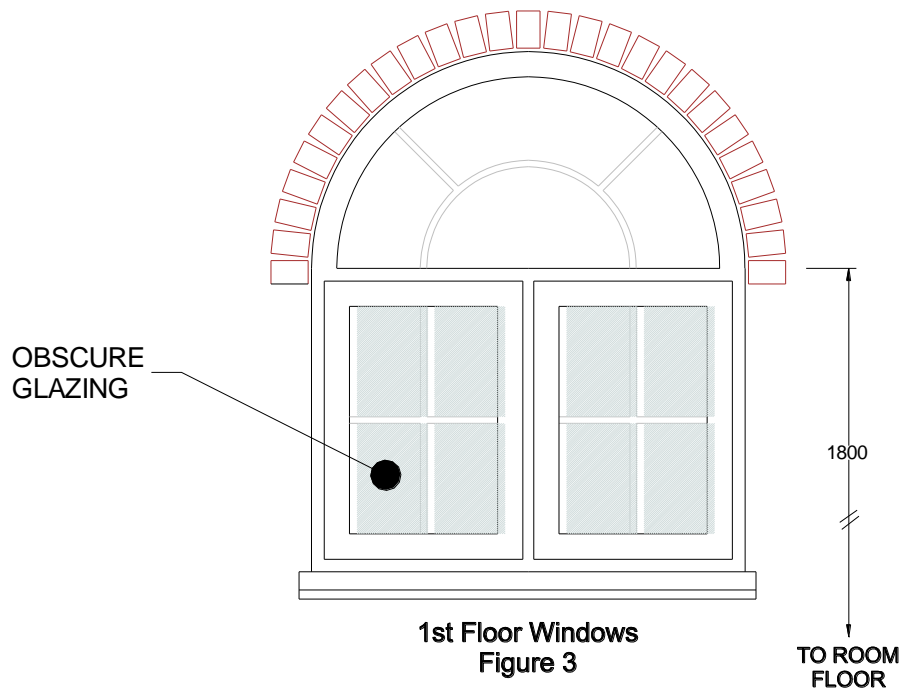


Figure 2



1st Floor Windows
Figure 3

	FLAT			
	12A	12B	14A	14B
Planning policy category	3b4p	3b4p	3b4p	3b4p
Total internal area	76.4	75.6	76.4	75.6
% of area above 2.3m	100.0	75.9	100.0	75.9
Bedroom 1 area	15.6	15.3	15.6	15.3
Bedroom 2 area	11.2	11.2	11.2	11.2
Bedroom 3 area	8.6	8.5	9.4	9.2
Lounge/kitchen area	25.4	25.0	24.3	23.9
Bathroom area	5.1	5.1	5.1	5.1
Storage area	2.6	2.6	2.6	2.6
Hallway area	6.2	6.2	6.4	6.4
Outside amenity area *	56.7	45.0	44.0	32.8
Car parking spaces	1	1	1	1
Bicycle parking spaces	2	2	2	2
General refuse bins	1	1	1	1
Areas are in M ²				
* Excluding bicycle storage area and the bins				

Table 1



Photo 1: South and East of the Application Site
seen on the left, fenced with the trees



Photo 2: West of the Application Site (Courtesy of Google Earth)



Photo 3: East of the Application Site
Seen left fenced with the trees



Photo 4: Existing parking arrangement



Aerial View 1
(Courtesy of Microsoft Bing Map)