

Design and Access Statements

No. 14 Poplars Close
Ruislip
HA4 7BU

April 2025

Introduction

This application is for converting an existing bungalow into a one-and-a-half storey house by extending the roof and rear of the existing bungalow.

The existing bungalow provides 2 bedrooms. The proposed extended house will provide 3 bedrooms and an open plan kitchen, diner and lounge.

The bungalow was built in 2000 under planning application 51198/G/98/2455 and has not been externally changed since.

The site area is about 193m² and the existing gross internal floor space is about 66m². The proposed design will extend this floor space to 138 m².

A recent precedent of bungalow conversions was granted this March for no. 79 Halford Road, Hillingdon under planning reference 43170/APP/2024/2253 (Figure 1).

Design

The following key design features are proposed:

- a 1½-storey gable-roof solution with a low eaves height of only 3.46m compared to existing of 2.65m, a change of 0.81m (Figure 2),
- the rear wall recess is extended to match existing wall, minimising rear garden amenity space reduction (Figure 3).
- to address any overlooking concerns, for nos. 8 and 10, no first floor windows are proposed facing these properties.
- 25° and 45° analyses suggest the proposal's relatively low profile design will have no significant loss of light impact in respect of the neighbouring residential properties (Figures 4 and 5).
- internal space is meticulously laid out as to be attractive and practical. The proposed house will have two double and one single bedrooms, making it classification 3b5p 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 well exceeds the requirement set out in Local Plan Part 2 Policy DMHB 18 (Table 1).

- External materials to match existing bungalow.
- 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 (Photos 1, 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 3-bedroom 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 entrance gate opening onto the alleyway will be replaced with an attractive wooden gate 900mm wide.

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

The new house will have a dedicated 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 bungalow is 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 plot of land it sits 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 a family of four to enjoy the easily reached amenities of the area.

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.

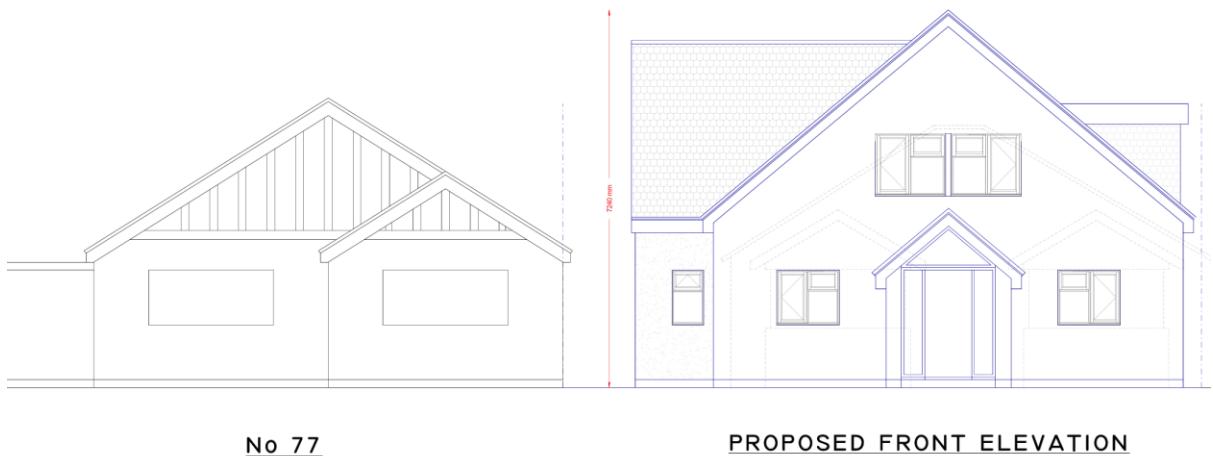


Figure 1. Recent bungalow conversion at No. 79 Halford Road, Hillingdon

(planning reference 43170/APP/2024/2253)

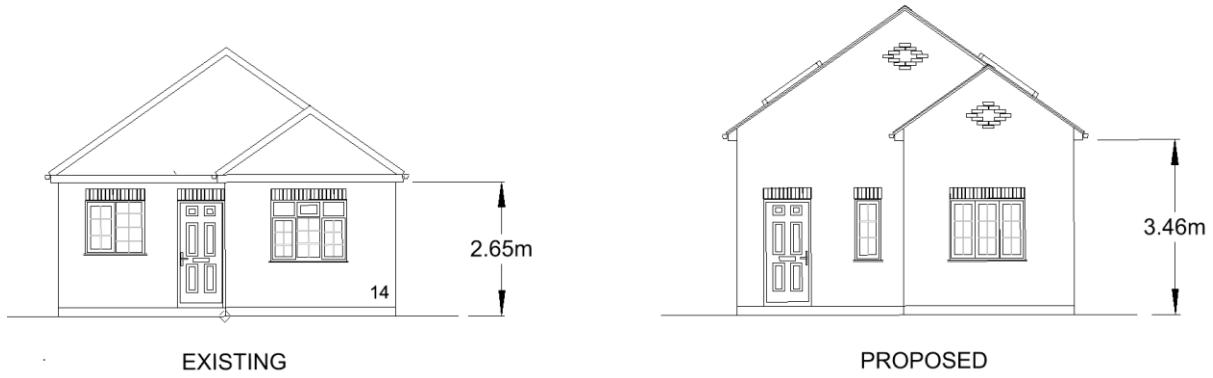


Figure 1. Eves heights – Existing (left) v Proposed



Figure 2. Proposed rear extension – shown in x-hatch

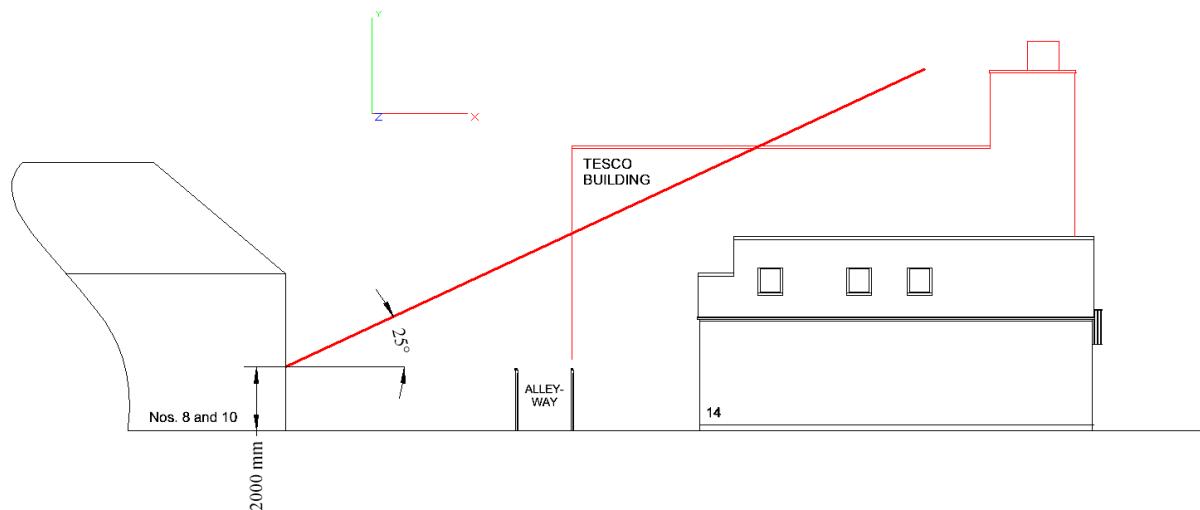


Figure 3. 25° Rule in relation to the neighbouring houses nos. 8 and 10

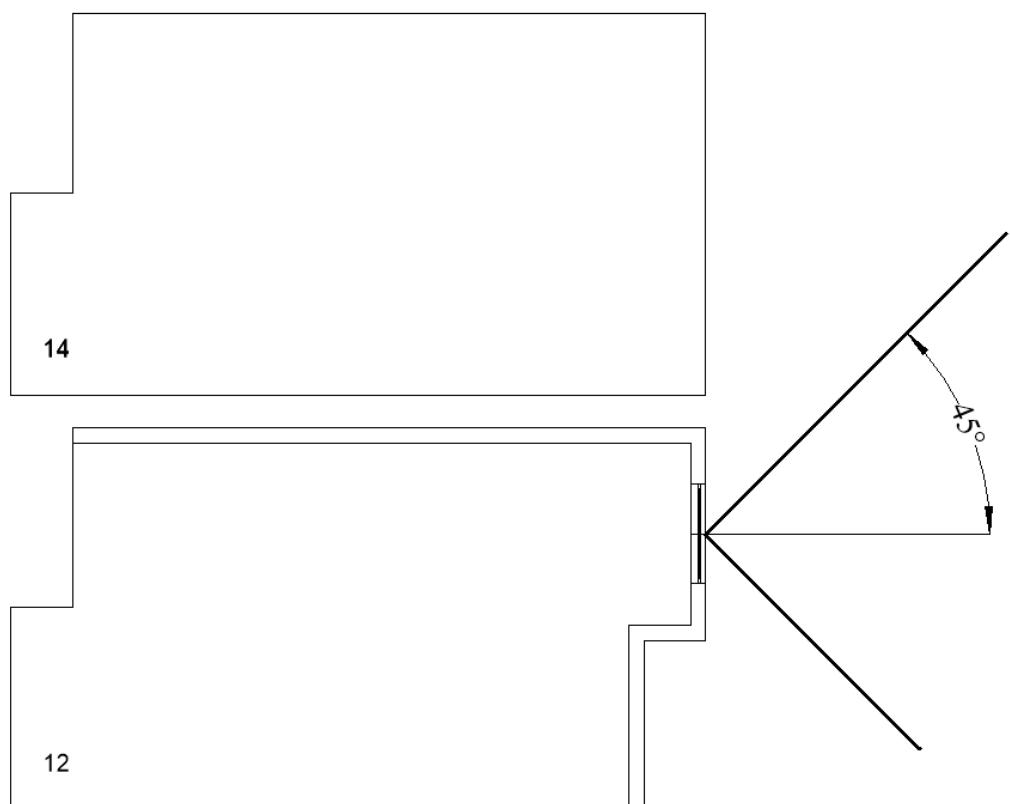


Figure 4. 45° Rule in relation to the neighbouring house no.12

Technical housing
standards'
categorisation 3b5p

Total Gross Internal
area 138

% of area above 1.5m 116

Bedroom 1 area 26
Bedroom 2 area 12.5
Bedroom 3 area 10.8

Built in storage area 3.3

Outside amenity
area* 96

Car parking spaces 2
Bicycle parking spaces 2
General refuse bins 2

All areas are in M²

* Excluding bicycle storage, the bins and parking areas

Table 1. Proposed floor spaces



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

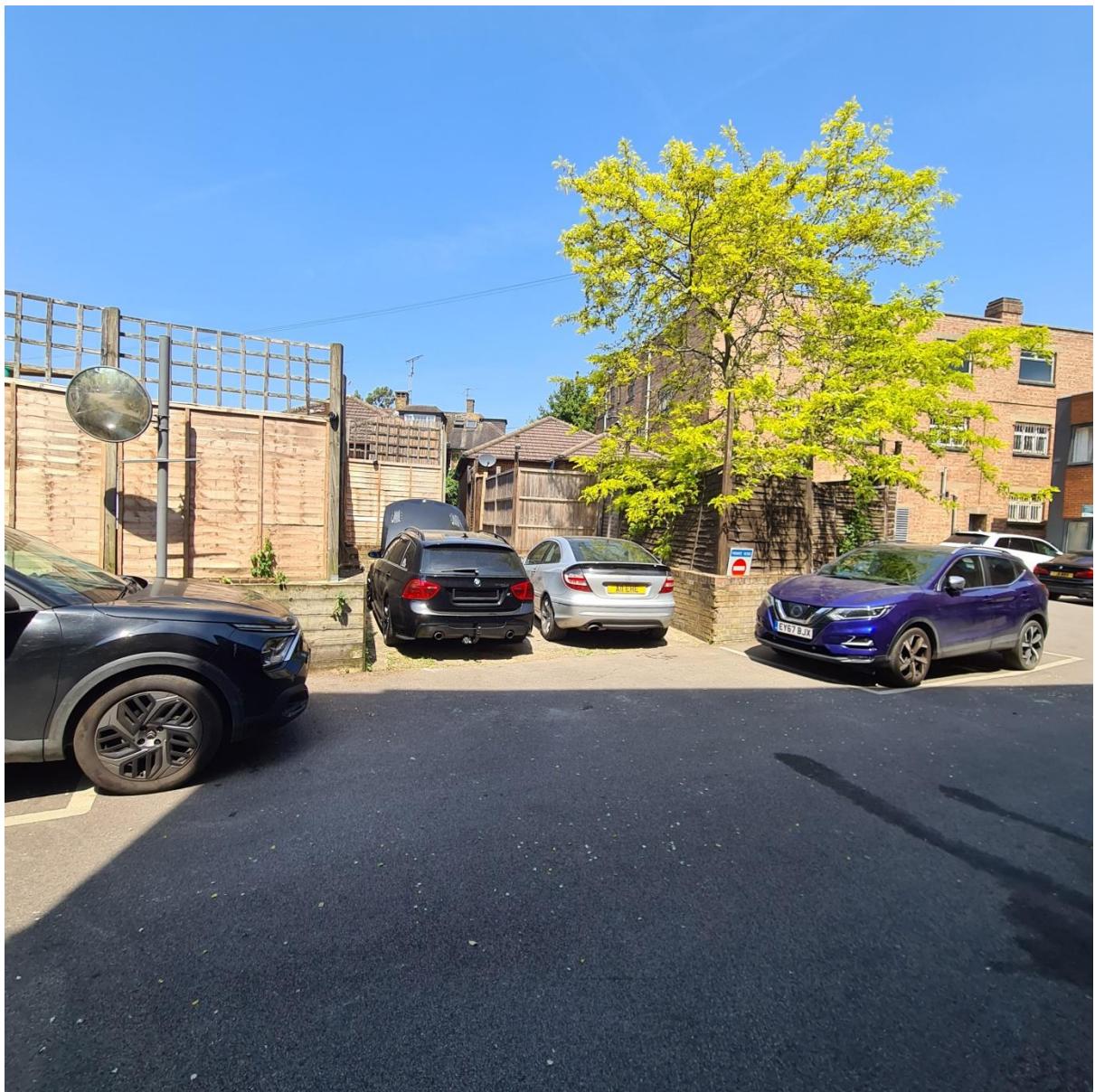


Photo 4: Existing parking arrangement



Aerial View 1
(Courtesy of Microsoft Bing Map)