

Design and Access Statement

Relating to

Proposed 1no. dormer window to the rear roof slope with 1no. dormer window to the side roof slope and 1no. roof light to the front roof slope with internal alterations.

at

**15 Green Lawns
Ruislip
HA4 9SP**

For

Ms Soraya Latif

Prepared by

Stones Architects Ltd

17th October 2025

Project ref: 2024.035

Description of existing house

Brief design and access statement to support a submission of a Full Plans Application for a new second floor comprising of 1no. dormer window to the rear roof slope with 1no. dormer window to the side roof slope and 1no. roof light to the front roof slope with internal alterations at the application site, 15 Green Lawns, Ruislip HA4 9SP.

The existing is a two-storey semi-detached dwelling containing 4 units, please note the following:

- The application site is a single dwelling unit
- Article 4 direction does apply
- The application site is not within the Green Belt or Chilterns National Landscape

Existing survey drawings are enclosed with the planning application.

Brief

The applicant wishes to extend their home with a new second floor to an additional bedroom. The internal alterations would provide a better planned family dwelling.

Planning

Buckinghamshire council and Chiltern district council have provided supplementary planning documents on 'Residential extension and householder development September 2013' as planning guidance which has been reviewed before undertaking the proposed design and alterations.

The following Local Plan policies are considered applicable:

- National Planning Policy Framework (2024)
- The London Plan (March 2021)
- Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
- Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
- Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning History

The site does not have any planning history, however we have included other relevant planning history:

Application Ref.	Address	Proposal	Decision & Date	Decision
46400/APP/2025/70	15 Green Lawns	Construction of a single storey rear outbuilding	6 March 2025	Approved

Pre-Application Consultation

As part of the design process the Architects obtained pre-application advice, we report as follows:

Ref	LPA Officers advise - Email	Stones Architects (SA) scheme
1	<i>the plans show a subordinate pair of dormers that relate well to the property.</i>	Considered to be acceptable in principle
2	<i>The road has quite a "compact" feel to it though the change in levels will exaggerate the impact of the side dormer on the street scene.</i>	SA have slightly reduced the height of the side dormer to reduce the impact

Outline proposed drawings 2024.035/B01-A-B03-A were submitted by SA (refer to appendix)

Design

The significant external changes proposed involve the following:

- Vertically hung tiles to match existing roof
- Flat roof covering to be GRP with hopper head and black rainwater goods
- 2/3 of the existing slope used to measure the opening size of dormer windows

With the extensions and alterations, the architects can provide a better planned dwelling. The general range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.



South view front of Green Lawns



North view rear of application site

Access

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

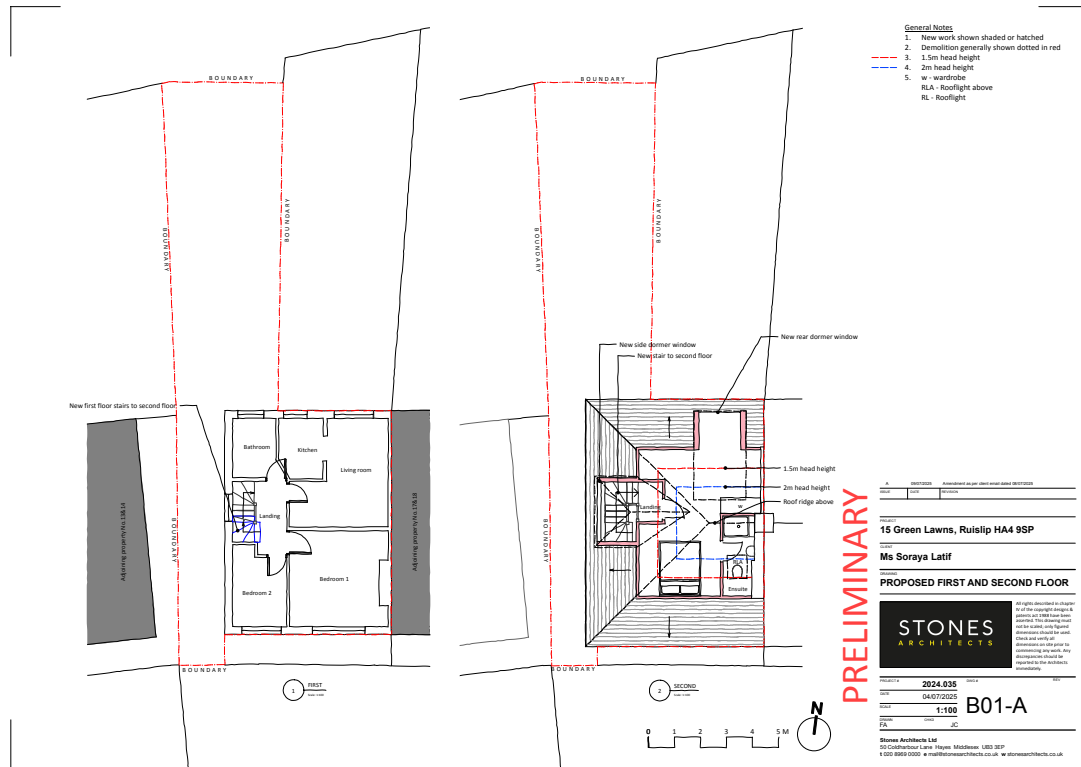
Summary

The proposed development at 15 Green Lawns represents a modest and carefully considered loft extension that will provide an additional bedroom and improve the internal layout of the dwelling

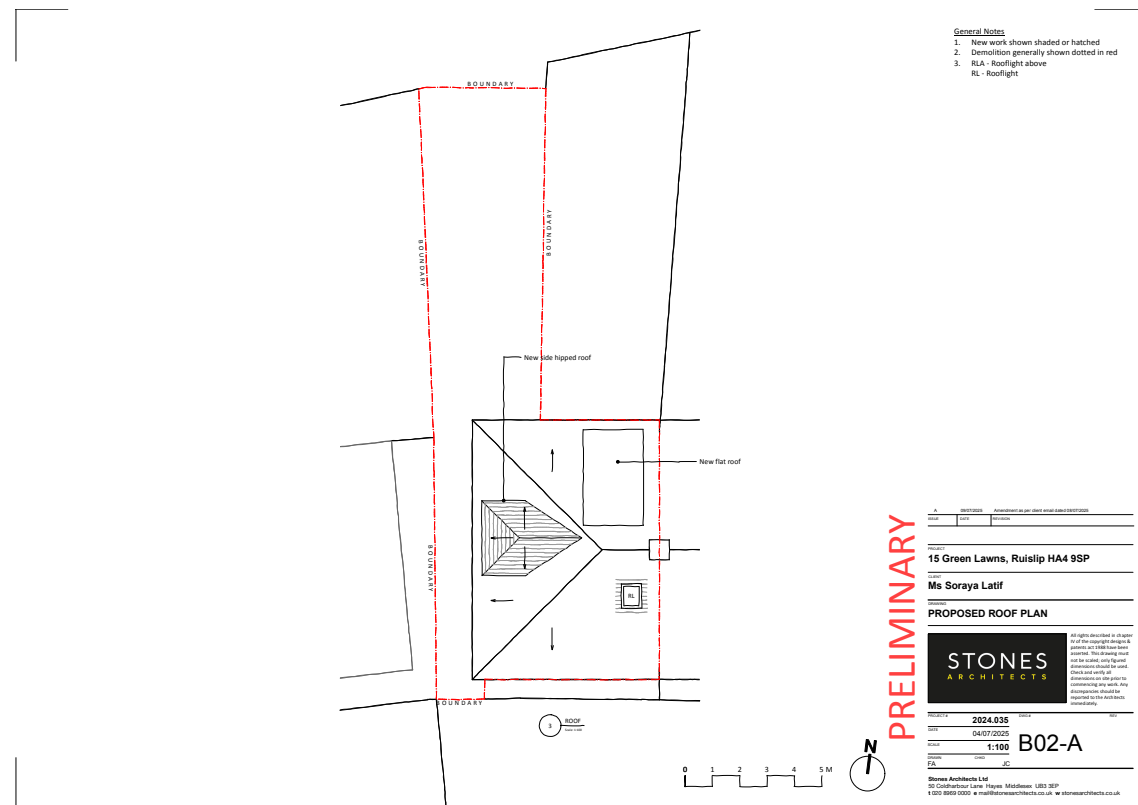
to better meet the needs of the applicant's family. The design has been informed by relevant planning policy and guidance. Particular attention has been given to ensure the dormers remain subordinate to the host property and integrate sensitively with the surrounding street scene. The proposed materials have been matched to use existing palette to ensure it blends into its surrounding area.

The scheme will have no adverse effect on residential amenity, or access arrangements, and it fully accords with national, regional, and local planning policies. Accordingly, the proposal is considered acceptable and planning permission is respectfully requested.

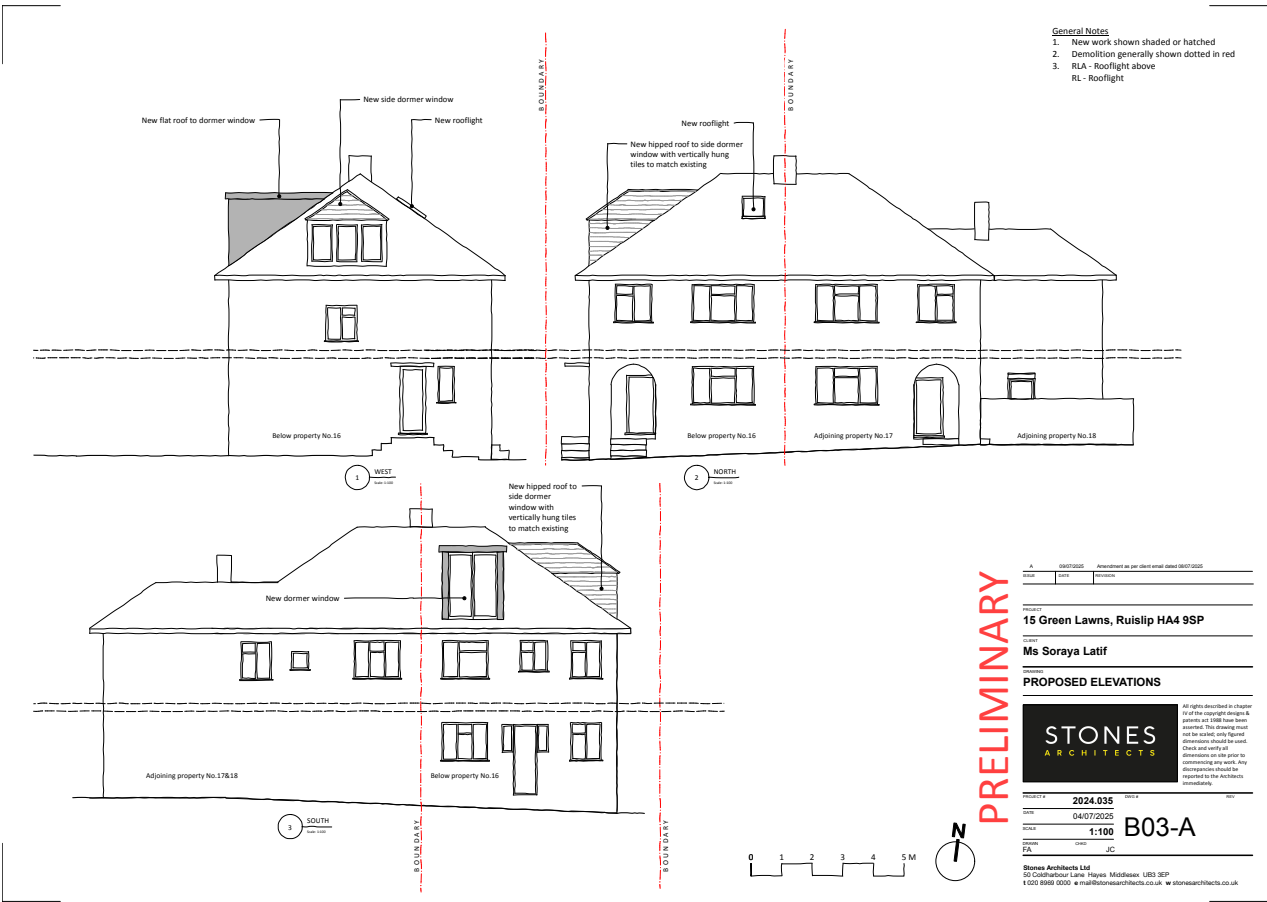
Appendix A – Proposed pre-application B01-A



Appendix B – Proposed pre-application B02-A



Appendix C – Proposed pre-application B03-A



Appendix C – List of documents submitted with the application

Drawing no.	Scale	Drawing title
S01-A	1:1250 at A3	Site location plan
S02-A	1:100 at A3	Existing ground floor
S03-A	1:100 at A3	Existing first floor and roof plan
S04-A	1:100 at A3	Existing elevations
S05	1:200 at A3	Existing site layout
D01	1:100 at A3	Proposed first and second floor
D02	1:100 at A3	Proposed roof plan
D03	1:100 at A3	Proposed elevations
DAS	NTS	Brief design and access statement

ends