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Site Address

47 Madeley Road
London
W5 2LX



H432_MADELEY ROAD
Design and Access Statement
April 2018



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1.0 INTRODUCTION

The proposed project is an extension and internal works of semi-detached house, 47 Madeley Road of the London Borough of Ealing. The site is located in a residential area of Ealing, between North Circular Road and the Ealing Broadway Railway line.

This application includes part single storey extension at ground level and part two storey to the rear of the property. Proposed excavation works to accommodate an additional basement floor and a hip to gable roof extension to the North and East sides. Internally significant development will occur in order to create higher quality rented dwellings. We note that the overarching brief of this project is to increase the value of the site through remodelling and extending the property for residential use.

2.0 CONTEXT

2.1 Site Designations

The property is not listed or in a Conservation Area, although bounds the Ealing Cricket Ground Conservation Area to the North.

2.2 Property Description

The property forms part of a 3 storey semi-detached building made up of London Stock Brick. The site is rectangular and 675 square meters.

2.3 Surrounding Area

The surrounding area is largely residential and is characterised by 3 storey semi-detached housing. The site is well served by public transport, with the nearby Ealing Broadway station.

2.4 Development History

PP/2014/5439

2.5 Flooding

The property falls within flood zone 1 (low probability).

2.6 Tree Protection Orders

There are no TPOs on the site.

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Site Location Plan 1:1250

2.9 EXISTING SITE CONDITION



Main Entrance



Roof lights on front facade



DLR access



Main entrance



Street view - Madeley Road



Street view - Madeley Road



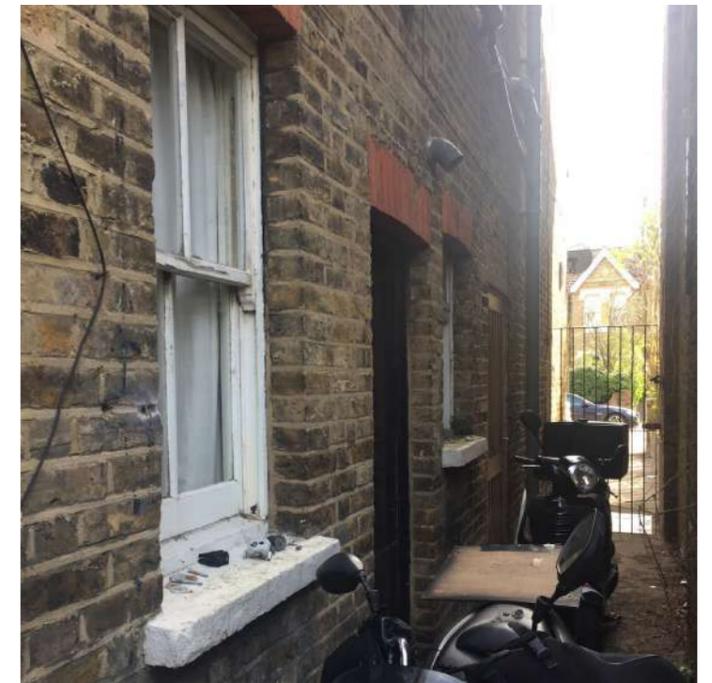
Rear Elevation



Overlooking neighbouring windows



Dormer window to Rear Elevation



Side entrance passage



Rear Elevation view from Garden



Rear garden

3.0 Design

3.1 Scope

The proposed scheme is a re-development and extension to the rear and roof of semi-detached house, 47 Madeley Road. These alterations consist of:

Proposed Basement:

- > Excavation under property to accommodate basement floor matching the property footprint
- > Re-planned to create a 3B 6P flat in accordance with the London Plan
- > Extended excavation to create sunken courtyard light well to front and rear
- > Minimal framed sliding double doors to provide access to the amenity.

Ground:

- > Demolition of existing internal walls to create more open plan living
- > Demolition of the existing single storey extension to accommodate rear infill extension.
- > Change of use from single family dwelling into flats; 1no. 1B 2P flat and 1no. 2B 4P flat
- > New stair arrangement to access Basement and First floor
- > Access through ground to core become communal amenity
- > Juliet balconies to rear around light well voids

First:

- > Extension to rear set back 1m from No. 49.
- > Divided to create two separate dwellings; 1no. 2B 3P flat, 1no. 1B 2P flat.

Second:

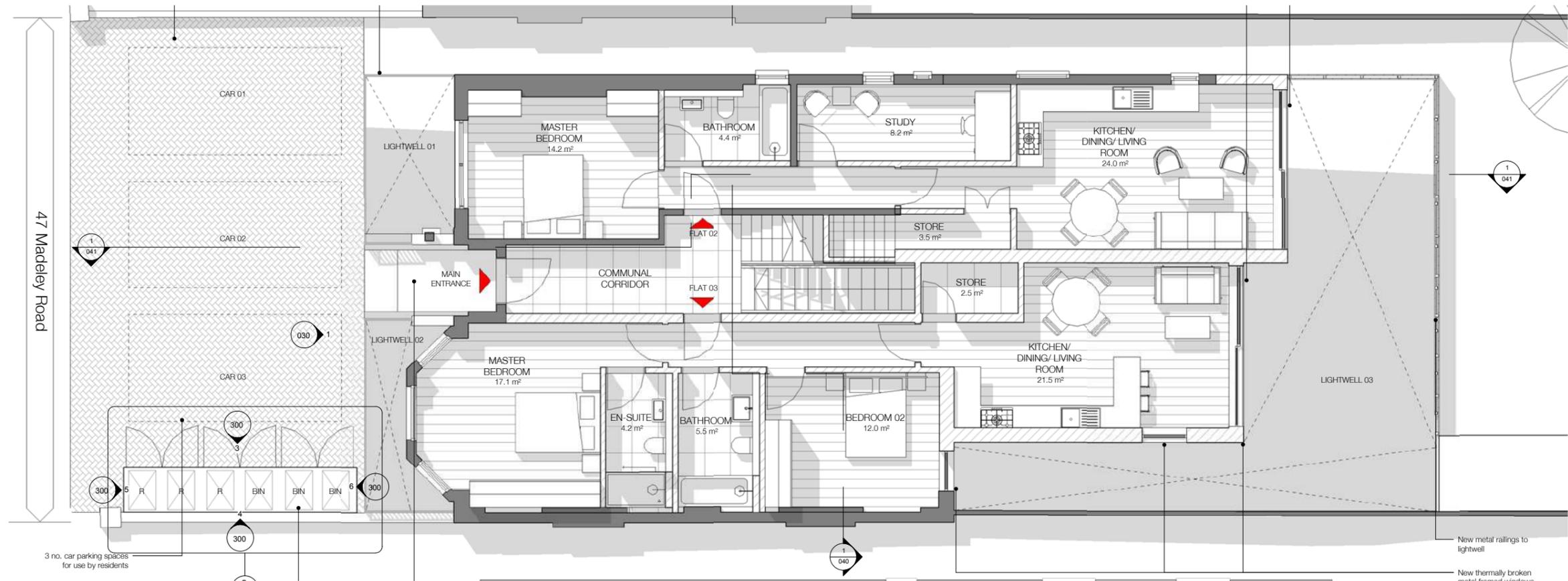
- > Rear extension continued the full width of first floor module.
- > Dormer roof extension extending full width of North side. East side extension aligned to chimney breast.
- > Chimney breast replaced with boxed flue
- > New roof light windows added to dormer extension
- > Divided to create two separate dwellings; 1no. 1B 2P flat, 1no. studio flat.

External:

- > New London stock brick and metal rear extension added
- > New windows to existing facades replaced like-for-like throughout
- > Timber clad bin and refuse store and rear bike store

Garden:

- > Divided between communal space and void lightwells to the basement flat
- > Dark metal balustrades added around light wells
- > Voids to rear and side to provide natural light to Basement flat lightwells
- > New communal timber clad bike store



Proposed Ground Floor Plan at 1:100

3.2 Existing Character and Appearance

It is intended that proposed works, whilst aiming to upgrade both the general standard and sustainability of the existing accommodation, take into consideration the surroundings. Doing so in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality. The proposal is sensitive to the existing character and appearance of the property and area in general in its use of bricks to match existing.

3.3 Materials

The choice of materials are sympathetic to the existing building. New brickwork to match the existing is to be used throughout the proposed rear extension. To compliment this, the roof extension to the rear will be clad in contemporary and subtle metal. This will correspond with the new dark metal balustrades around the light wells and modern glass Juliet balconies.

The new dormer windows and light wells to the ground floor maximise natural light to internal areas. Juliet balconies, framed by a glass balustrade provide open feel to indoor spaces to the upper floor flats.

Key

1. New metal clad roof extension
2. Cedar clad fence and bike store
3. Clean modern glazing
4. Juliet Balconies
5. London Stock Brick to match existing



Proposed Rear Elevation 1:50

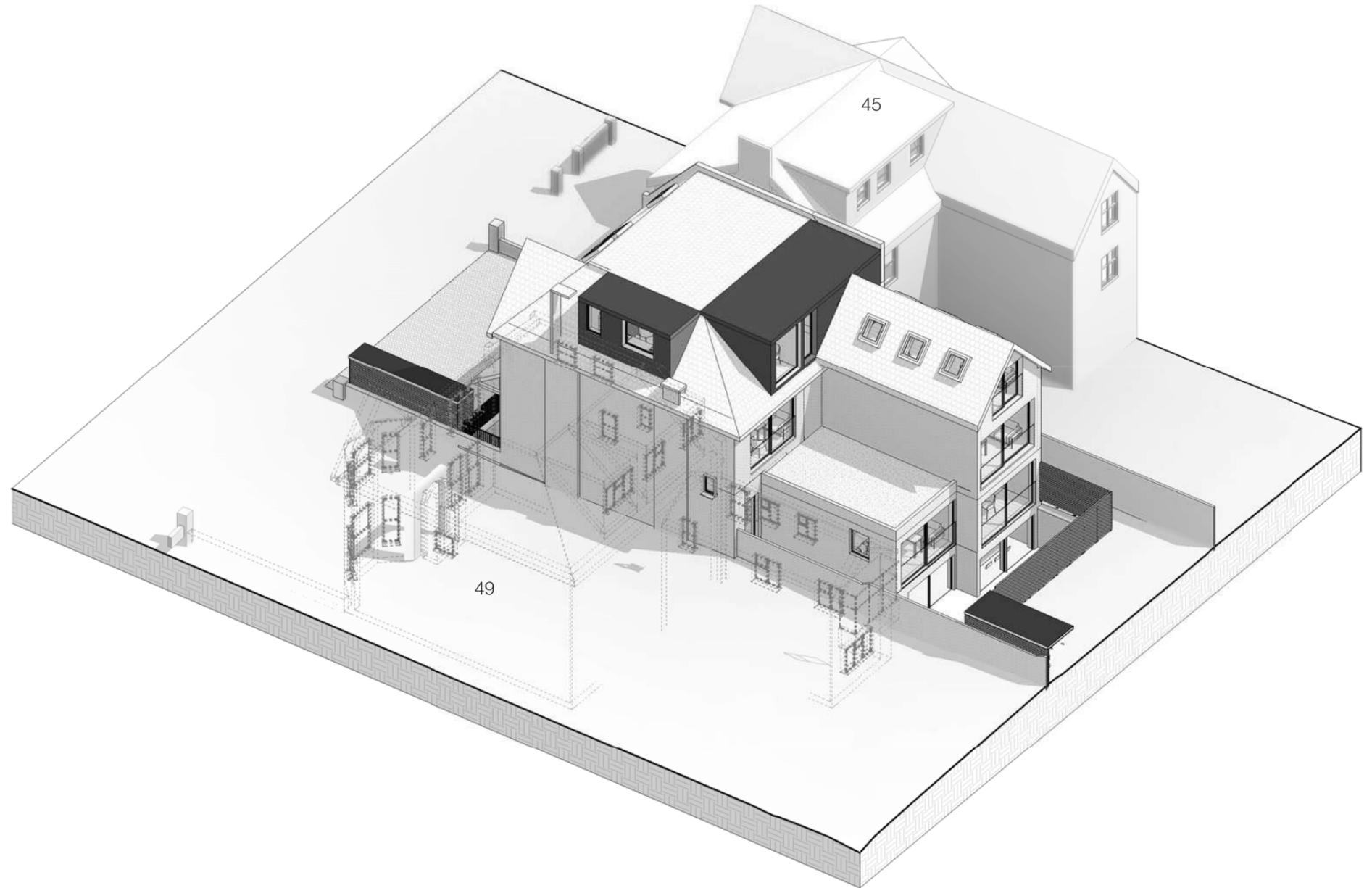
3.4 Massing & Proportion

The overall width and appearance of the rear extension has been considered to ensure it is read as a subservient addition to the existing property.

The largest mass gained from a feature of the development is gained through the excavation of the new basement floor. Providing enough area to accommodate a 3B 6P flat. Additional massing gained in this method will not alter the outward impression of the property.

The massing of the rear extension has been set back by 1m from the line of No. 49, and extends no higher than the roof pitch of No. 45. Ensuring the overall massing is in keeping with the context. The full extent of this is a 2m deep extension to the existing rear and an side infill extensions adjacent to this. Thus to create a non-imposing development to the property.

The second floor extension roof pitch has been designed to match the massing and look of 45 Madeley Road. The dormer roof extension to the rear also matches the character of the two neighbouring properties. The resolution of the extension design culminates in a mass easily read as a subservient addition to the existing property. While also depicting the existing characteristics of the two adjacent properties.



3D rear view and adjoining neighbours

3.5 Use

The property will change use from a single family dwelling, into 7 separate dwellings.

3.6 Access

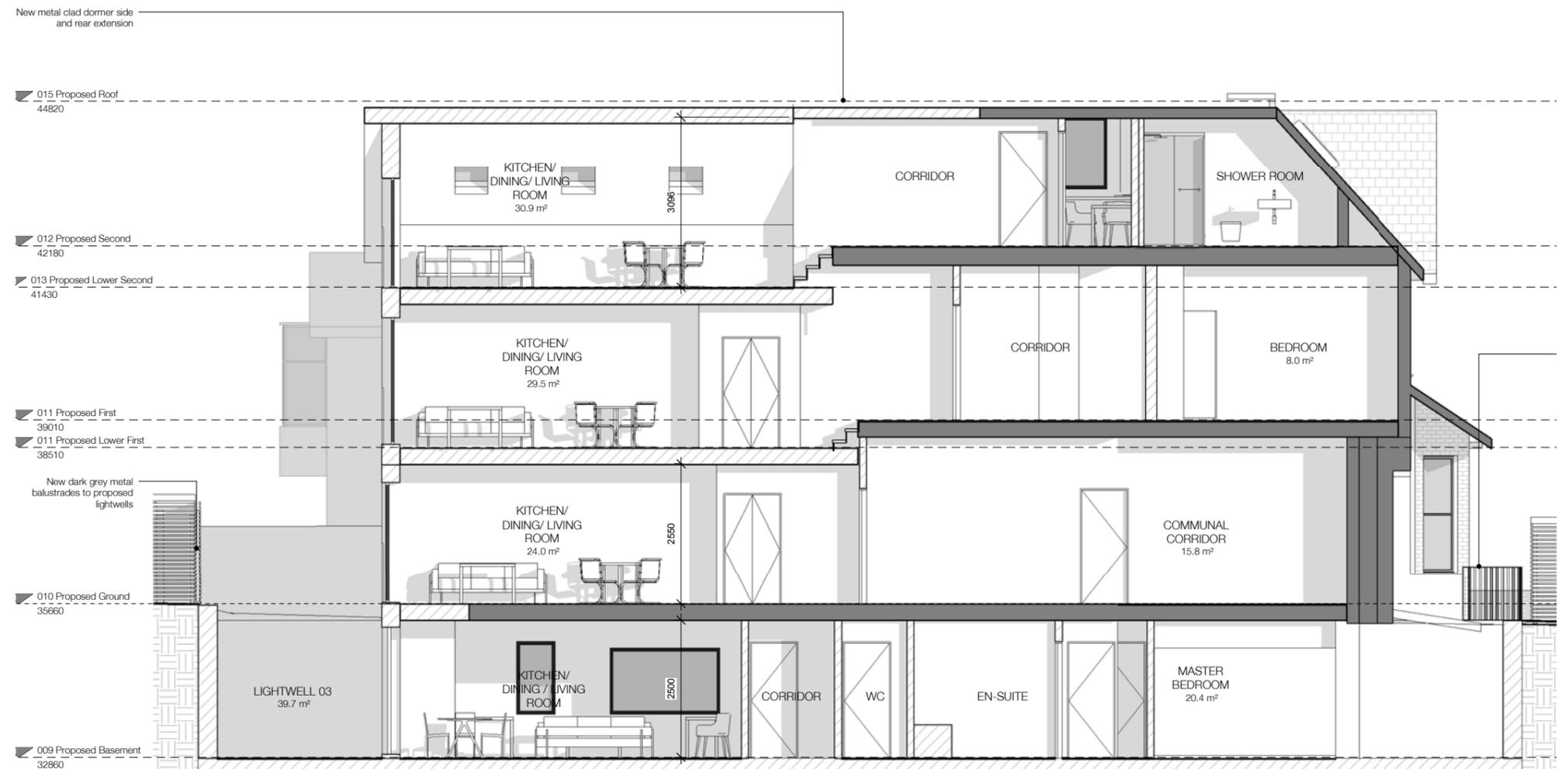
The existing roads and footpaths will not be affected however the original corridor through the property is now communal access through the property to the individual flats.

3.7 Noise & Light Pollution

The increase in artificial light emitted and thus light pollution from the proposed glazing will be negligible.

3.8 Garden

The existing garden will be predominantly communal space. With a small portion excavated to provide the basement flat with an external amenity space and lightwell feature. The timber clad bike store is also provided for use by the future occupants. A semi-permeable timber screen divides the prevents overlooking over the lightwell.



Cross section at 1:100

4.0 SUMMARY

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. The approach has been to ensure the preservation of the character of the local area whilst meeting the requirements of the current owner. It is believed that the proposed architecture is of a high quality and that the design, scale and materials have been carefully considered in arriving at the proposed scheme. In summary, we feel the proposal:

- > Conforms to the local and national policy guidance, which has informed the design.
- > Aims to conserve and build upon the nature of the area in accordance with Nation Planning Policy Framework: Conserving and enhancing the historic environment.
- > Is a positive enhancement to the building in accordance with Ealing's Core Strategy.
- > Would sit comfortably with the existing host building and the adjacent neighbours. The extension would also remain subservient to the host building and is designed to a very high standard.
- > The material and detailing would compliment the existing fabric and will therefore be contextually appropriate.
- > The massing and character of the extension would suit the existing context given the quantity of similar scale extensions within the direct area.