

Design and Access statement

Construction of a single storey office/studio
for ancillary use to the maisonette at

1E Freeland Road London W5 3HR

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DTR ARCHITECTS LTD
94 Innes Gardens, London SW15

LOCATION AND SURROUNDING CONTEXT

The site is located on the North side of Freeland Road near the junction with the A406 Hanger Lane, approximately half a mile from the centre of Ealing. The property and site lie within the Ealing Common Conservation area.

The property at No 1 E is a two storey, 3 bedroom maisonette with direct access from Freeland Road; the property has its own private amenity space, which has direct access from the living room and dining room areas. This amenity area is arranged in an L shape at the rear and side of the property, occupying approximately 115m² in total.

The property and plot are bounded by: No 15 Hanger Lane to the North, the garden of No 1F Freeland Road to the East, and the flank wall of a residential property with access from Freeland Road.

PROPOSAL

Description and scale.

This application seeks permission for the erection of a single storey building to be used as an office / studio by No 1E Freeland Road. The building would be located at the north eastern corner of the site. Our client's intention is to install solar panels on the roof of the outbuilding, in order to contribute to more sustainable energy consumption.

The external footprint of the new structure is 4.2 meters wide by 5.3 meters deep. The outbuilding has been designed to appear subservient and very discreet, with its walls and flat roof projecting slightly above the existing rear wall that is boundary with no. 15 Hanger Lane. On the right hand (eastern) side the building adjoins the flank wall of the neighbouring building; this flank wall has only one window which serves a staircase landing. The outbuilding respects the building line at Freeland Road and does not project beyond it.

Appearance

The outbuilding will be of contemporary appearance, a volume of rectangular section, with ample glazed sliding doors and a generous skylight to provide plenty of natural light. Overall it will not clash with the surrounding buildings, or compete in terms of character and style. It will be constructed in matching stock brick.

From the street there will be some discreet partial views of the building, depending on the distance and angle of approach, as the building is set back approximately 9 meters from the boundary with Freeland Road, and also screened by existing brick walls.

Within the context of the large double fronted properties along the road, the small scale nature of the building, and the limited visibility from public areas, the proposal would have an acceptable impact on the character, appearance and established pattern of development.

Amenity

The amenity space of 1E Freeland Road would not be compromised, given the small scale of the proposal. The amenity space of number 15 hanger Lane, communal outdoor and cycle parking space, would not be affected by the very low building proposed, which has no rear openings, in terms of light, privacy, loss of outlook, or sense of enclosure.

CONCLUSION

In this context, we believe that the proposed outbuilding will integrate very well with the existing pattern of development and street scene, and will contribute positively to the balance between new and established, by means of quality of detailing, materials and workmanship.