
29 Cranley Drive, London HA4 6BZ

**Design and Access Statement
in Support of Planning Application**



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1 INTRODUCTION

This Design and Access Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Householder Planning Application for the site located at 29 Cranley Drive, London HA4 6BZ relating to the conversion of the roof space to create a habitable area includes the addition of a rear dormer, two front roof lights, and the alteration of the roof from a hip to a gable. A new window will be added to the side of the new roof and also a new roof light on the existing side extension, with the replacement of the other roof light.

In its final form, it has been reviewed and revised by the applicants Alessandro Giudici and Ilaria Barrani, the owner of the building.

This document has to be read in conjunction with all supporting documents:

- Site Location Plan, with the property boundary, highlighted in red, including leaseholder land information.
- Block Plan, as existing and as proposed.
- Existing floor plans, section and elevations.
- Proposed floor plans, section and elevations.
- Planning Application Form.

1.1 PURPOSE OF STATEMENT

Its aim is to explain the purpose of the proposed works and assess the impact of said works, in order to justify that the proposed works maintain the character of the property and suit the distinct characteristics of the area.

1.2 BUILDING'S CHARACTER

The property is not located within a Conservation Area and it is not listed.

It is a semi-detached property situated at 29 Cranley Drive, Ruislip HA4 6BZ, in the London Borough of Hillingdon. The house comprises two storeys, including a lower ground floor and a first floor. Cranley Drive is an established residential area, featuring two-storey semi-detached dwellings of a similar character.

The site is rectangular in shape.



2 **DESIGN**

2.1 USE

The current use of the property is as a residential house (Class C3).

The proposed use of the property is to remain as a residential house (Class C3).

2.2 AMOUNT

The proposal is to create a habitable area including the addition of a rear dormer. The front roof slope will be changing from a hip to a gable end. Natural light will be guaranteed through the installation of two velux on the front slope and three windows, one on the side and the other two on the rear part.

The new windows will be in UPVC white frames. On the side of the house, the window on the loft will have frosted glass to maintain privacy and amenity.

Alteration is required to the existing soil pipe on the rear and a rainwater downpipe is located on the side wall of the existing extension. The proposal is to install two downpipes one on the rear dormer and another one on the rear facade to achieve the correct flow of water.

A new roof light is added to the flat roof on the existing side extension above the bathroom to improve the light travelling into the space. The existing roof lights in the front bedroom will be replaced in the same style as the new one.

2.3 LAYOUT

As stated above, the proposal is to create a loft conversion – proposing a rear dormer.

In widening the current loft plan it will become a generous space to add another room, and related en-suite, to the home and will become significantly more attractive, transforming the current space into a comfortable one.

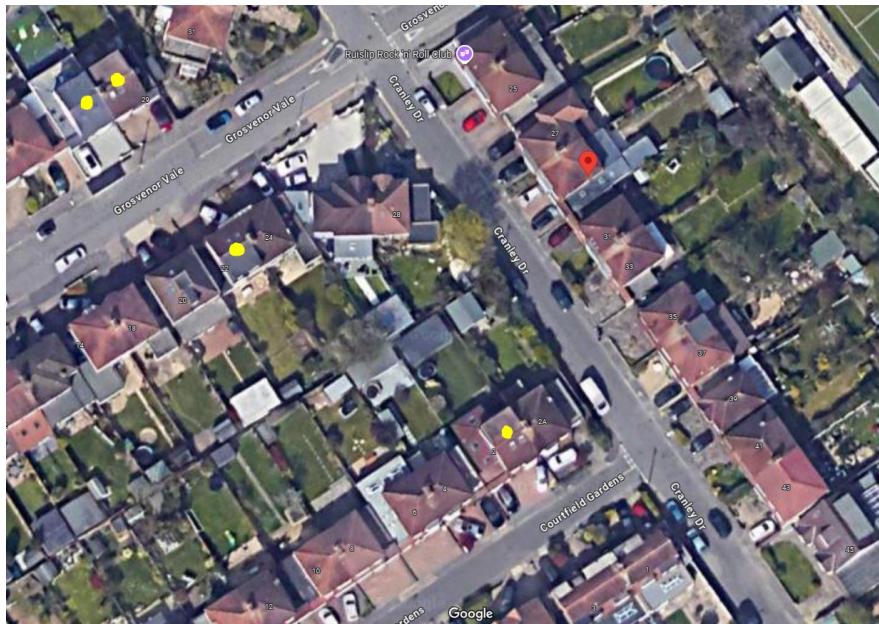
The proposed loft extension is set back, as far as possible, at least 250 mm from the original eaves. The distance of 250 mm is measured along the roof plane.

2.4 SCALE

The scale of the proposed roof extension, the dimensions and the relationship of the extensions to the original building are appropriate and commensurate with similar extensions in the area.

There are some roof extensions (in yellow dot) with similar features to the proposed one, including No. 27,29, 22 Grosvenor Vale; 2 Courtfield Gardens.

The extension is of a height which accords and is compatible with neighbouring buildings and is subordinate to the principal building.



2.5 APPEARANCE

The appearance of the proposed roof extension positively responds to the original architecture, detailing, and fenestration – including design and materials – of the main building and other locally distinct standards.

The materials of the proposed building have been carefully considered and selected to blend with both the existing property and those in the immediately surrounding area

The rear extension will be built in tiles type to match the original colour.

Both the materials themselves and the way they have been deployed in the design in terms of form and structure means that the extension is sympathetic to the existing property.

Furthermore, the new side portion will have a render finish to match the existing one on the first floor and create continuity between the plans.

The new windows will be in white UPVC.

2.6 LANDSCAPING

The treatment of the private spaces in the proposed scheme aims to protect the character of the area.

Visual amenity from adjoining sites is preserved and the proposed roof extension is not visible from the front public road.

The loft extension is designed to reduce any impact on the neighbours' houses, in terms of both daylight and sense of enclosure.

3 ACCESS

No changes to the existing vehicular or pedestrian access will be made.

4 STATEMENT OF PROPOSED WORKS

The proposed works concern exclusively alterations which are intended to improve the usability of the property while preserving the character of the existing building and the owner's asset.

The proposed extension will preserve the character and appearance of the existing building and will not result in a significant impact on levels of amenity enjoyed within neighbouring residential properties.

The layout and scale of the proposed extension is sympathetic to the original dwelling and are in keeping with the neighbouring buildings. The design and the materials respect the architectural character of the area while also utilising high-quality materials.

The design intent is to improve the interior arrangement, to create a more pleasant home to live in. Create new spaces on the loft increasing the number of bedrooms and bathrooms.

The proposed alterations will not have a harmful effect on the current assets of the building nor on the character and local distinctiveness of the surrounding area.