



DESIGN & ACCESS STATEMENT

28 Cranmer Close, Ruislip, HA4 9QF

THE SITE AND NEIGHBOURHOOD & HISTORICAL CONTEXT

28 Cranmer Close is a semi-detached property within the Borough of Hillingdon. The street is primarily occupied by semi-detached dwellings with this particular dwelling located within a close and therefore has a long drive way and a large garden to the rear.

The Existing dwelling has a long garage to the side of the property and a garden shed along the boundary line. No other extensions exist. The existing dwelling finished floor is raised around 500mm above natural ground level.

Cranmer Close and the nearby streets show evidence of many similar properties having developed to extend the dwellings further. This includes a variation of side, rear and loft extensions. Specifically within the immediate close context and in nearby streets, many other double storey side extensions can be seen, many of whom are constructed flush with the original front of the house and also whom have a flat roof.



28 Cranmer Close, Front Elevation

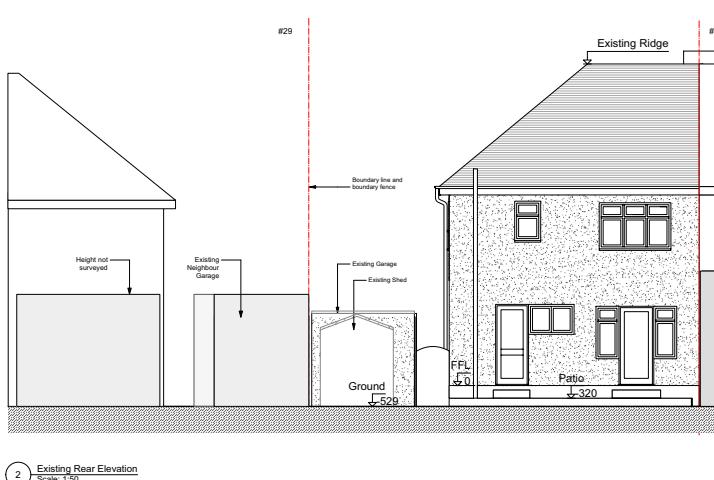
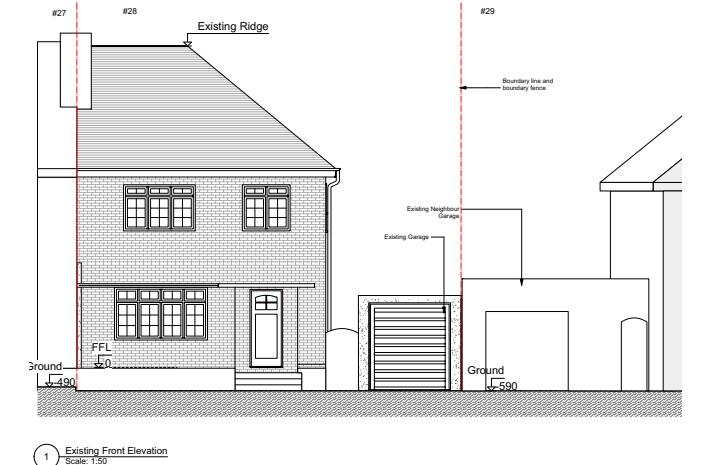
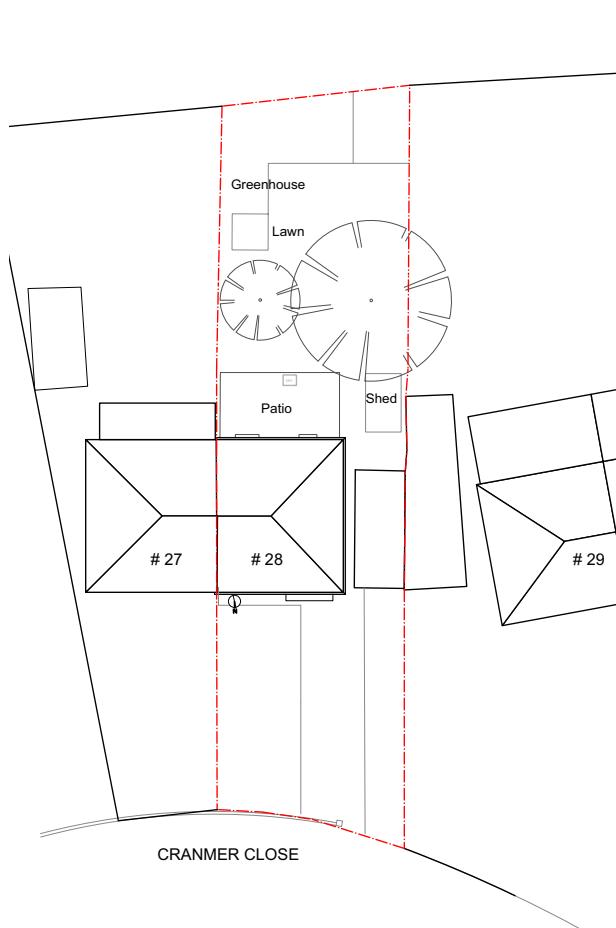
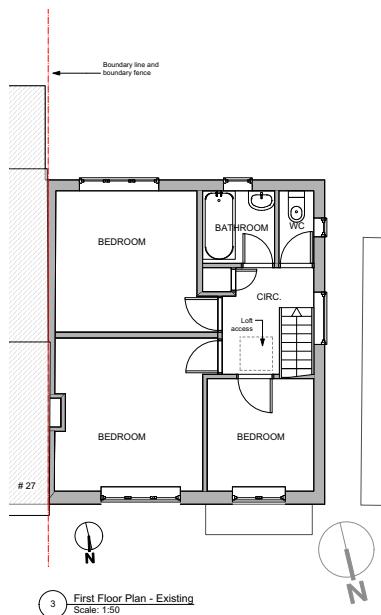
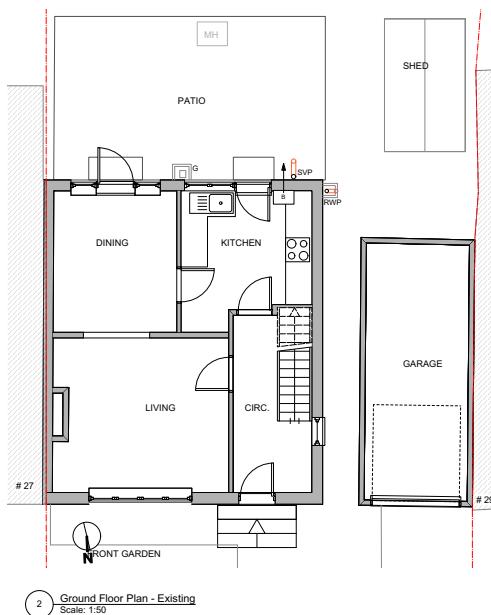


28 Cranmer Close, Rear Elevation



EXISTING SITE

These drawings show the Existing site conditions



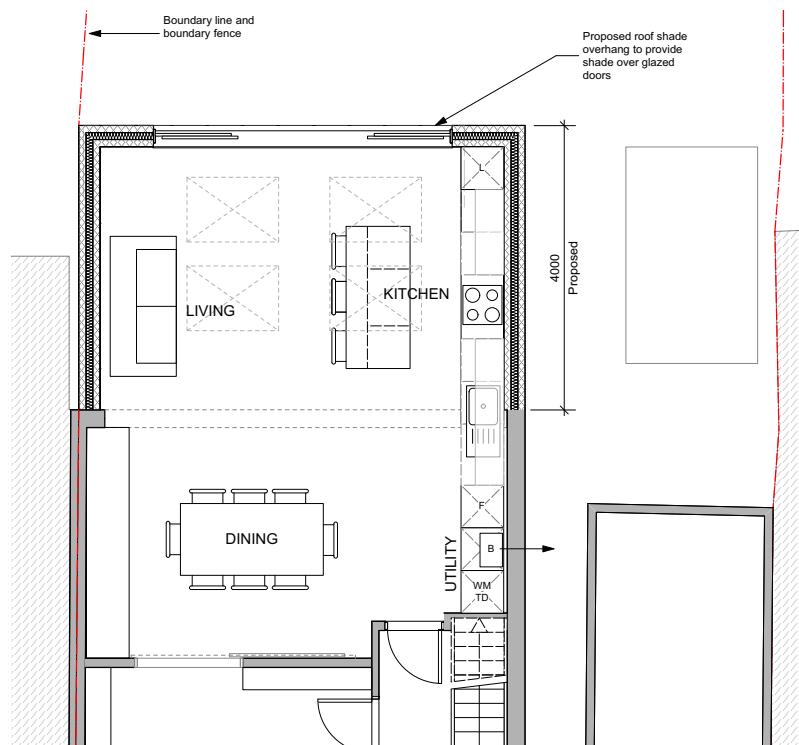


SITE PLANNING HISTORY

77630/APP/2022/3193.

Prior Approval Granted: 30-11-2022

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.80 metres, and for which the height of the eaves would be 2.80 metres



Prior Approval Granted_ Proposed 4m rear extension



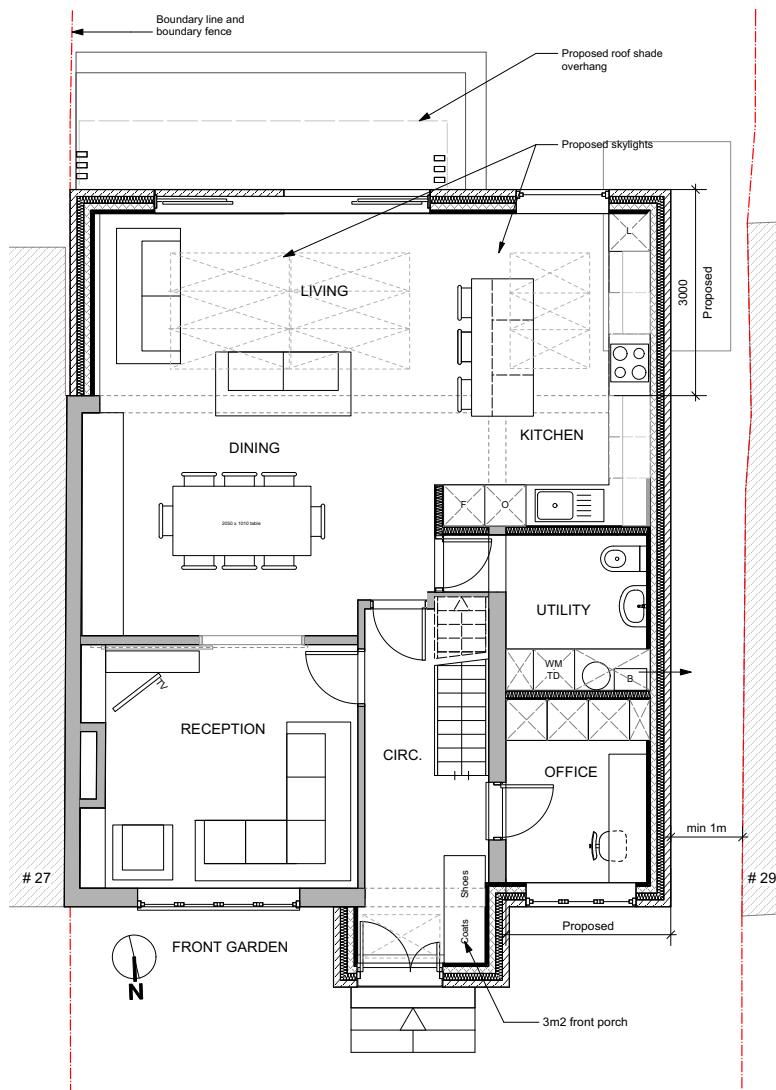
Prior Approval Granted_ Proposed 4m rear extension with 2.8m eaves and max 3.8m pitch



THE PROPOSAL

This proposed submission can be described as:

- A single storey rear extension which extends 3m past the rear and rear side of the original dwelling with part of the roof overhang extending to 4m total depth. Eaves are 2.8 and tallest part 3.8m above natural ground
- Double Storey side extension with hipped roof
- Front Porch, max 3m2 with eaves less than 3m and max height 3.4m.
- 3 skylights to the front elevation



Extension Design

- As shown on the floor plan, the proposed design is for a wrap around extension design which extends 3m in depth to the rear and rear-side. This is combined with a side extension which is less than half the width of the original house and is set in from boundary by min. 1m.
- The front porch is 3m2 in external dimensions which complies with Permitted development footprint area.

The eaves height for the porch is less than 3m and the highest part is 3.4m. These heights are driven mainly by the difference between internal finished floor level and natural ground level.

- The first floor extension is set back 1m from the front elevation and also 1m from the boundary line maintaining a visual gap between neighbours.



Roof Proposal

The ground floor extension has a proposed double pitched roof design which maintains the same heights as that approved under the Prior Approval (PA) scheme.

As the garden is south facing - we have extended part of the roof overhang over the patio door to provide solar shading which matches the 4m depth of the PA scheme. The second peak has a regular overhang (closest to #29).

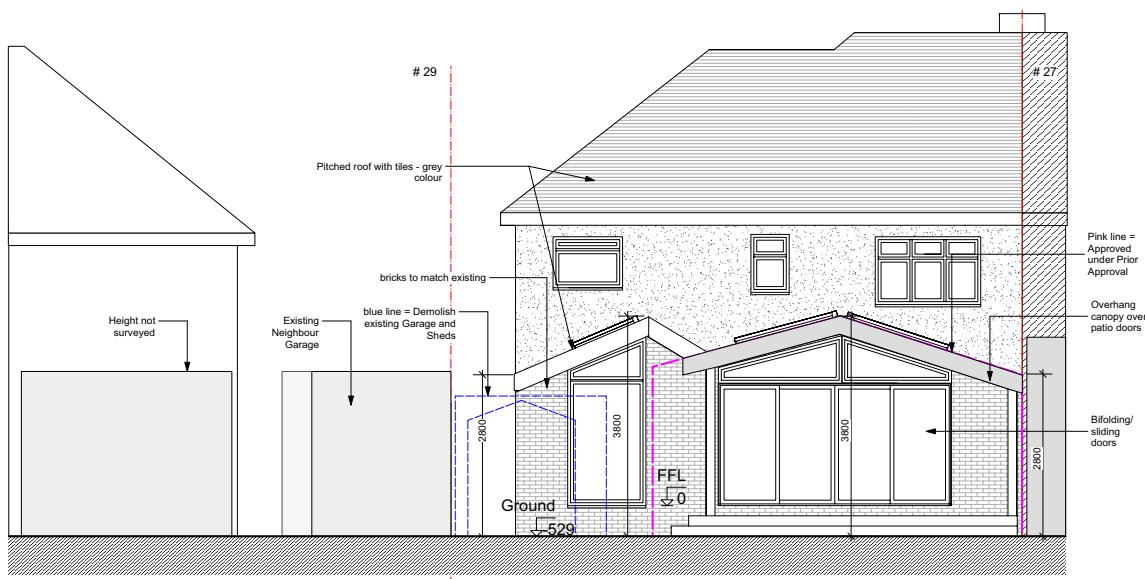
The main roof has 2 proposed skylights (projecting max 150mm) and the side roof is designed as a hipped roof.

Heights

The eave height is 2.8m and max height at peak of pitch is 3.8m. As the roof design is gabled, the highest points are away from neighbouring dwellings.

Whilst we recognise the proposed roof height exceeds Hillingdon guidance height of 3.4m, we would like to highlight that the dwelling is raised above ground level causing the need for this max roof pitch in order to follow recommended roof pitch angles and design.

These same heights now proposed have also been previously approved under the Prior Approval Scheme granted in November.



Impact on neighbours

The above drawing extract from the Proposed elevations shows the heights of the existing #28 garage and shed along with the height of the existing neighbours garage and extensions.

The pink outline demonstrates how this submission maintains the height approved under the PA scheme which shows the impact on #27 will remain the same.

With the # 29 neighbouring home being set away from our dwelling and maintaining a 1m distance to the boundary with a hipped roof- a visual gap between neighbouring buildings will be maintained.

45 degree lines from neighbouring habitable windows have been taken to assess impact of the double storey side extension which doesn't overlap our extension. It is therefore felt this proposal does not have a harmful impact on neighbours.



Design & Materiality:

The basic footprint and massing is similar to many others in the close and nearby area. In this scheme we have put in added effort to elevate the design to make it a space the homeowner can enjoy and be proud of which meets the need of a modern family. The double gabled rear roof will provide a double vaulted space internally which will enhance the Architectural experience of this home and create a bright and open family room.



Internal views of Ground Floor rear extension



The External finishes are proposed to reflect the original character of the home by proposing bricks to match existing on the extension and render.

In conclusion we believe this design will contribute positively to the Architectural character of the area and desirability of the property in the future.



External view of Ground Floor rear extension

ACCESS AND AMENITIES

No change is proposed to car parking facilities or other access routes in this scheme. Access to garden will be maintained. The garden area maintained behind proposed rear extensions is in region of 150m2.

SUMMARY

Much care and effort has gone into the design of this scheme and as such we believe it to be of a 'high quality' to meet the current and future needs of the family. We've mentioned how we've taken on board the Hillingdon and national planning guidance and if any variations from this occur, the reasons why we feel our design should be considered suitable in its existing context.

NPPF, 2019, Paragraph 38 advises local planning authorities to approach decisions on proposed development in a positive and creative way.

Paragraph 124 sets out that the creation of high quality buildings and places are fundamental to what the planning and development process should achieve and that good design should create better places in which to live.

Paragraph 127 states that planning policies and decisions should ensure that developments will function well in both short term and over the lifetime of the development.

In relation to the above and submitted drawings, we conclude by asking for your support and planning acceptance of this scheme.