

DESIGN & ACCESS STATEMENT

PROJECT:	LOFT CONVERSION WITH REAR DORMER
ADDRESS:	31 Ferncroft Avenue, Ruislip HA4 9JE
DATE:	FEB 2025

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- INTRODUCTION

The applicant site is a 3bed semi-detached house with access alleyway on side. Ferncroft Avenue has predominantly semi-detached and terraced houses.

- DESIGN

The proposed development seeks a loft conversion comprising a hip to gable extension, dormer to the rear roof slope and provision of roof lights to the front roof slope.

The proposed loft extension is to be located below and behind the existing roofline and will not extend beyond the existing ridgeline and complies with Schedule 2, Part B.1 (b) and B.1 (c) of the GPDO. The proposed addition is to have a maximum volume of approximately 38.9 m³ and therefore complies with Schedule 2 Part B.1 (d) of the GPDO, which allows for a maximum of 40 cubic metres in the case of a terrace house, or 50 cubic metres in any other case.

The proposed roof lights to the front elevation are to sit flush with the roof slope (PROJECTION NO MORE THAN 150MM FROM THE ROOF SLOPE LINE) and therefore complies with Schedule 2, Part C.1 (b).

Harmonise with the character of the area including respecting the historic pattern of the surrounding area (we are basing the design on the approved dormer within the same run of adjoining buildings)

Dormer window extension will not dominate the rear elevation of the property. They are designed to sit well within the original roof slope remaining around the whole dormer. As a minimum they should be set 0.5m from the gutter line and set 0.5m down from the ridge. (This has been incorporated in our design)

The guidelines state that dormer windows should not normally be wider than they are high nor should they occupy more than 20% of the roof area. (This is indicated on the rear elevations, and in similar design to the adjoining properties)

- MATERIALS

(a) the materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

b) the upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse will be -

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

LANDSCAPE: No alterations proposed to the existing landscaping scheme

- FIRE STRATEGY

It is an indicative fire strategy, detailing how these main issues can be addressed. The key measures are set out below.

- Unobstructed outside space for fire appliances to be positioned on sufficient unobstructed space is available outside the front of the host property.
- There are some parking facilities along with this road.
- The footpath to the front of building can be utilised as an evacuation assembly point.
- Appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire measures will be incorporated into the scheme to reduce the risk to life and serious injury in the event of a fire including the inclusion of smoke alarms.
- The building works will comply with appropriate building regulation standards.
- Design measures that minimise the risk of fire spread The building will be designed to satisfy the contemporary version of the Building Regulations Part:B for fire safety. This will incorporate safe measures for fire detection, means of warning occupants, means of escape, means of control of a fire.

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SUMMARY

We wish to obtain the approval for the rear dormer as per the submitted drawings. If there are any issues or modifications that you deem is necessary, please let us know and we are more than happy to take recommendations to tweak the design.

Kind regards

Sufair Ltd

February 2025