

Barn Hotel, Ruislip

Design & Access Statement - Addendum
April 2026

Aros

Introduction



This Design and Access Statement Addendum has been prepared to support the revised proposals for the redevelopment of the Barn Hotel site in Ruislip.

The site occupies a prominent position within a predominantly residential suburban context and contains a number of designated heritage assets, including listed barn structures which contribute significantly to the character and historic identity of the area. The proposals seek to deliver a high-quality residential development that responds sensitively to this heritage setting, while making more efficient and coherent use of the site.

The scheme has evolved through a detailed review of the previous proposals, alongside pre-application engagement with the Local Planning Authority. This process has identified key issues relating to layout, permeability, townscape response, and the quality of the public realm, all of which have informed the design development presented within this document.

The revised proposals aim to:

- Create a legible and well-connected layout with improved pedestrian permeability;
- Enhance the setting of the listed buildings through careful massing, separation, and landscape design;
- Establish a coherent and high-quality architectural language across the development;
- Provide active frontages and natural surveillance to improve safety and usability of the public realm;
- Deliver a balanced and contextual response to scale, height, and neighbouring residential properties.

The following document sets out the design rationale underpinning the proposals and demonstrates how the scheme has responded positively to both site constraints and opportunities, as well as feedback received through the design development process.

Previous Scheme Analysis

(By Different Design Team)

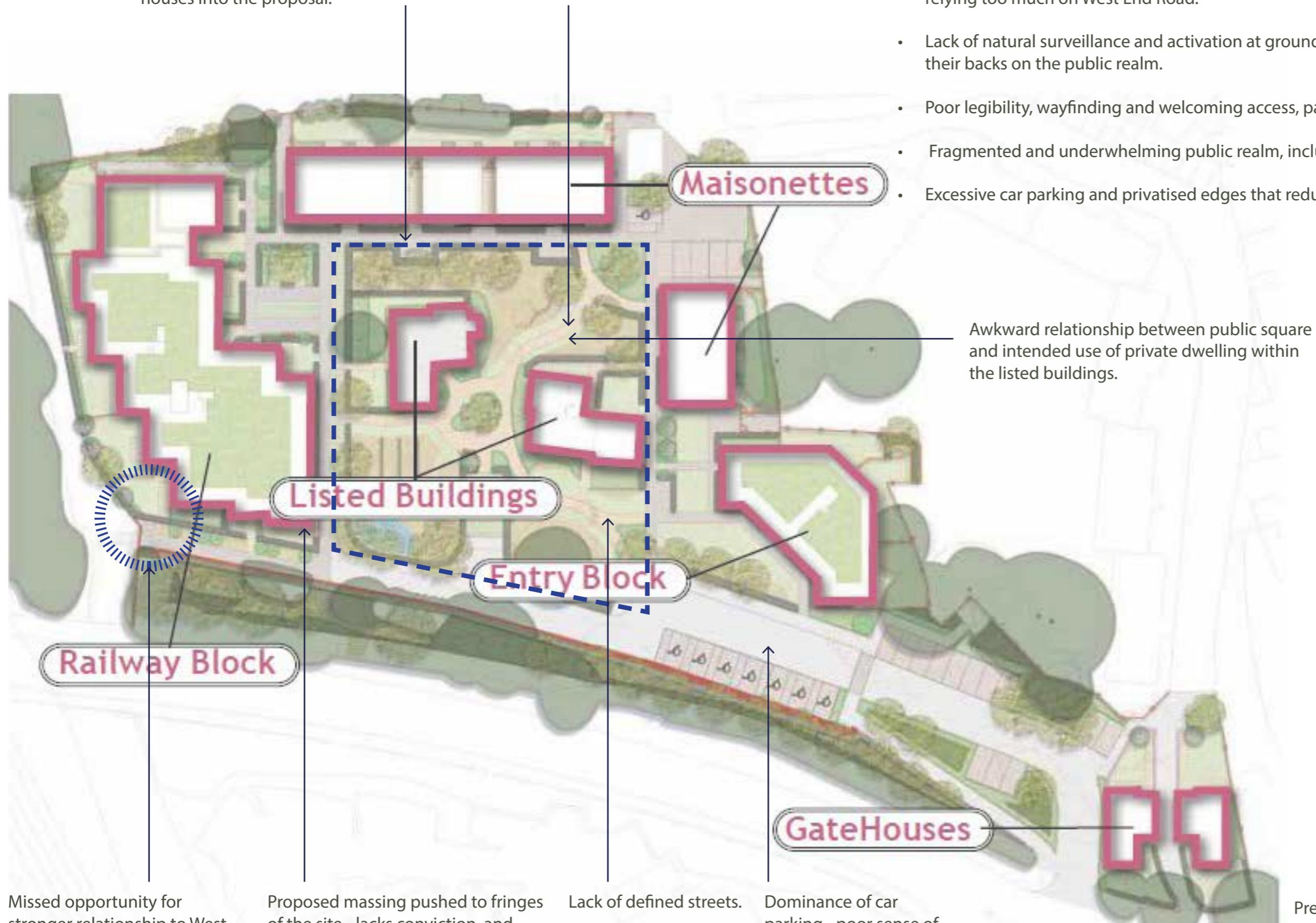
Critique - Previous Site Plan (By others)

Listed buildings are left isolated in the middle of the site, surrounded by public access routes. New scheme looks to integrate the listed houses into the proposal.

No clear delineation between private amenity for the listed homes, and public space.

Summary of Council's feedback on previous scheme:

- Lack of permeability and pedestrian connectivity, especially neglecting the northern alleyway and relying too much on West End Road.
- Lack of natural surveillance and activation at ground level, where private gardens and bedrooms turn their backs on the public realm.
- Poor legibility, wayfinding and welcoming access, particularly at key entrance points.
- Fragmented and underwhelming public realm, including the "Heritage Square."
- Excessive car parking and privatised edges that reduce inclusivity and visual connectivity.



Awkward relationship between public square and intended use of private dwelling within the listed buildings.

Missed opportunity for stronger relationship to West End Road, lacking a sense of arrival on approach from the train station.

Proposed massing pushed to fringes of the site - lacks conviction, and results in a missed opportunity for placemaking.

Lack of defined streets.

Dominance of car parking - poor sense of arrival.

Previous Scheme by others.
Image taken from the Design and Access Statement
September 2024

Critique - Scale & Massing (By others)

In our critique of the previous scheme, we don't consider that there are issues with the building heights in principle, it is more in how these buildings are positioned and how they relate to the surrounding context. Introducing varied massing, stepping forms, respectful separation distances, and a more contextual street-based structure lessens the impact of the new development.

Summary of Council's feedback/ main points of concern:

- Visual Dominance and Overdevelopment
- Lack of Sensitivity to Context
- Overlooking and Inadequate Separation Distances
- Overreliance on Height Without Justification
- Missed Opportunity for Ground-Level Quality and Integration



Critique - Architectural Design (By others)



Figure 4.9: Maisonettes Fronting Heritage Square



Figure 4.10: Gate Houses Signifying Entrance



Figure 4.11: Listed Oak Room & Leaning Barn



Figure 4.12: Listed Farm House



Figure 4.11: Listed Oak Room & Leaning Barn



Figure 4.12: Listed Farm House



Figure 4.13: Railway Block Facing Heritage Square

We consider the architectural response of the previous scheme to be a missed opportunity. The proposal appears bland, lacking character and quality in its composition and materiality. There is no strong identity or sense of place.

We agree with the council's feedback on this scheme; the main points are summarised as follows:

Lack of Variation and Articulation

- Blocky, repetitive, and monotonous elevations, lacking variation, architectural detailing, and rhythm.
- The design was seen as bland and utilitarian, resembling standard house-builder products prioritising cost over quality.

Top-Heavy Appearance

- The use of dark brick elements at the top of buildings made them appear disproportionate and exacerbated their visual dominance.

Disruption to Street Rhythm

- The proposed Gate Houses were criticised for disrupting the existing street pattern, creating an incongruous urban grain and typology.

Overall Lack of Architectural Quality

- The scheme was judged as simplistic and poorly integrated, failing to respond to either the site's immediate context or the character of the heritage setting.

Design Development & Consultation

Design Response



The design response for the Barn Hotel site has been informed by a detailed understanding of the site's unique characteristics, including its heritage assets, landscape setting, and relationship to the surrounding residential context.

The proposals have been developed through an iterative process, responding to both a critical review of the previous scheme and ongoing dialogue with the Local Planning Authority. This has led to a clear design strategy focused on placemaking, legibility, and the sensitive integration of new development within a historic setting.

At the heart of the approach is the ambition to transform the site from a fragmented and inward-looking layout into a cohesive and outward-facing residential environment. The revised masterplan seeks to introduce a more structured and legible arrangement of buildings and spaces, establishing clear routes, defined edges, and a hierarchy of public and private realms.

A key principle has been the careful treatment of the listed buildings. Rather than isolating these heritage assets within undefined open space, the proposals seek to integrate them meaningfully into the layout, reinforcing their prominence while providing appropriate setting, separation, and opportunities for appreciation.

The design also prioritises permeability and connectivity. New pedestrian routes are introduced and strengthened to improve movement through the site and better connect it with the surrounding neighbourhood, including links towards Ruislip Underground Station and adjacent residential streets.

The scale and massing of the development have been carefully considered to respond to both the immediate context and the wider townscape. Buildings are arranged to provide a transition in height, ensuring a comfortable relationship with neighbouring properties while maintaining an efficient and viable layout.

Architecturally, the scheme adopts a contemporary approach that draws from the local vernacular without resorting to pastiche. A consistent and high-quality material palette, combined with a clear and rational building form, establishes a strong identity for the development while respecting the character of the area.

Overall, the proposals aim to deliver a well-balanced scheme that:

- Enhances the setting of the listed buildings;
- Creates a legible and connected layout;
- Provides high-quality residential accommodation;
- Establishes a strong sense of place through coherent urban design and architecture.

Key Drivers

OVERVIEW

The design has been shaped by a series of key drivers that respond to the site's constraints and opportunities, including heritage assets, existing landscape features, movement patterns, and surrounding residential context. These drivers have informed the evolution of the masterplan, ensuring that the proposals are both responsive and coherent.

STEP 1 – PARAMETERS








The initial stage of the design process focused on establishing the fixed parameters of the site, which form the foundation for all subsequent design decisions.

Key constraints include the retention of the listed barn buildings, which represent important heritage assets and contribute significantly to the identity of the site. In addition, a number of existing mature trees are to be retained, shaping the developable areas and informing the spatial structure of the proposals. Existing infrastructure, including the sewer alignment, has also been considered and accommodated within the design.

These parameters define a clear framework for development, within which new built form is carefully arranged to respect both heritage and environmental constraints while maximising the potential of the site.



KEY:

-  Application site
-  Listed buildings to be retained
-  Outline of previous scheme
-  Section of existing sewer to be re directed
-  Diverted Sewer
-  Trees to be retained
-  Sun path

Key Drivers

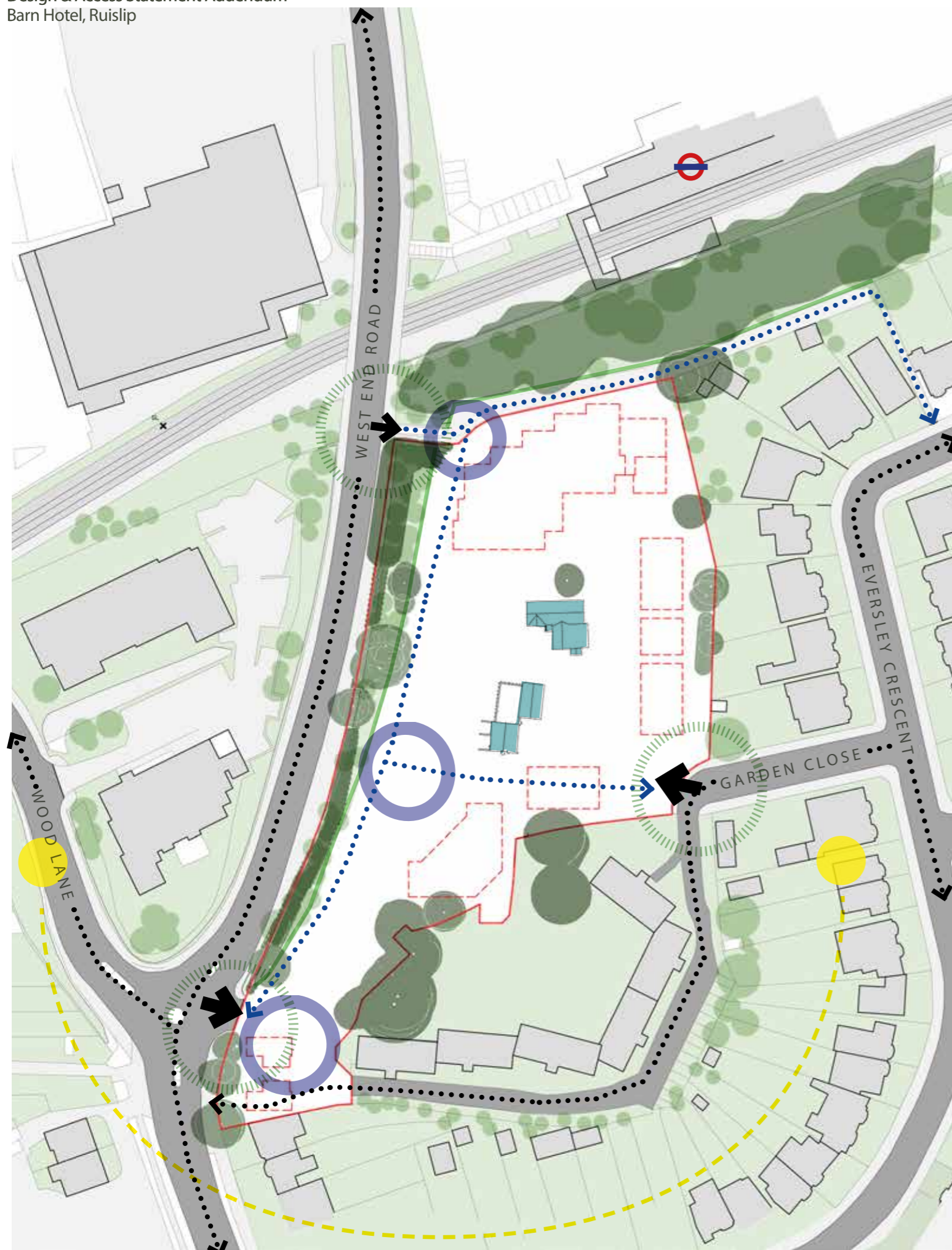
STEP 2 – ACCESS & MOVEMENT

Movement and connectivity have been key drivers in the development of the masterplan. The proposals establish a clear and legible network of routes, improving both vehicular and pedestrian access across the site.










Primary access points are located from the east and west. A series of pedestrian routes connect through the site, linking key destinations and creating a permeable and accessible environment.

The layout also responds to the site's proximity to Ruislip Underground Station, reinforcing pedestrian connections towards the north and encouraging sustainable modes of transport. Key nodal points are introduced within the development to aid wayfinding and create moments of activity and interaction.

Overall, the movement strategy supports a more connected and user-friendly environment, addressing previous concerns regarding legibility and accessibility.



KEY:

-  Application site
-  Listed buildings to be retained
-  Outline of previous scheme
-  Site Entrance
-  Arterial Roads
-  Pedestrian Links
-  Sun path
-  Key nodal points
-  Ruislip Tube Station

Key Drivers

STEP 3 – DEVELOPMENT PLOTS

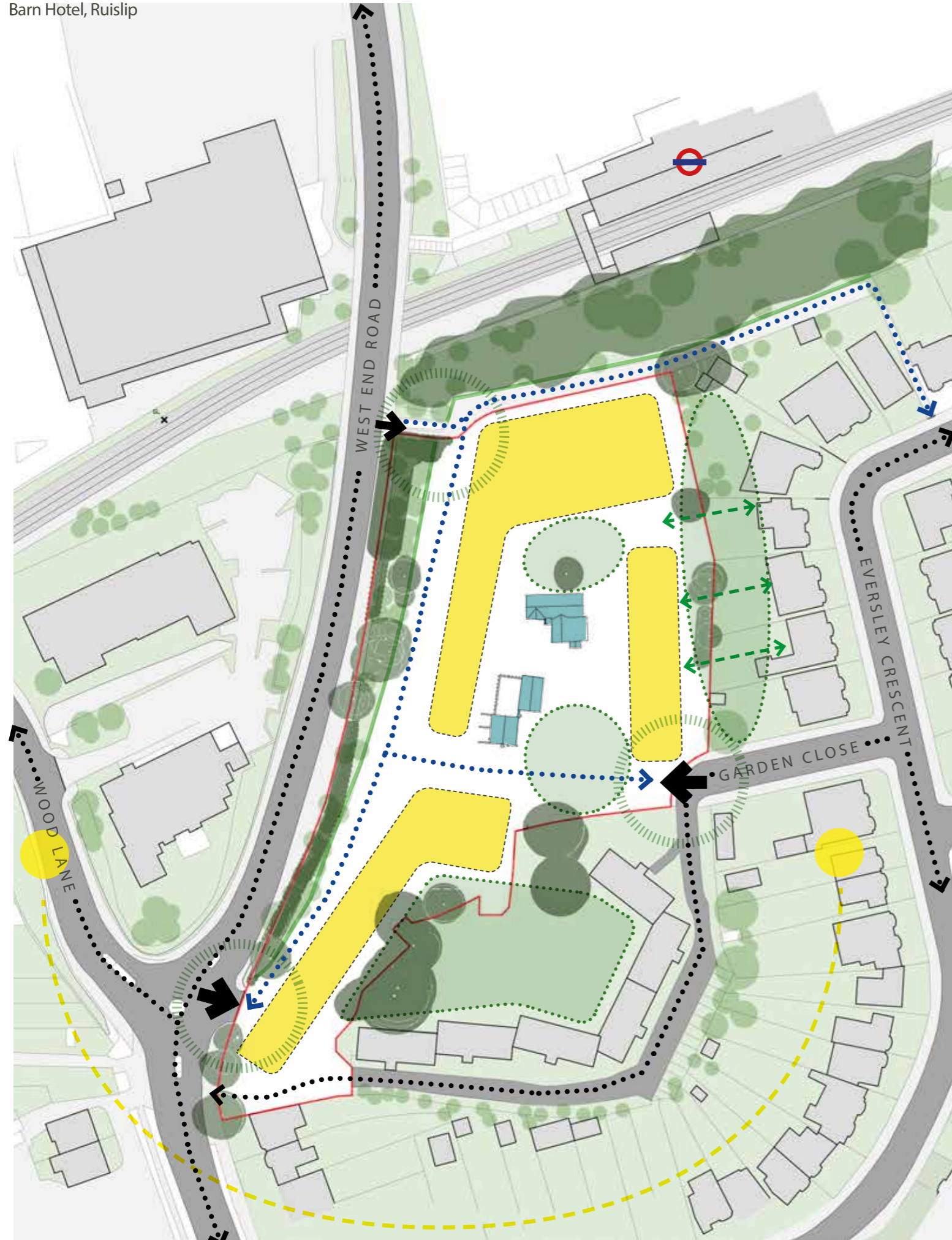
The site is structured into a series of broad development zones, establishing the overall spatial framework for the scheme.










At this stage, the diagram identifies the principal areas of built form in response to key constraints, including the position of the listed buildings, retained trees, and relationships with neighbouring properties. This zoning approach allows the development to be organised in a clear and logical manner, while maintaining flexibility as the design evolves.

The distribution of these zones has been considered to ensure appropriate relationships with surrounding residential properties, maintaining acceptable levels of privacy, outlook, and daylight. It also establishes the foundation for a more varied and articulated arrangement of buildings across the site.

Within these zones, the built form is later refined into smaller elements, allowing the scheme to respond more closely to the surrounding grain and to create a more human-scaled environment. This layered approach, from strategic zoning to more defined building forms, ensures that the development remains both coherent and contextually responsive.

The zoning strategy also identifies key corner conditions and areas of opportunity, helping to structure the layout and inform the placement of amenity spaces and routes through the site.



- KEY:**
-  Application site
 -  Listed buildings to be retained
 -  Development plots
 -  Site Entrance
 -  Pedestrian Links
 -  Visual permeability
 -  Open green spaces
 -  Sun path
 -  Ruislip Tube Station

Key Drivers

STEP 4 – PERMEABILITY & OPEN SPACE

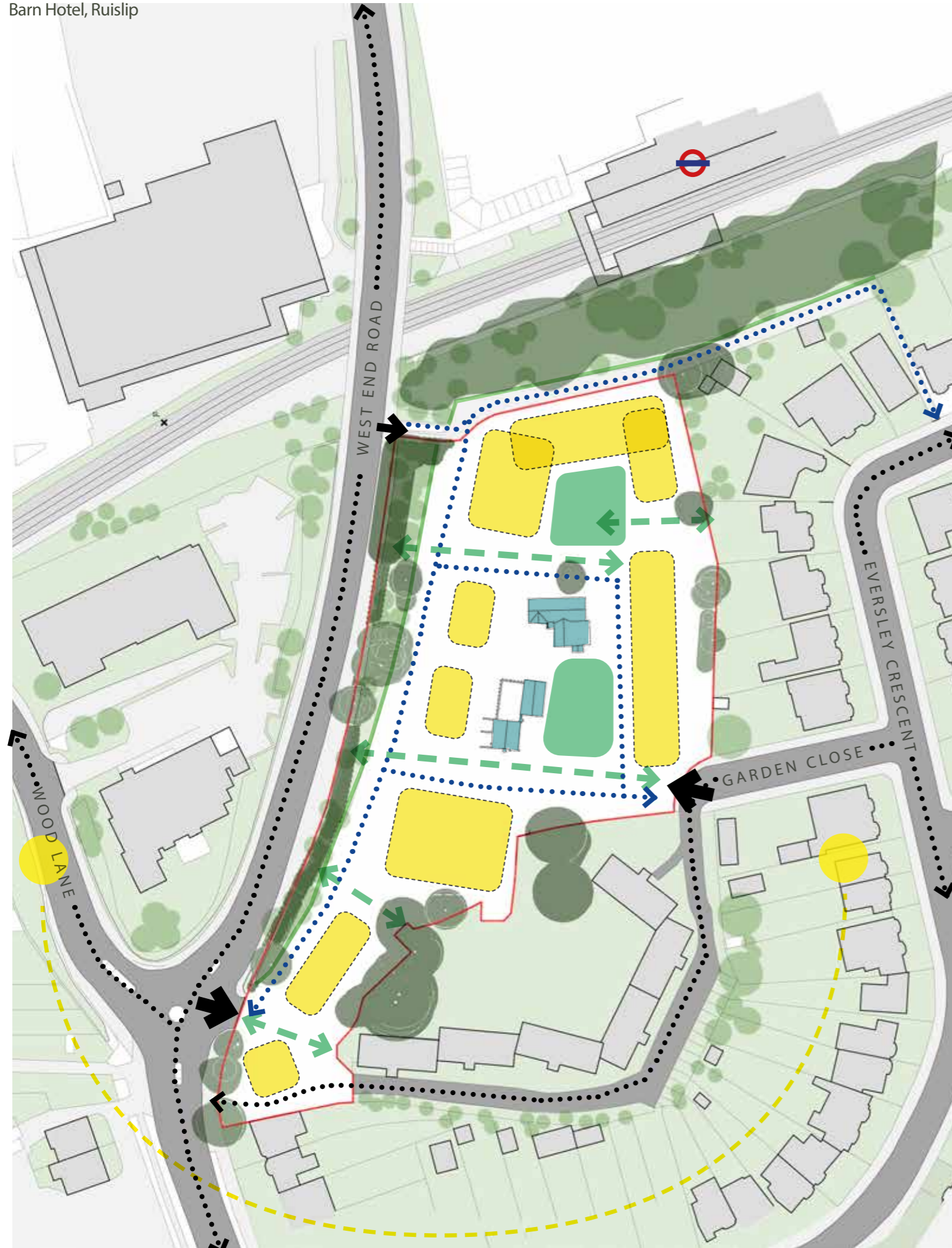
Permeability and the provision of high-quality open space are central to the design approach. The revised layout introduces both visual and physical connections across the site, replacing the fragmented and inward-looking arrangement of the previous scheme with a more open and integrated environment. These connections enhance legibility and allow for clear sightlines through the development, contributing to a greater sense of safety and accessibility.

The structure established by the development zones is further refined into a series of smaller building elements, allowing routes and spaces to be more carefully defined. This finer grain of development supports increased permeability, enabling movement through and around the site in a way that feels natural and intuitive.



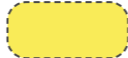






Open spaces are distributed throughout the site as part of this structure, forming a network of green and communal areas that are closely integrated with the built form. This approach ensures that spaces are well-overlooked, usable, and connected, rather than residual or undefined.

The landscape strategy reinforces these spaces, providing a cohesive setting for the development while supporting biodiversity and contributing to the overall quality of the environment.

Together, these elements create a balanced and well-connected layout that responds positively to both the needs of residents and the wider context



KEY:

-  Application site
-  Listed buildings to be retained
-  Development plots
-  Site Entrance
-  Pedestrian Links
-  Visual permeability
-  Landscaping
-  Sun path
-  Ruislip Tube Station

Design Development & Consultation



View from street

Pre Application August 2025

Council's Initial Feedback:

- Alternative approach to site layout welcomed
- Arrangement/positioning of Block K considered successful
- Consideration of treatment/connectivity between northern pedestrian route and Block K
- Principle of flatted blocks accepted with improved natural surveillance
- Overall massing principles accepted
- Greater height on Block K could be explored
- Eastern side of Block K should be lowered from 4 to 3 storeys
- Approach to the architectural treatment welcomed
- Design moving in the right direction
- Would benefit from simpler, more rationalised roof forms
- Dormer windows too top heavy

 Council's Comments



Proposed Site Plan - Sketch

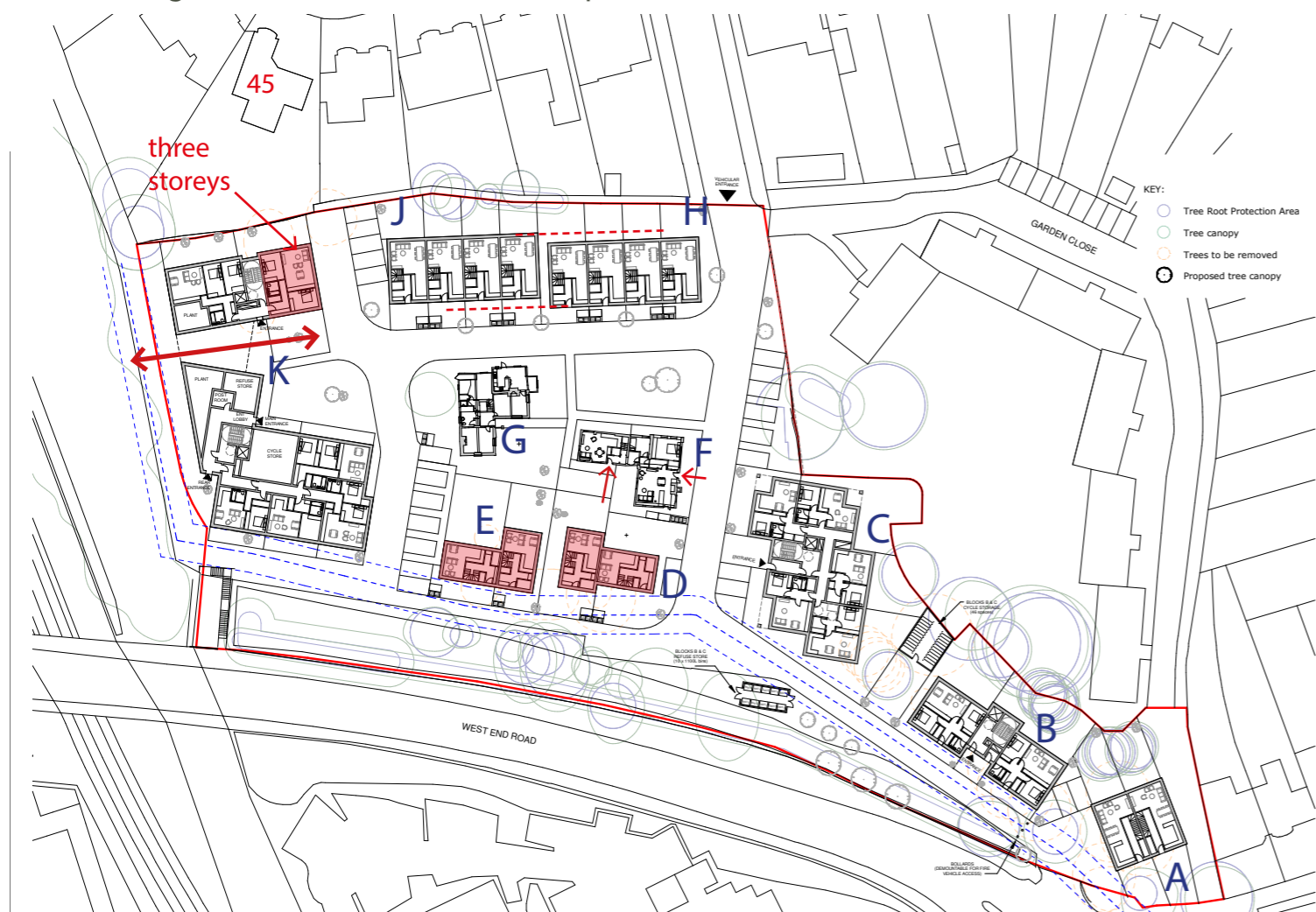


Proposed Aerial View - Massing

Design Development & Consultation



View looking north within the barn development



Proposed Site Plan

Pre Application December 2025

Council's Feedback from November 2025 Pre-app:

- North-South opening on ground level of block K deemed unnecessary and potentially creates opportunity for antisocial behaviour.
- Team urged to rethink the relationship between 45 Eversley Crescent and east side of block K, possibly by reducing the east side by one storey with lost area added on the west side.
- Staggering of H and J houses deemed unnecessary.
- Footprints of blocks D and E could better compliment those of the listed buildings.
- Leaning barn layout to provide both entrances from the front of the building rather than the rear.
- Farmhouse layout to improve to highlight the listed building's features.

 Council's Comments



Proposed Aerial View

Proposed Layouts

Block Strategy:

- Blocks arranged to create perimeter definition while maintaining openness within the site
- Taller elements positioned away from sensitive boundaries
- Lower elements mediate scale towards neighbouring residential properties

Proposed First Floor Plan



KEY POINTS

- Efficient and rationalised layouts maximise usable residential accommodation while maintaining good levels of daylight and outlook.
- Building footprints aligned vertically to ensure structural efficiency and clarity of form.
- Clear stacking of cores and circulation routes improves legibility and wayfinding.
- Arrangement of units supports a mix of dwelling types, contributing to a balanced residential community.
- Upper floor massing reflects the stepped and varied form of the development, reducing perceived bulk.
- Careful positioning of windows and balconies minimises overlooking and maintains appropriate privacy between dwellings and neighbouring properties.

Proposed Third Floor Plan



Proposed Roof Plan



KEY POINTS

- Roofscape designed as an integrated “fifth elevation,” responding to views from surrounding buildings.
- Plant and lift overruns located discreetly to minimise visual impact.
- Variation in roof forms contributes to a more articulated and visually interesting skyline.
- Roof design supports the overall massing strategy, helping to break down the scale of the development.
- Opportunities for sustainable features (e.g. PV panels or green roofs, if applicable) can be incorporated without compromising design quality.

Accommodation Schedule

All apartments meet the minimum space requirements in accordance with the Nationally Described Space Standards, and are exceeded where possible. Seven units are designed to Regulation M4(3) of Approved Document Part M to provide 10% wheelchair user units.

All units benefit from external amenity space which comply with the space standards as set out in the London Plan 2021.

Block	No of storeys	Unit	Unit Area (m ²)	Unit Type					NIA (m ²)	GIA (m ²)	No of units	
				1 Bed	2 Bed		3 Bed					4 Bed
					3 Person	4 Person	4 Person	5 Person				
A	2	01	112					1	224	228	2	
		02	112					1				
B	4	G01	71		1				568	728	8	
		G02	71		1							
		101	71		1							
		102	71		1							
		201	71		1							
		202	71		1							
		301	71		1							
		302	71		1							
C	3	G01	56	1					864	1115	15	
		G02	55	1								
		G03	52	1								
		G04	50	1								
		G05 (Accessible)	63	1								
		101	74		1							
		102	55	1								
		103	52	1								
		104	50	1								
		105 (Accessible)	63	1								
		201	74		1							
		202	55	1								
		203	52	1								
		204	50	1								
		205 (Accessible)	63	1								
B&C refuse and cycle store								NA	48	NA		
D	2	01	92			1			186	190	2	
		02	94			1						
E	2	01	94			1			188	192	2	
		02	94			1						
F	1-2 (listed)	01	73		1				138	142	2	
		02	65		1							
G	1-2 (listed)	01	194					1	194	194	1	
H	2	01	102					1	816	853	8	
		02	102					1				
		03	102					1				
		04	102					1				
		05	102					1				
		06	102					1				
		07	102					1				
		08	102					1				
K	4	G01	61		1				1951	2778	31	
		G02	69		1							
		G03	71			1						
		G04	72			1						
		G05	50	1								
		G06	50	1								
		G07 (Accessible)	58	1								
		101	61		1							
		102	69		1							
		103	73			1						
		104	73			1						
		105 (Accessible)	58	1								
		106	71			1						
		107	72			1						
		108	50	1								
		109	50	1								
		201	69		1							
		202	73			1						
		203	73			1						
		204 (Accessible)	58	1								
		205	71			1						
		206	72			1						
		207	50	1								
		208	50	1								
		301	73			1						
		302	53	1								
		303 (Accessible)	58	1								
		304	71			1						
		305	72			1						
		306	50	1								
307	50	1										
Unit Type Total					7	23	4	10	1			
Grand Total				5129	26	30	14	1	5129	6468	71	

Landscape Design & Biodiversity

Proposed Landscaping Strategy - TLP

The Existing Site

The landform of the majority of the site is generally flat, with changes in levels accommodated by varying retaining wall features and sloping ground located along the western boundary.

The site is reasonably well vegetated, with moderate tree canopy coverage, predominantly located to the western and southern boundaries of the site as well as the centre of the site. A well-established native hedgerow with trees is located along the western boundary adjacent to West End Road. Planting within the centre of the site is predominantly ornamental and associated with the grounds of the hotel. These ornamental features include two ponds with fish. The site is generally well contained, with close board timber fencing located along the southern and eastern site boundaries. A walled area of hardstanding is located along the northern boundary, with a pedestrian gate, providing access to the public footpath to the north of the site.

Visibility of the Site

The site is generally well screened by the native hedgerow located along the western boundary of the site, preventing views from the majority of West End Road into the site.

The roofs of some existing buildings are visible from the West End Road, from the railway bridge crossing which is located at an elevated position. The facades and roofs of some existing building within the site are visible to users of Garden Close, to the east of the site. Buildings within the site are visible from some of the properties off Eversley Close, as well as the apartments off Garden Close. An existing wall along the northern boundary of the site prevents views into the site from the adjacent public footpath and provides separation between the site and footpath.

Landscape strategy

The Landscape Strategy of the site aims to create a development that provides an attractive and appropriate character and setting for the proposed residential development and existing listed properties which are to be retained.

Additional aims of the strategy include:

- Retention of existing native tree, shrub and hedgerow planting where possible
- Strengthening of boundary vegetation to provide habitat connectivity and enhanced visual screening of the site.
- Provision of private and communal outdoor spaces with informal play features
- Connection to footpaths beyond site boundaries
- Promote Urban Greening Factor principles and target a score of 0.4 or greater
- Promote Biodiversity Net Gain principles

Site Frontage and Arrival Spaces

The existing access is to be retained, though not serving the whole site. Primary access into the wider site is to be provided off Garden Close. Some of the existing trees within the existing entrance setting are to be retained with others removed to facilitate access and provide car parking areas. Additional tree planting is proposed to provide compensation, tree canopy coverage and structure within the arrival space, alongside shrub understorey planting whilst accommodating an existing drainage easement. The existing hedgerow along the western boundary adjacent to West End Road is to be retained. The existing southern pedestrian path linking Garden Close and West End Road is to be realigned, accommodating additional residential properties. These new properties are to be provided with private front and rear gardens.



Proposed Landscape Proposal Plan produced by TLP

Landscape Statement- TLP



Western Boundary

The existing hedgerow and trees along the western boundary is to be retained and the sloping embankment is to be strengthened with additional mixed native understorey shrub planting and native trees. A mixed species native hedgerow is proposed on the eastern edge of this planting area to form a definitive edge. This additional planting provides an extensive area of 'naturalisation' with existing amenity grass replaced with native planting providing important biodiversity enhancement within the development.

Central Core and Eastern Boundary

The existing listed buildings are to be retained, and provided with individual gardens defined by clipped hedgerows and railings. A new area of open space with informal tree planting, grassed areas and trees with mixed ornamental planting is provided, forming a central open space and focal point to the entrance into the development.

The eastern terraced units are provided with combined cycle/bin stores with lightweight green roof systems, with mixed shrub planting behind. Frontage paths to the terraced units are to be gated. Parking areas are to be positioned within landscaped surrounding, promoting urban greening, and year-round visual interest.

Two areas of open space are provided within the north-east of the site, associated with the new residential apartment block. Ground floor units are provided with private patios, with areas of grassed open spaces with trees provided to the south. Access to the northern block is primarily from the south, with a secondary access, and access to plant rooms, provided off the northern façade.

Northern Boundary

The existing wall along the northern boundary is to be removed due to its condition and replaced with mixed ornamental shrub planting to provide definition of the site boundary and enhanced visual interest to the public realm.

The existing access to the pedestrian path north of the site, is to be utilised providing access to the wider pedestrian network. A path is provided adjacent to the northern block, connecting the area to the central communal space.

Southern Apartments

Ground floor units are provided with semi-private garden areas defined by hedgerows and railings. Between the apartment blocks a refuse and cycle store is provided. The store is to be formed with a lightweight green roof system providing additional urban greening and biodiversity benefits.

Urban Greening Factor and Biodiversity Net Gain

The landscape strategy has been designed to achieve Urban Greening Factor targets and provide biodiversity benefits. Refer to the individual reports and drawings for further information.



Proposed Roof plan with photovoltaics shown in blue.

Sustainability & Passive Design Measures

The issue of sustainable development has been considered throughout the design of the proposed development at The Barn Hotel by Chase New Homes in the London Borough of Hillingdon.

In particular, the incorporation of sustainable design and construction methods, energy and water saving measures, waste reduction techniques as well as measures to enhance the ecological value of the site, a good quality and sustainable development is proposed.

The key sustainability features outlined in this Sustainability Statement are listed below:

- **Energy efficiency:** The development will target a 71.7% reduction in Regulated CO2 emissions over Building Regulations Part L 2021 through the energy efficiency measures - individual monobloc air source heat pumps (ASHP) water cylinders fitted in new flats, air source heat pumps (ASHP) fitted to the new houses and refurbished Grade II listed buildings and photovoltaic panels (PV) mounted on flat roofs of the new buildings.
- **Overheating:** The scheme has been designed to ensure overheating risk is reduced to acceptable levels in accordance with Building Regulations Approved Document Part O and CIBSE TM59:2017 requirements.
- **Water efficiency:** Flow control devices and water efficient fixtures and fittings will be installed in all dwellings to target a maximum internal daily water consumption of 105 litres/person/day.
- **Waste and recycling:** Adequate facilities will be provided for domestic and construction related waste, including segregated bins for refuse and recycling.
- **Circular Economy:** The principles of a circular economy shall be incorporated into the development, where possible.
- **Materials:** Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials will be selected based on their environmental impact and responsible suppliers will be used where possible.
- **Pollution:** The proposed development will achieve noise and air quality levels in line with national and local policy.
- **Flood Risk and SUDs:** The proposed development site lies in a low flood risk zone and will benefit from SUDs such as permeable paving and rainwater harvesting systems.
- **Security:** Consultation with a Security Specialist will take place to ensure the development is safe and secure for its residents.

For more information please refer to the supporting Sustainability Statement produced by Hodkinson March 2026.

Form, Scale & Massing

Massing Principles

The proposed development has been carefully composed to respond to the varied character of the surrounding townscape, while establishing a coherent and legible built form across the site.

The form of the development is structured around a series of distinct but related building elements, arranged to create a clear hierarchy of spaces and a well-defined urban grain. This approach avoids the monolithic and fragmented character identified in the previous scheme, instead introducing a more balanced and considered composition.

The scale of the buildings has been developed in response to the immediate residential context, which is characterised by predominantly low-rise housing. Building heights are therefore moderated towards the site boundaries, ensuring a sensitive relationship with neighbouring properties and reducing potential impacts in terms of overlooking, daylight, and sense of enclosure.

Within the interior of the site, there is greater flexibility to introduce variation in height, allowing the scheme to achieve an appropriate density while maintaining a comfortable residential environment. This variation also contributes to a more dynamic roofscape, which helps to break down the overall mass of the development when viewed from surrounding streets and properties.

A key aspect of the massing strategy is the relationship with the listed buildings. The proposed built form is deliberately arranged to provide appropriate separation and setting, ensuring that these heritage assets remain visually prominent within the site. New buildings are positioned as a subordinate backdrop, allowing the historic structures to be clearly understood and appreciated.

The massing has also been shaped to reinforce the spatial structure of the development. Buildings are used to define streets and spaces, creating active frontages and a clear distinction between public and private realms. This contributes to a more legible and coherent layout, improving both usability and overall place quality.

The articulation of the built form further reduces perceived bulk. Changes in height, depth, and alignment are used to introduce rhythm and variation, avoiding repetitive or overly uniform elevations. This approach responds directly to concerns raised in relation to the previous scheme, where a lack of articulation contributed to a sense of visual dominance and poor integration with the surrounding context.

Overall, the proposed form, scale and massing achieve a balanced response that:

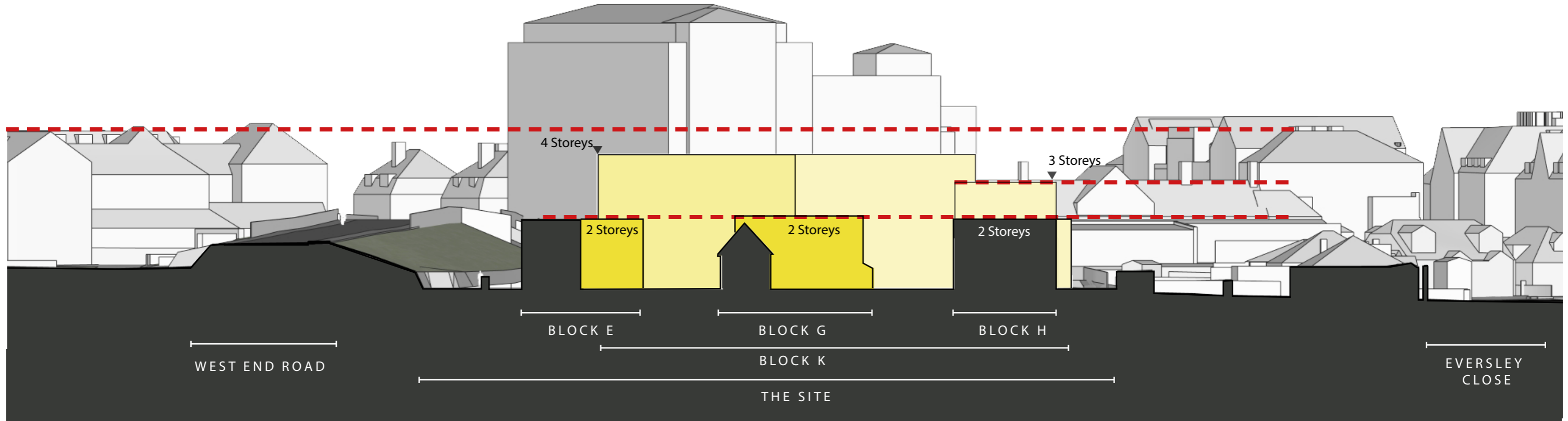
- Respects the scale and character of the surrounding residential area;
- Enhances the setting of the listed buildings;
- Creates a legible and well-structured layout;
- Delivers an appropriate density in a manner that is both sensitive and well-resolved.



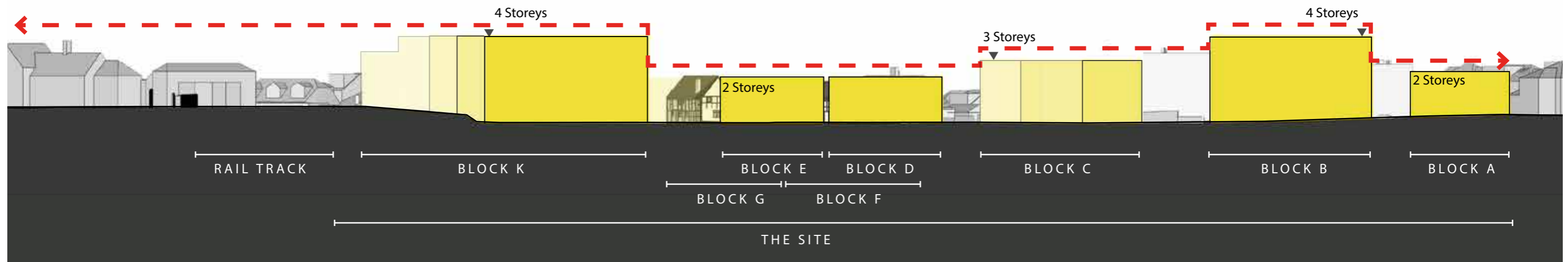
Massing Principles - Height and Scale

--- Massing follows surrounding heights of context.

Building heights transition across the site, stepping between adjacent scales to create a cohesive composition that reduces massing and responds sensitively to its surroundings.



CROSS SECTION 01_SCALE & MASSING



LONG SITE SECTION 02_SCALE & MASSING

Massing Principles - Roof Form



Roof Form Strategy

- Contemporary interpretation of traditional pitched roof typology
- Varied roof profiles create a dynamic skyline
- Reduced visual contrast with listed barn buildings
- Articulated massing breaks down overall building scale

The development has been carefully composed to respond to the varied character of the surrounding townscape, while establishing a coherent and legible built form across the site.

The form of the development is structured as a collection of distinct but related building elements, arranged to reflect the grain of the surrounding residential context. This approach avoids the monolithic and fragmented character identified in the previous scheme, instead creating a more balanced and human-scaled composition.

Building heights are moderated towards the site boundaries to ensure a sensitive relationship with neighbouring properties, while allowing for a degree of variation within the site to achieve an appropriate density. This variation contributes to a more articulated and dynamic massing, reducing the perceived scale of the development.

A key component of the massing strategy is the treatment of the roofscape. The design draws from the strong pitched roof forms of the existing listed barn buildings, which are a defining feature of the site's character. Rather than adopting a purely flat or box-like contemporary form, the proposals reinterpret this traditional typology in a contemporary manner.

Pitched and varied roof profiles are introduced across the development, creating a more expressive and legible skyline. This approach serves several purposes:

It reduces the visual contrast between the new buildings and the listed structures;
It reinforces a connection to the historic character of the site;
It contributes to a varied and textured roofscape when viewed from within and beyond the site.
The use of pitched forms is not a literal replication of the existing barns, but a controlled and contemporary interpretation. This allows the development to sit comfortably alongside the heritage assets while maintaining a clear distinction between old and new.

The massing is also carefully arranged to ensure that the listed buildings remain visually prominent. New built form is positioned to provide appropriate separation and to act as a subordinate backdrop, allowing the historic structures to retain their significance within the site.

At ground level, buildings are positioned to define streets and spaces, creating active frontages and a clear distinction between public and private realms. This reinforces the overall legibility of the masterplan and contributes to a well-structured and usable environment.

Articulation in both plan and elevation further reduces perceived bulk. Changes in height, roof form, and building alignment introduce rhythm and variation, responding directly to concerns raised in relation to the previous scheme, particularly around visual dominance and lack of integration.

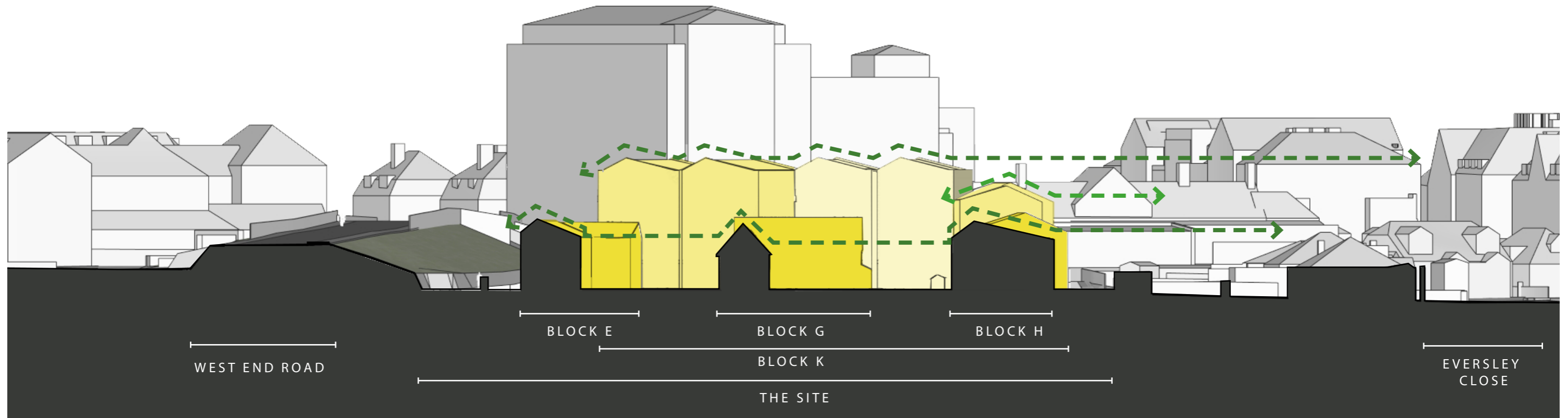
Overall, the proposed form, scale and massing achieve a balanced response that:

- Respects the scale and character of the surrounding residential context;
- Draws from the pitched roof typology of the listed buildings in a contemporary way;
- Creates a varied and articulated roofscape that reduces perceived bulk;
- Enhances the setting and prominence of the heritage assets;
- Establishes a coherent and legible built form across the site.

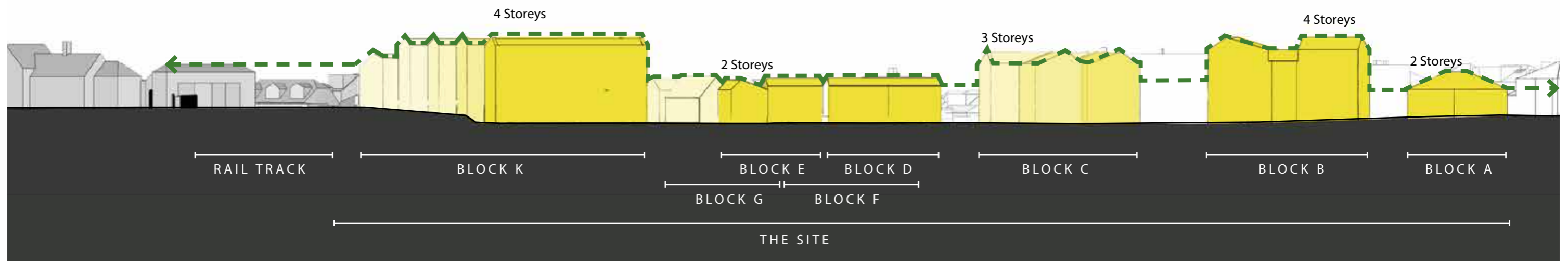
Massing Principles - Roof Form

← - → Massing follows surrounding heights of context.

A varied roof form is used to soften the overall massing and create a more refined silhouette, drawing on the language of the surrounding context while reinforcing the identity of the scheme.



Cross Section 01_Roof Profiles



Long Section 02_Roof Profiles

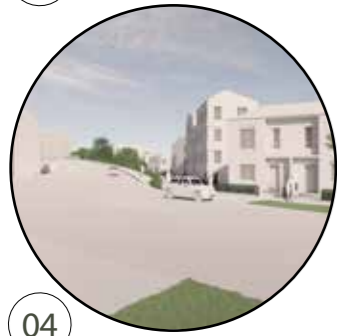
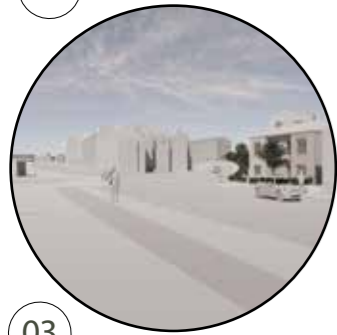
Massing Principles - Roofscape

A varied roof form is used to break down the overall massing, drawing on the pitched roof typology of the listed barns to create a more contextual and articulated form. The roofscape is composed as a series of varied forms, creating a cohesive and articulated skyline that integrates with the surrounding townscape.



Townscape Views

Key Plan



01 - View looking South along West End Road



02 - View looking South-East from Wood Lane



03 - Approach to South-Western Corner Entrance



04 - South-Western Corner Entrance







07 - Eastern Entrance From Garden Close



08 - Western View From West End Road



Design & Appearance

Design Intent



The design intent for site is to create a coherent and high-quality residential development that is rooted in its context while establishing a clear and confident architectural identity.

At the heart of the approach is a move away from treating the development as a singular architectural approach, and instead conceiving it as a collection of related buildings that respond to both the immediate site conditions and the wider townscape. This results in a composition that feels integrated and organic, rather than imposed.

The masterplan and architectural response work in tandem. Just as the layout is broken down into a series of smaller development plots to reflect the surrounding grain, the architectural language is similarly articulated across the scheme. Individual blocks are expressed with subtle variation in material tone, brickwork, and roof form, creating a layered and varied townscape.

A carefully considered palette of materials is employed across the development, with different tones of brick used to create distinction between buildings while maintaining an overall cohesion. This approach draws from the varied material character of the surrounding area and the textures of the existing listed buildings, allowing the development to sit comfortably within its context without resorting to pastiche.

The roofscape plays an equally important role in this composition. Variation in roof profiles and building heights contributes to a more dynamic and articulated skyline, reducing the perceived scale of the development and reinforcing the sense of a group of buildings rather than a single mass.

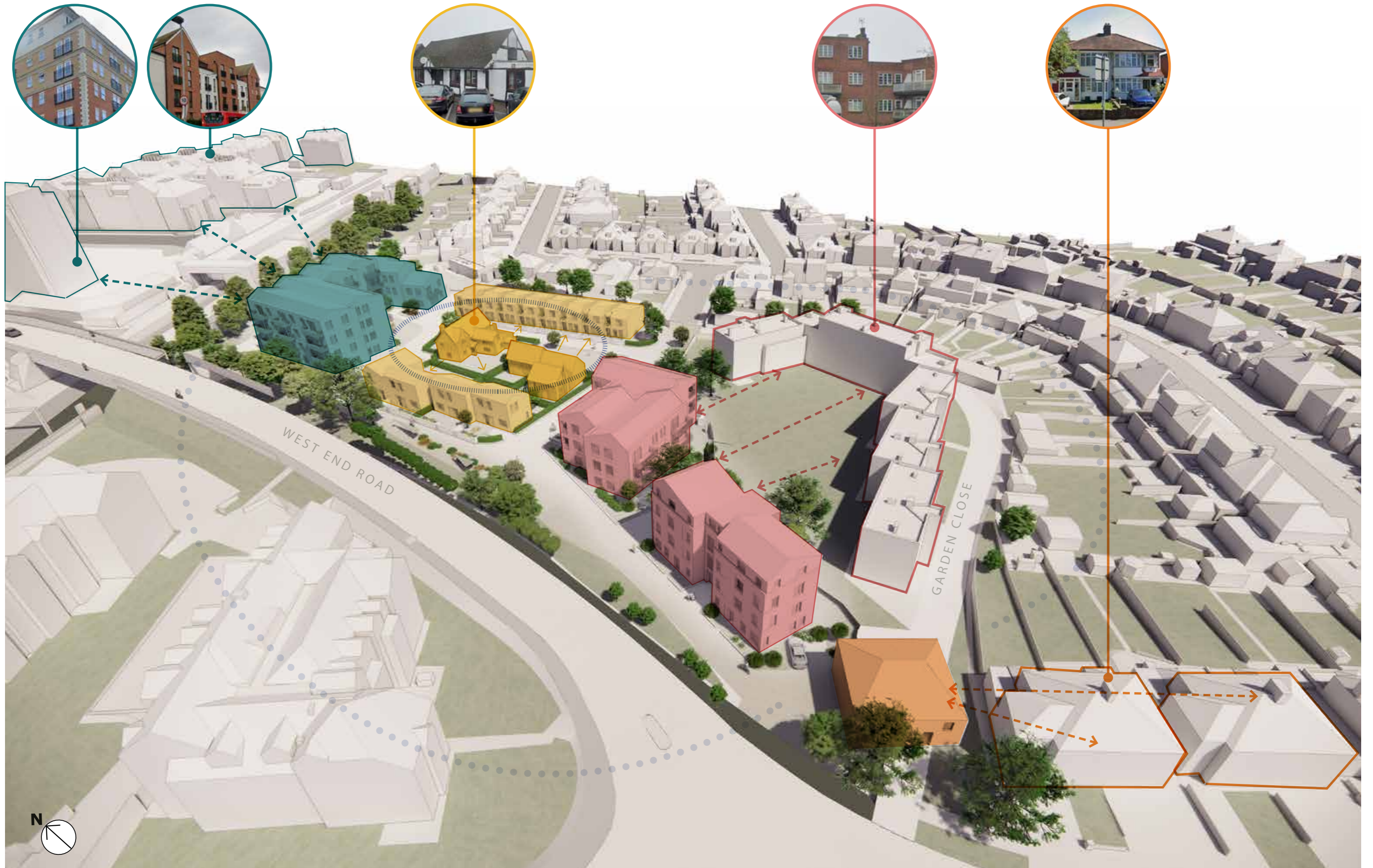
This strategy avoids strong visual contrasts between new and existing, instead establishing a more nuanced relationship where the development complements its surroundings. The intention is that the scheme reads as a natural extension of the area, both in its form and material expression, rather than as a standalone insertion.

The integration of the listed buildings is central to this approach. The variation in massing, materials, and spatial arrangement ensures that the historic structures remain prominent within the site, with new development forming a respectful and coherent backdrop.

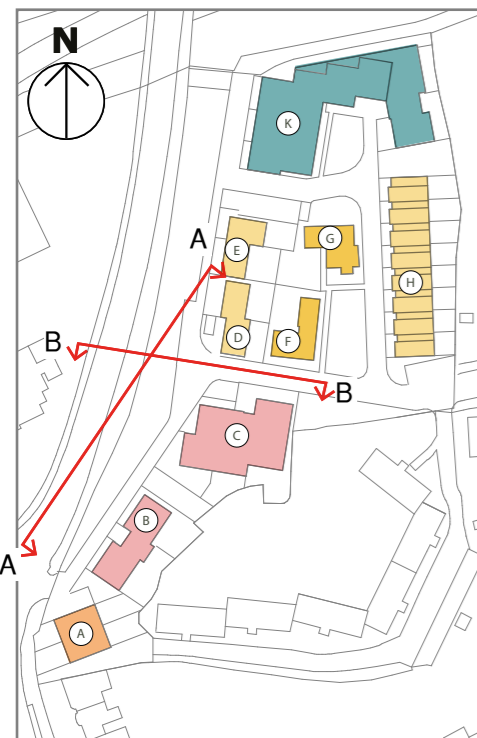
Overall, the design intent is to deliver a development that:

- Reads as a collection of buildings rather than a singular object;
- Uses variation in material tone and form to create richness and identity;
- Responds to the surrounding context in both plan and architectural expression;
- Establishes a cohesive yet varied townscape;
- Integrates sensitively with the listed buildings and wider setting.

Conceptual Response



Elevational Design



The elevations are designed to be read as part of a wider townscape composition, creating a coherent yet varied architectural response and reflecting the underlying masterplan strategy of an organic collection of buildings.

The approach is rooted in a careful balance between consistency and variation. While a common architectural language is established across the scheme, individual buildings are expressed with subtle differences in material tone, composition, and detailing. This creates a layered and articulated townscape, reinforcing the perception of a group of distinct but related elements.

Brick is the primary material, selected for its durability, quality, and strong relationship to the surrounding context. A range of complementary brick tones is introduced across the development, allowing each building to take on a slightly different character while maintaining an overall cohesion. This tonal variation reflects the diversity of materials found within the local area and helps the scheme integrate naturally into its setting.



Proposed view looking north along West End Road towards Block B.

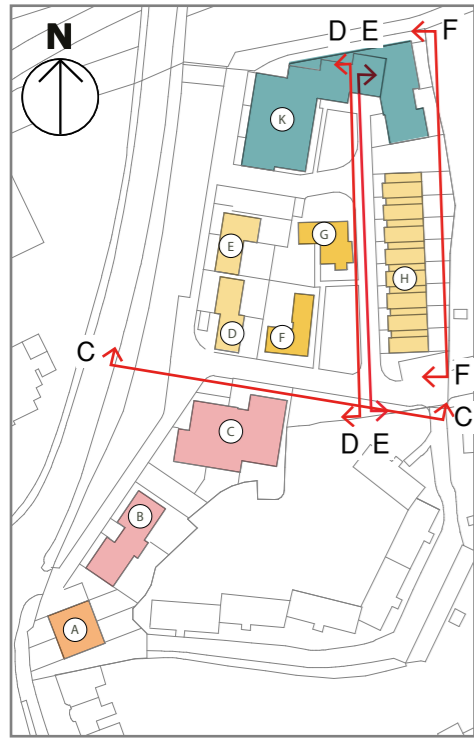


Proposed Elevation AA looking West towards Block A, B and C.



Proposed Elevation BB looking South towards Block B.

Elevational Design

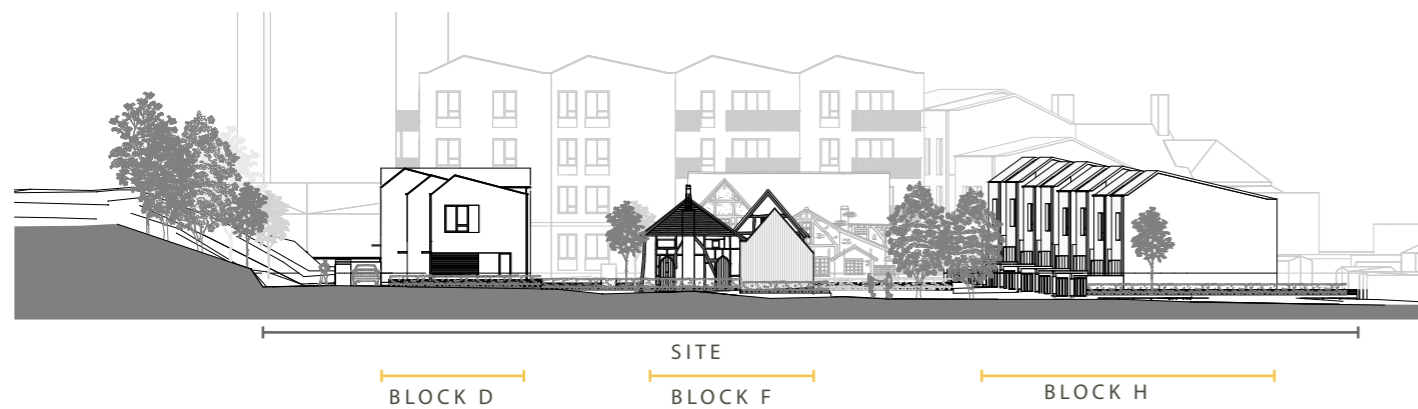


The elevational composition is carefully proportioned, with a considered balance between solid and void. Window openings are arranged to create rhythm and order, drawing from the vertical and horizontal proportions found within the surrounding built context. This approach ensures that elevations feel well-resolved and avoids the repetitive or overly uniform appearance identified in the previous scheme.

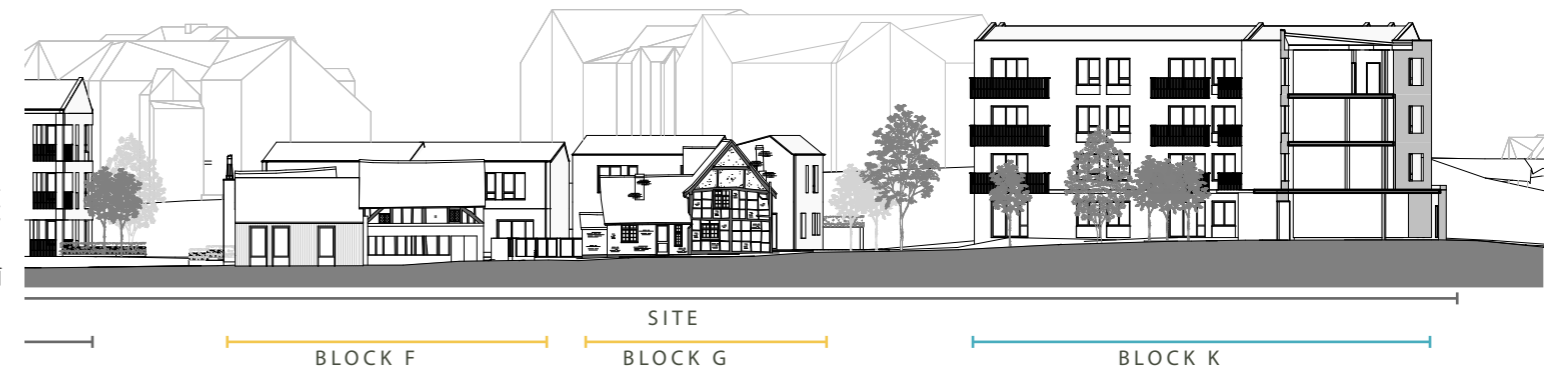
Architectural detailing is used to further articulate the façades, introducing depth and shadow through reveals, lintels, and subtle changes in plane. These elements contribute to a richness of appearance without relying on ornamentation.

The roof forms play an integral role in the elevational expression. The use of pitched and varied roof profiles creates a distinctive skyline and reinforces the vertical articulation of the buildings. This approach draws from the character of the existing barn structures, reinterpreted in a contemporary manner to create a dialogue between old and new.

At ground level, particular attention is given to the relationship between the buildings and the public realm. Entrances are clearly defined and legible, contributing to an active frontage and enhancing natural surveillance. Boundary treatments and façade detailing at this level are designed to be robust and durable, ensuring longevity and resilience within a well-used residential environment.



Proposed Elevation CC looking north towards block D, F and H.



Proposed Elevation DD looking East towards block F, G and K.

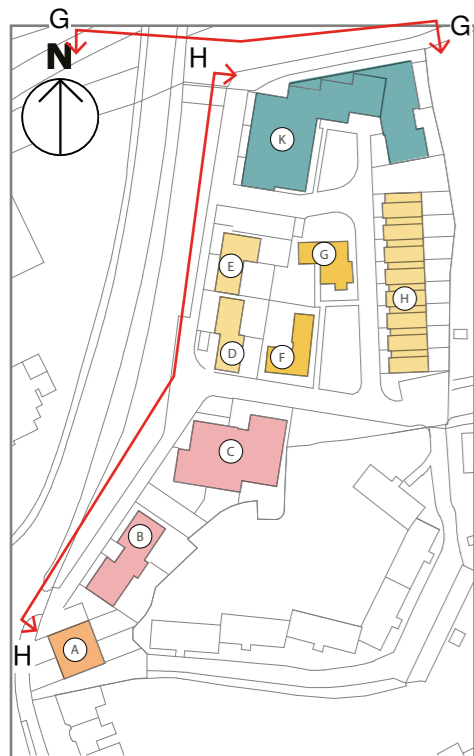


Proposed Section Elevation EE looking west through block K towards block H.



Proposed Elevation FF looking West towards block K and block H.

Elevational Design



Balconies and private amenity spaces are integrated within the overall architectural language, avoiding visual clutter and contributing to the coherence of the elevations. Their design balances the need for private outdoor space with the desire to maintain a consistent and well-composed façade.

Overall, the elevational design achieves:

- A cohesive architectural language across the development;
- Subtle variation in material tone and composition to create identity and richness;
- A strong relationship with the surrounding context and heritage setting;
- Well-proportioned and articulated façades that avoid monotony;
- An integrated approach to roof forms, entrances, and amenity spaces.



SITE

BLOCK K

Proposed Elevation GG looking south towards Block K



BLOCK K

BLOCK E

BLOCK D

BLOCK C

BLOCK B

BLOCK A

Proposed long Site Elevation showing all blocks

Materiality



The proposed material palette is deliberately restrained, focusing on high-quality, durable materials that respond to the character of the surrounding context and the presence of the listed barn buildings.

Brick forms the primary material across the development, selected for its robustness and its strong relationship to the local vernacular. A range of complementary brick tones is used to subtly differentiate between buildings, reinforcing the overall composition of the scheme as a collection of distinct elements while maintaining a cohesive identity.

In response to the listed barns, black timber is introduced as a secondary material, referencing the traditional dark timber elements associated with historic Tudor detailing. This is expressed most prominently in the extension to the listed barn, where the use of black timber provides a clear yet sympathetic contrast to the existing structure.

This material language is then carried through into smaller surrounding buildings, where black timber elements are used more sparingly. This creates a visual link between the new development and the heritage assets, establishing a consistent narrative across the site while avoiding direct imitation.



Secondary materials, including metal elements for balconies and high-quality window and door frames, are introduced in a controlled manner to complement the primary palette. The selection and finish of these materials are simple, consistent, and robust.

Detailing is carefully considered to create depth and visual interest within the façades. Window reveals, lintels, and subtle changes in plane introduce shadow and articulation, enhancing the overall appearance without relying on applied decoration.

At ground level, materials are selected for durability and longevity, responding to the increased wear associated with entrances and publicly accessible areas.

Overall, the material strategy supports a high-quality architectural expression that is both contemporary and well-integrated within its context, while reinforcing the relationship between new development and the historic barn structures.



Proposed Aerial View



Proposed Street View 01



Proposed Street View 02



Proposed Street View 03

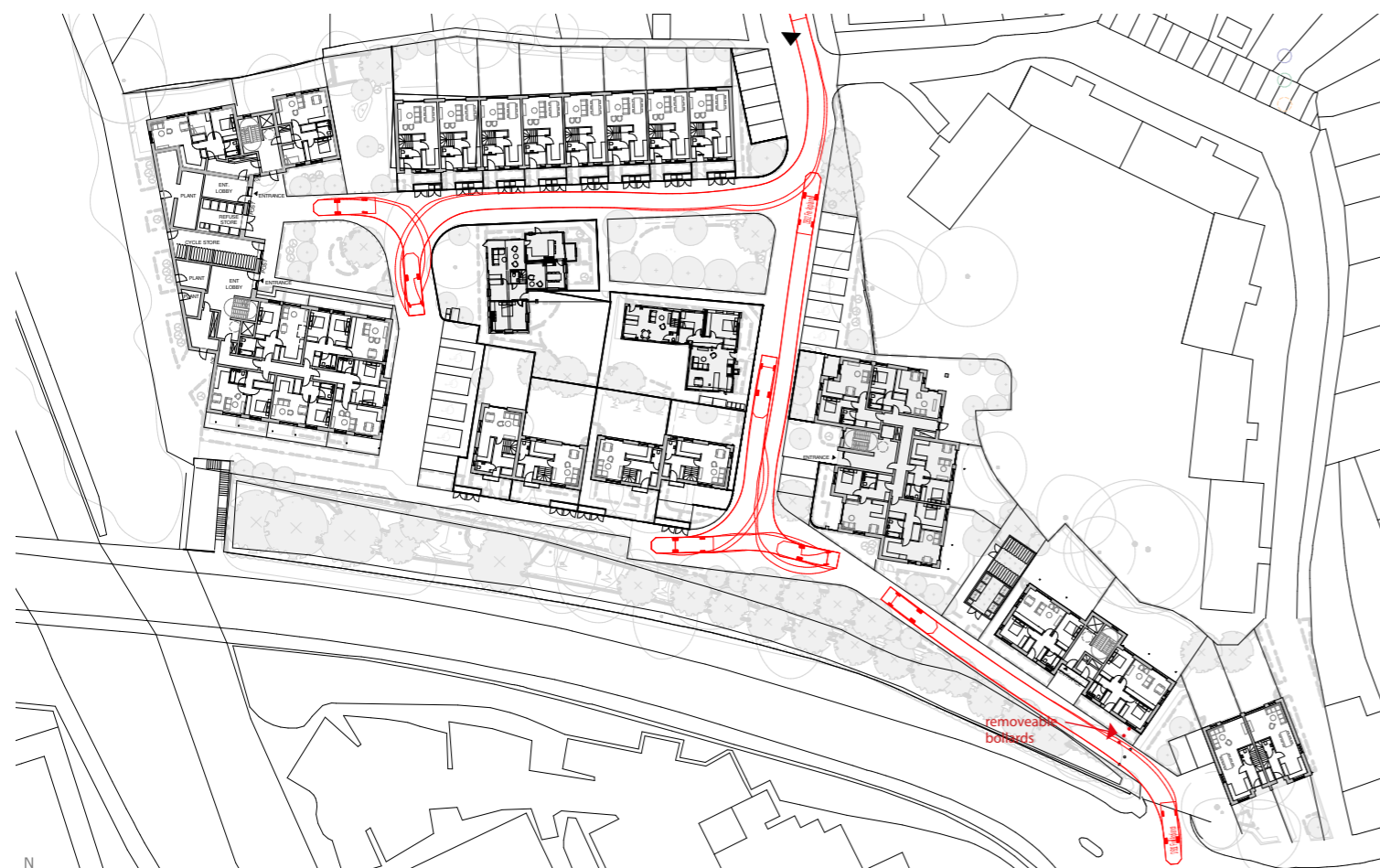


Access

Fire, Accessibility & Security



Accessible Units



Fire Tender Vehicle Tracking

Legislation and Guidance

The development has (where relevant at this stage) and will be designed to be as accessible as possible, and has been influenced by the following guidance:

- Approved Document M of the Building Regulations
- BS8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'
- Wheelchair Housing Design Guide National Wheelchair Housing

People with disabilities will not be put at a significant disadvantage, whether as residents or visitors, as laid out in Part III of the Disability Discrimination Act.

Part M

10% of the development, totalling three units, have been designed to meet M4(3) standards from Approved Document M. The rest of the accommodation across the scheme will be designed to meet M4(2) category of the Approved Document M Building Regulations. Sufficient manoeuvring space is provided within each dwelling, particularly in bathrooms and living spaces, including 1.5m wheelchair turning circles where required.

Security

The development must be secure and safe for its residents and users. The scheme will therefore seek 'Secure by Design' accreditation.

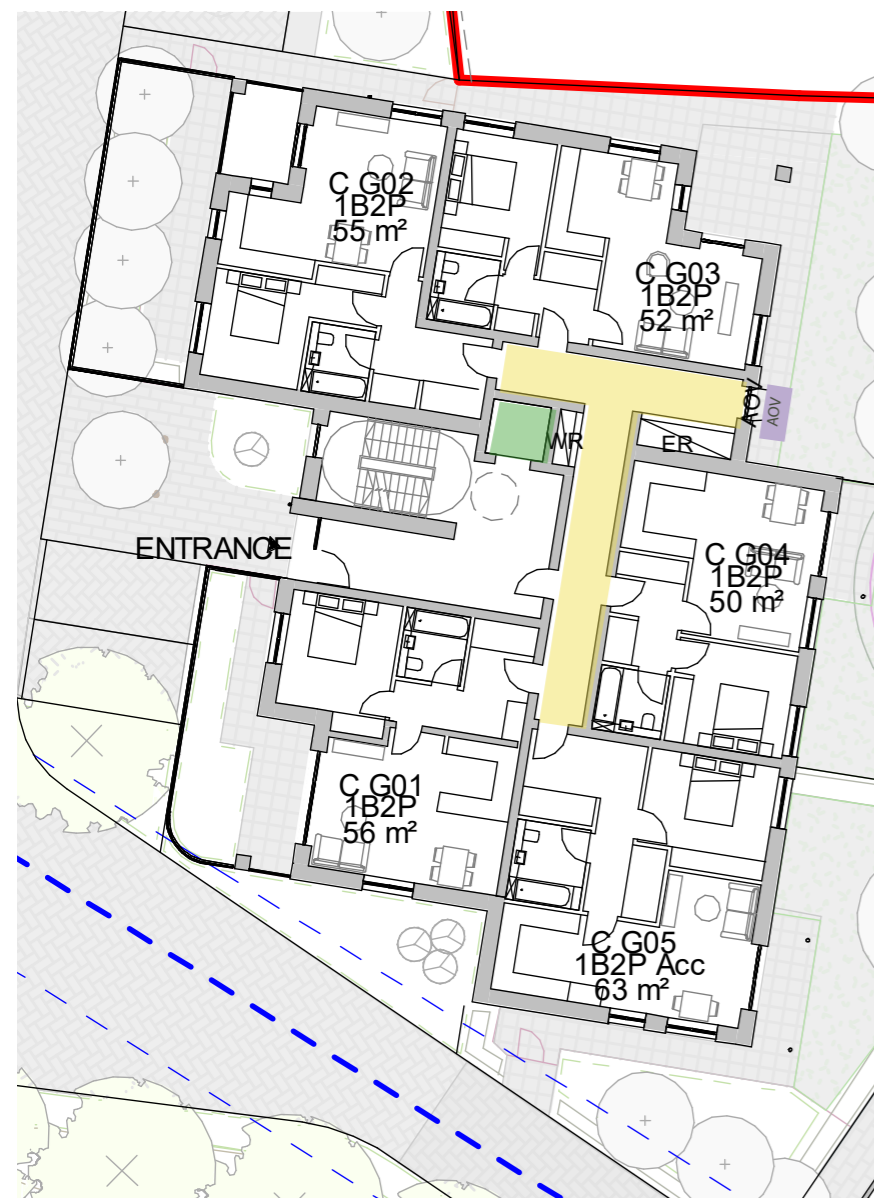
Fire Strategy

A fire engineer has been involved in the design process from an early stage, with the scheme developed to comply with Approved Document Part B of the Building Regulations. The following pages summarise the key aspects of the fire strategy relating to the layouts. Further details can be found in the Planning Fire Safety Strategy (D12 Fire Statement) by Solas Realta that's been submitted as part of this application.

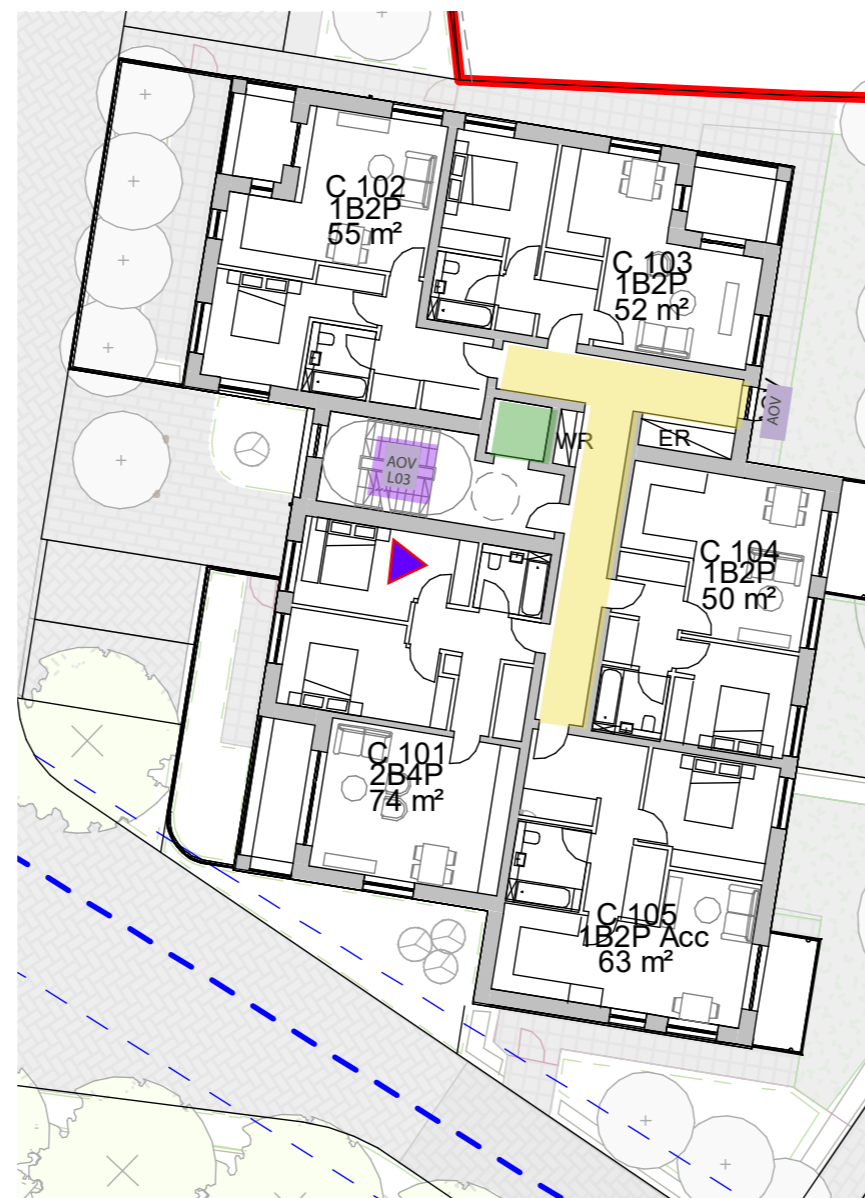
Fire Safety

Key

- Ventilated Corridor
- Evacuation Lifts
- AOV
- Direct Escape & Fire Service Access
- Fire Service Access Points



Block C Ground Floor Plan



Block C Typical Floor Plan



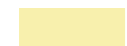




Block B Ground Floor Plan

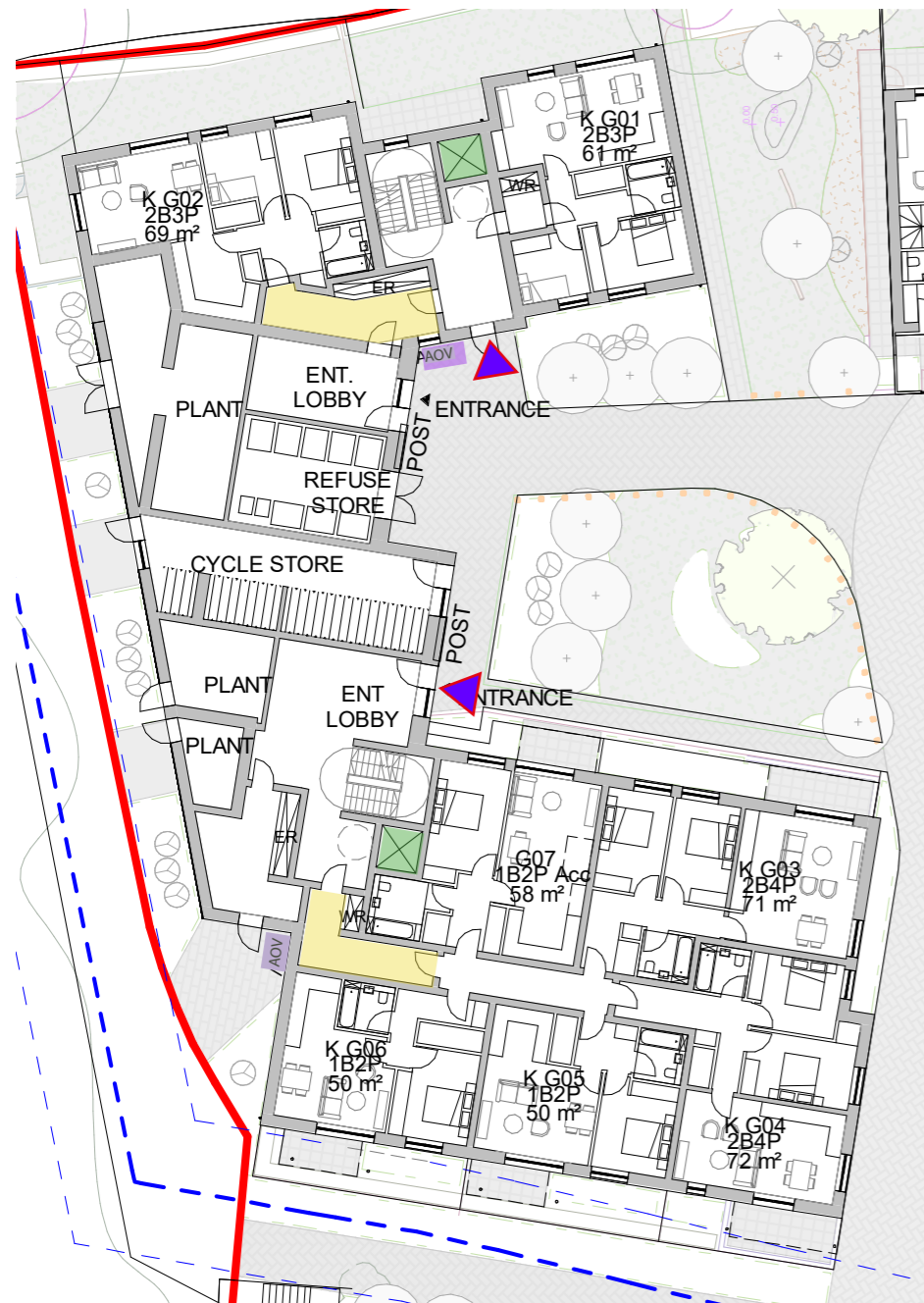


Block B Typical Floor Plan

Fire Safety

Key

-  Ventilated Corridor
-  Evacuation Lifts
-  AOV
-  Direct Escape & Fire Service Access
-  Fire Service Access Points



Block K Ground Floor Plan



Block K Typical Floor Plan



Block K Third Floor Plan

Refuse Management & Servicing

