

**DESIGN
&
ACCESS
STATEMENT**

Project: **36a Wood Lane
Ruislip
HA4 6EX**

Project No.: **11136**

Issue Date: **Aug 2021**

Revision:

DESIGN & ACCESS STATEMENT FOR

**PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT
CONVERSION INCLUDING REAR DORMER AND ROOF LIGHTS**

Project: 36a Wood Lane Ruislip HA4 6EX

Project No.: 11136

Issue Date: Aug 2021

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1.0 INTRODUCTION

The proposal relates to single storey rear extension and loft conversion including rear dormer and rooflights to dwelling.

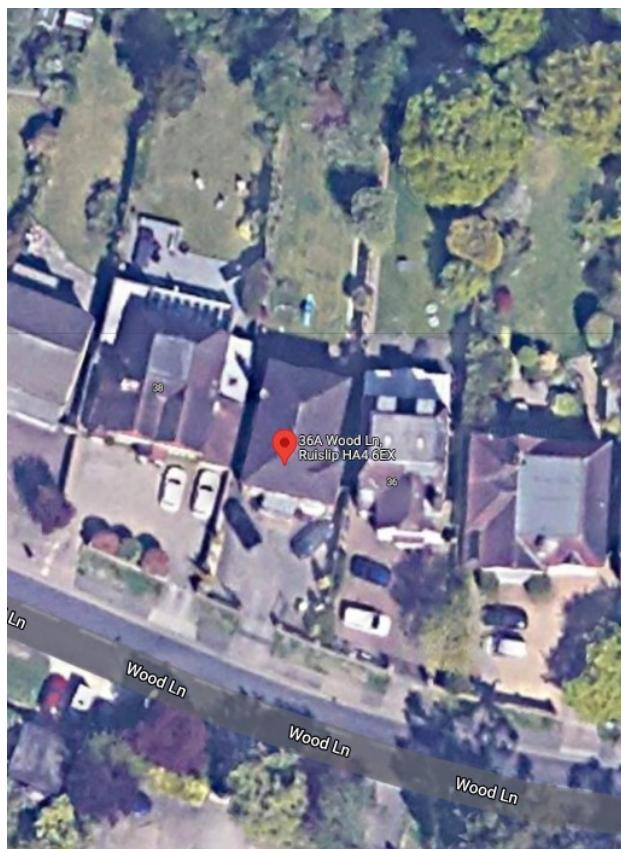
This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

The following policies form the basis and reference for this report.

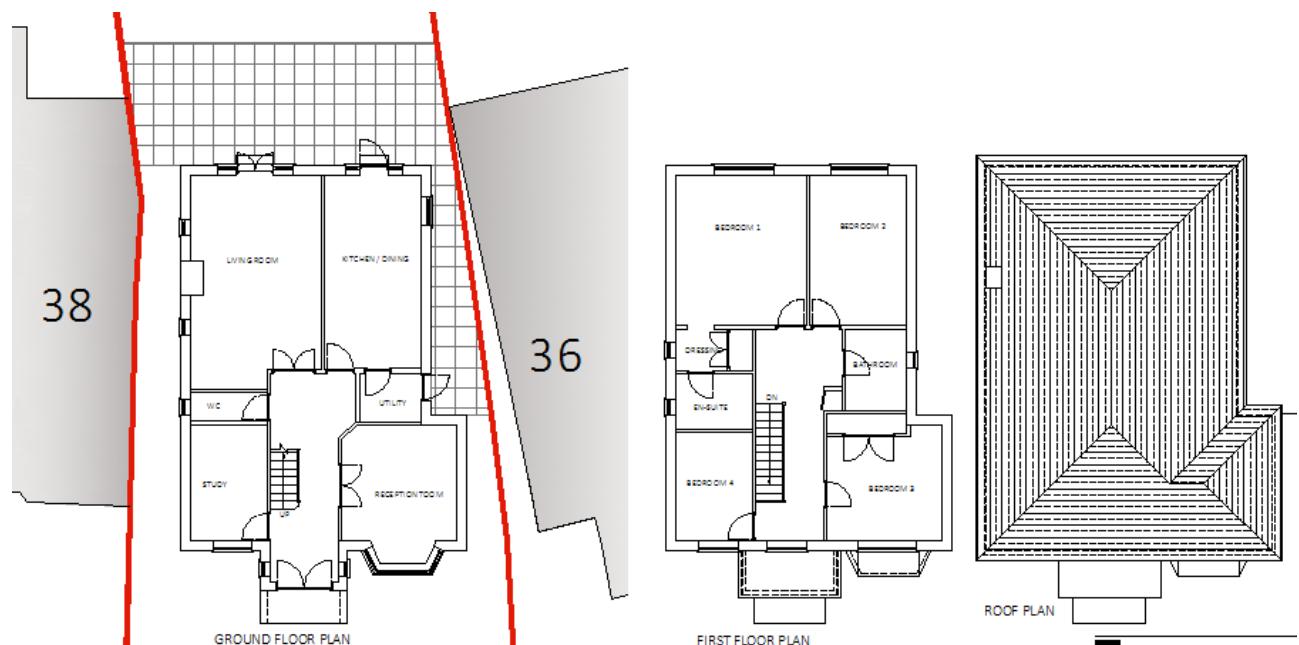
**LOCAL PLAN PART 2
DEVELOPMENT MANAGEMENT POLICIES Adopted Version
16 January 2020**

3.0 SITE LOCATION & CHARACTER



Wood lane is located between West Ruislip and Ruislip stations. The property is located on north side of the Wood Lane. The street provides variety of detached dwelling and plot sizes. The subject site and surrounding residential properties are located within Ruislip Village Conservation Area.

4.0 THE SITE / EXISTING PROPERTY

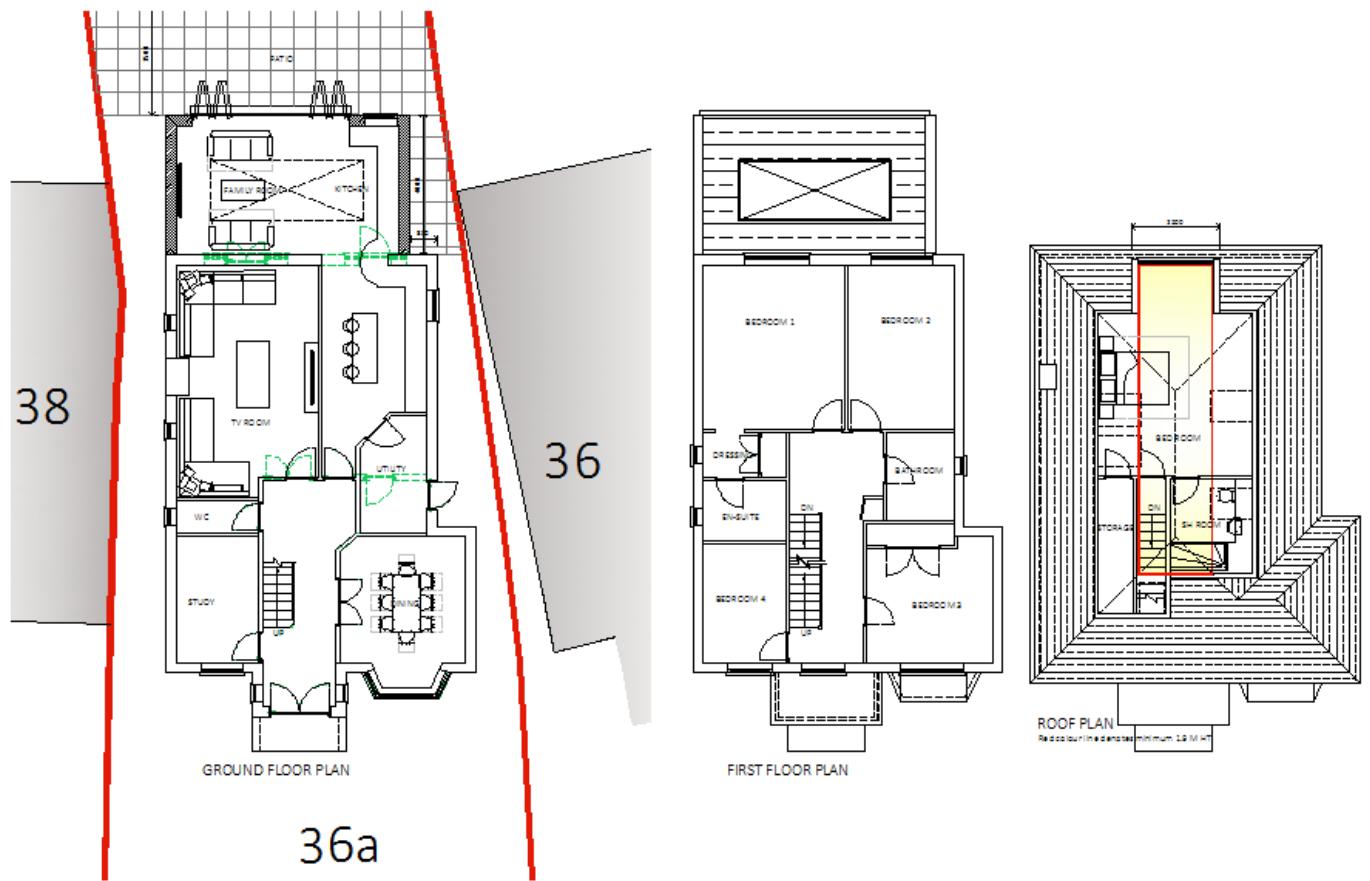


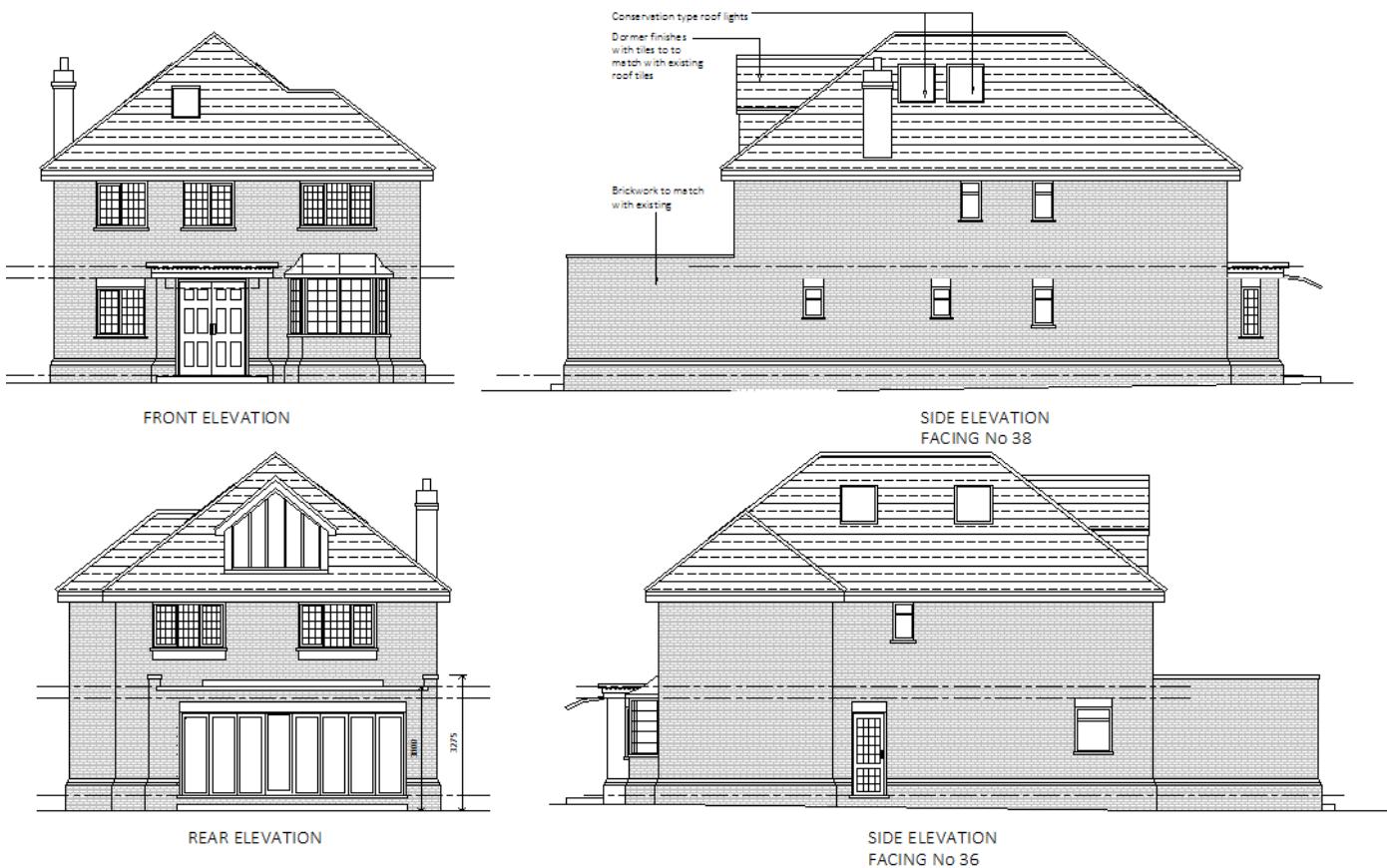
The property consists of two storeys in the 8565 m² site area with 88m² ground floor area & 85m² first floor area . The site has a wider frontage of 11.7 meters and a depth of 54 meters and dwelling set approx. 11 meters back from front boundary line.

The ground floor consists of living room, kitchen, reception room and study. The first floor consists of four bed rooms with bathroom and en-suite.

Externally the property has front court approx 10m by 12 metres for parking. At rear the garden is approx 300 m² garden. The dwelling provides brickwork on all elevations with roof tiles.

5.0 THE PROPOSAL





The proposal relates to single storey rear extension. The proposal also incorporates loft conversion including one rear dormer and five roof lights.

Single storey rear extension will be 4.0metre deep set in 0.8 metres from side boundary from No 36. The flat roof will be max 3.0metres high with parapet walls on side. The roof will have one roof light.

Ground floor extension will provide additional room to the existing dwelling. Family room and extended kitchen area will be located with new extension area. This will allow for internal refurbishment and rearrange of existing layout. Rear facing bi-folding doors together with small window located on extension rear wall. No windows proposed on flank elevations.

The loft conversion will allow use of the existing roof area with proposed rear facing dormer and roof lights. Proposed dormer will be 2.5 m wide and 2.4m high set in the centre of the roof finishes with gable roof. The dormer will set well away from sides and 0.55m from main ridge. Two roof lights proposed on each side elevations and one on the front elevation. Roof lights will be conservation style low profile windows.

Loft conversion area will provide additional bedroom with en-suite facility. A new staircase will be included to access loft space.

Material

The ground floor extension will have brickwork to match existing and flat roof finished with GRP or similar flat roof finish product.

Dormer will be finished with matching roof tiles finish

Proposed addition to the dwelling has been selected to harmonise with the scale and form of the established residential development.

6.0 ACCESS

There will be no change on access arrangement.

7.0 SUMMARY

The proposal will preserve the character and appearance of Ruislip Village Conservation Area.

The proposals will not result in an incongruous form of the development out of keeping with the existing street layout and detrimental to visual amenities of the street scene.