



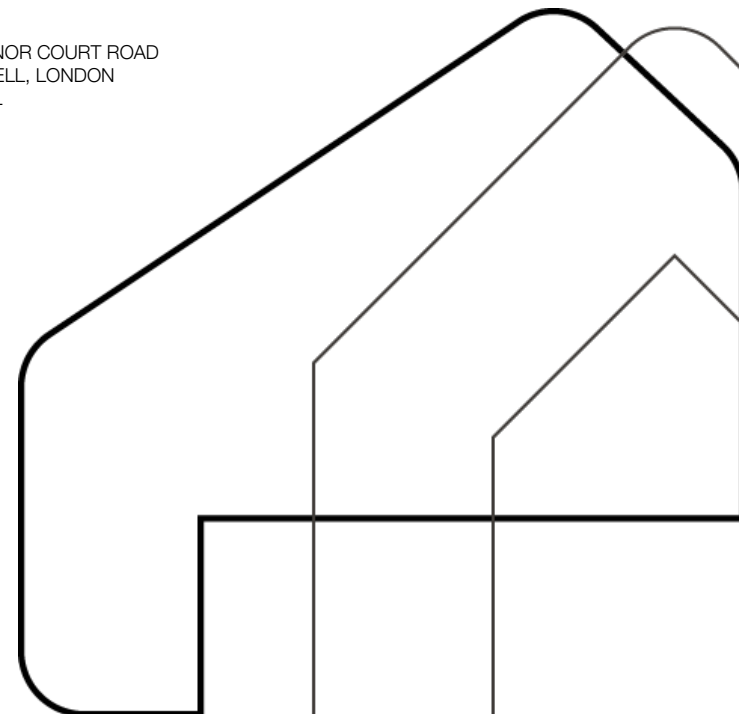
DESIGN AND ACCESS STATEMENT | NOVEMBER 2021 |

IN SUPPORT OF  
PLANNING APPLICATION

REAR AND SIDE EXTENSION

AT

36 MANOR COURT ROAD  
HANWELL, LONDON  
W7 3EL



## 1.0 INTRODUCTION

It is our clients intention to adapt and extend the existing detached property, at 36 Manor Court Road which currently serves as a single domestic residence into an expanded modern family home.

The current configuration features two levels of accommodation. The ground floor includes a living room, small kitchen and a rear dining room providing access to a large garden. The second floor houses a master bedroom, two further bedrooms, a study, small separate WC and shower room.

The proportions of the proposed rear extension have been designed to provide our client with a unique opportunity to re-configure the internal space, expanding the kitchen and primary reception space, while incorporating a downstairs W.C and utility space to ensure the overall accommodation is commensurate with modern family ideals.

This statement sets out principles of the scheme and indicates how the proposal attempts to meet local and national planning policies.

## 2.0 SITE LOCATION

The site is located within an area defined as Hanwell Village Green, which forms part of the London Borough of Ealing. Designated as a conservaton area in 1974 and enclosed by public parks, a railway line and golf course which define its borders, its often meandering, tree lined street pattern is considered to be an ideal location for young families.

Many of the residential properties in the area date back to the 1880's, built shortly after the completion of the local station, however the property in question is of later construction and forms a row of detached properties, distinguished by pebbledashed facades and simpler brick detailing.

## 3.0 PLANNING HISTORY

There are no previous planning applications related to the property on record.

In 2019 a neighbouring property no.34, submitted a full planning application for single storey rear and side elevation, with work commencing over the last few weeks. Further afield there are other planning submissions for both side and rear extensions no.18 / no.20 and no.11 Manor Court Road, with the latter two applications receiving consent earlier this year.



FIGURE 01 Photograph of the front facade of 36 Manor Court Road as viewed from the roadside



FIGURE 2. LOCATION PLAN  
36 Manor Court Road  
Ealing, London

FIGURE 3. LOCAL TRANSPORT INFRASTRUCTURE  
West Ealing and Hanwell

4.0 WIDER CONTEXT

The property is located within a short walking distance from both Drayton Green and Hanwell stations (operated by Great Western and TFL Rail respectively) with vehicular access to the major A4 artery providing direct routes to central London, Heathrow airport and the M4. Hanwell Station has recently undergone significant refurbishment in preparation for Crossrail improving journey times when travelling to Paddington, Bond Street, Tottenham Court Road and Farringdon.

FIGURE 4. AERIAL VIEW  
36 Manor Court Road - Hanwell

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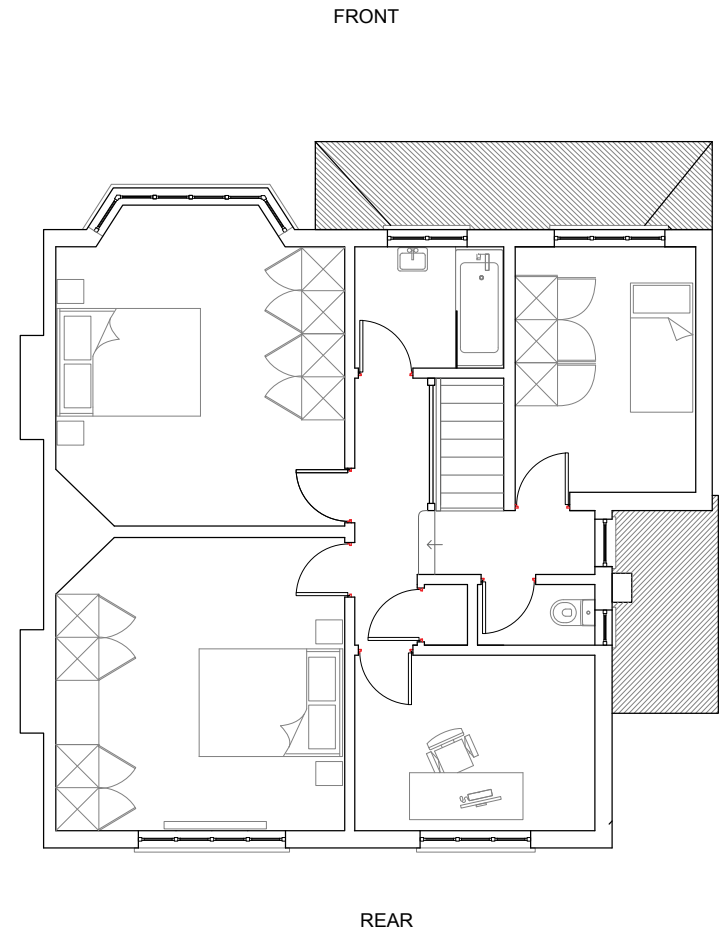
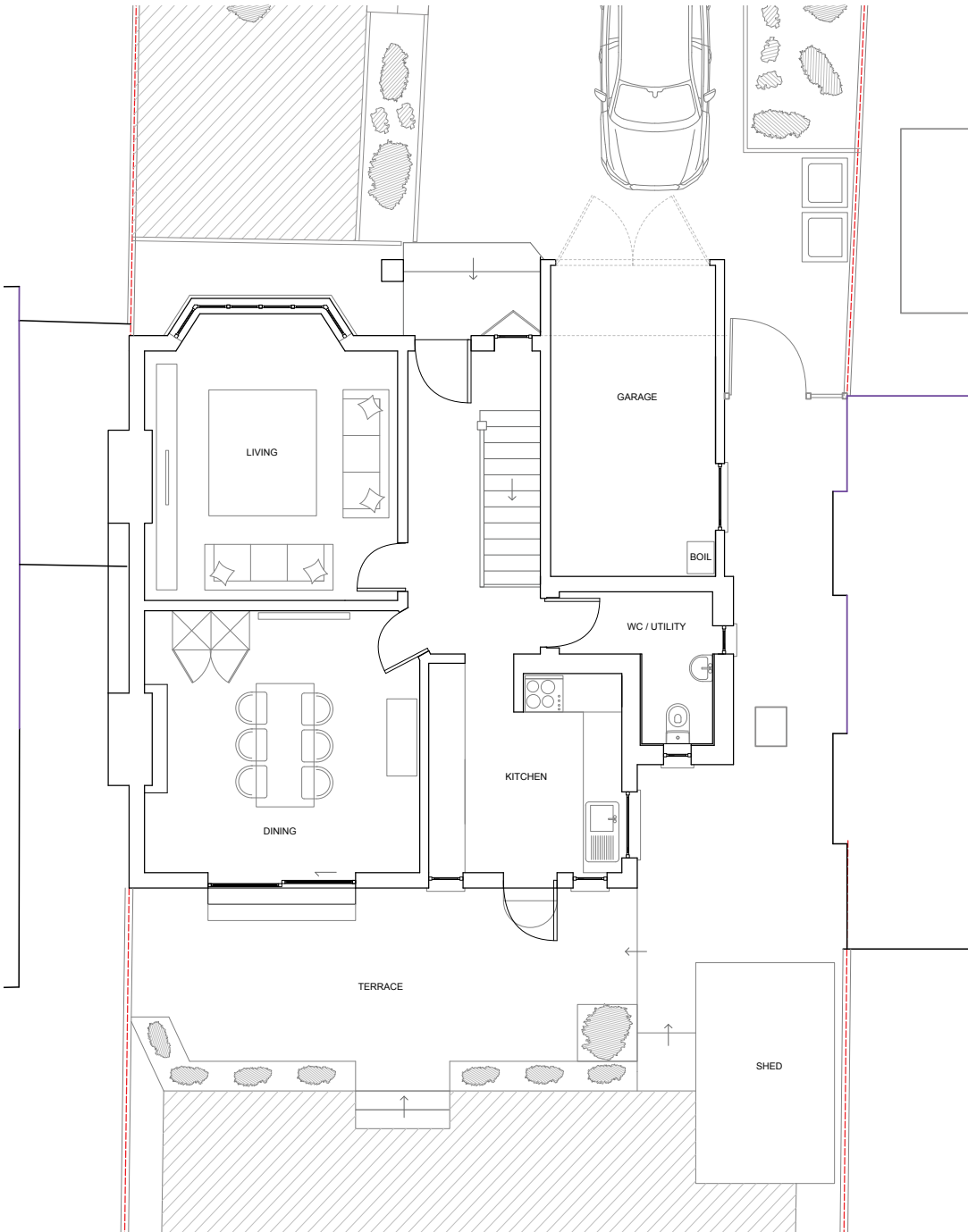
EXISTING  
ELEVATION  
36 Manor Court Road  
Front Facade



EXISTING  
ELEVATION  
36 Manor Court Road  
Rear Facade



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## 5.0 SITE ANALYSIS

The property in question occupies a sizable detached plot and forms part of a collection of large, single dwellings on Manor Court Road, a wide and quiet residential street.

The existing front garden is a mixture of hardstanding currently employed as off street parking, a subdivided ornamental border, featuring low level shrubs, flowers and off centred lawn.

The front garden is retained by two flanking timber fences and a front low level brick wall, with an opening for vehicular and pedestrian access adjacent to the north western site boundary. Direct access to the rear garden is achieved via a wide side alleyway, which also houses the properties refuse and recycling storage facilities.

The existing rear garden represents a combination of hard landscaping and a central lawned area defined by outer borders. The disparity between the floor levels of house and garden is addressed with tiered terrace, providing adequate space for a reasonably sized garden table. The terrace is retained in a similar fashion to the front garden brick wall featuring intergrated planters.

The two fences running perpendicular to the rear facade are partially obscured by larger shrubs and low level planting. Within the rear garden, there is one outbuilding, a shed, which sits astride the south eastern boundary and is sited just beyond the property's rear facade. The shed is small in stature, constructed from timber and currently provides storage for garden and outdoor equipment.

There is a small infant tree approaching rear of garden, while the rear boundary is obscured by thick shrubbery and other soft landscaping measures.

Both boundaries are delineated by timber fences of similar heights, and varying condition. Beyond the rear boundary lies the blind facade (side elevation) of a three storey apartment block. Its disposition prevents views back towards the property aiding privacy.

Astride the south eastern boundary, beyond the outbuilding there is a small collection of mature trees within the neighbouring garden. Given their height and close proximity to the boundary, they restrict views into the adajcent garden, at ground and first floor, as illustrated by figure 08.

Neighbouring properties feature a collection of rear extensions and outbuildings of varying size and material palette, with the single storey neighbouring extension projecting beyond 4m, when measured from the rear of facade no. 36.

Due to the combination of southern disposition and lack of tall tree canopy cover, the rear garden is subject to a signfcant amount of direct sunlight throughout the summer and winter months, with both glare and solar gain proving problematic within the current layout.



FIGURE 05 Existing rear facade as viewed from garden



FIGURE 06 Existing front facade



FIGURE 07 View across neighbouring gardens south-west



FIGURE 08 View across neighbouring gardens (South East)



FIGURE 09 Rear Garden as view from the first floor bedroom



FIGURE 10 Existing Rear Garden

## 6.0 ECOLOGICAL FEATURES

There are no local ecological features affected or disturbed by the intended works to the best of our knowledge. In addition the vast majority of the current gardens border planting will be retained or reinstated.

## 7.0 EXISTING BUILDINGS AND DEMOLITIONS

A significant portion of the main body of the existing building is to remain intact. Externally as viewed from the rear, the new proposal seeks to remove the right hand section of the existing rear facade wall (Figure. 05) to facilitate the proposed extended layout.

The new proposals also seek to demolish the single storey, flat roofed, side extension, which we believe was constructed during the second world war, to serve as a bomb shelter. Although the side extension is structural sound, with thick, solid concrete walls, its hasty construction imposed low ceilings and its overall external appearance could not be considered in keeping with the rest of the property. Currently serving as a small WC and utility space, its demolition will provide opportunities to better intergrate its former footprint into the main dwelling.

The tiered terrace will also be removed to accommodate the new extended plan, while the current garden shed will be retained and repositioned elsewhere to continue its current usage as a storage facility for garden related equipment.

There are no plans contained within the new proposal to alter the front garden or front facade of the property.

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## 8.0 SITE VIEWS

The front elevation and front garden can be viewed from Manor Court Road. Beyond this, views into the site from the public realm are limited. The rear garden is almost completely obscured from street level and views from neighbouring rear properties are partially obstructed by a combination of extensions, outbuildings, fences and shrubbery. The south eastern boundary runs adjacent to the blind facade of the neighbouring 3 storey apartment block Testwood Court, as such there are limited opportunities to view the site from the south east.

## 9.0 LOCAL BUILT FABRIC

The immediate area encompassing Manor Court Road is predominated by two storey, residential single dwellings, usually of a detached nature. Characterised by the red brick and pebbledash facades, with projecting, faceted bay windows and side access alleyways shadowed by deep eaves.

In general roofs are tiled, high apex pitches and the established boundaries are punctuated with large vertical chimney stacks, which combine to project beyond roof plane and can be considered an inherent characteristic of the area, giving the houses in the immediate vicinity a distinctive arts and crafts inspired feel.

There are also more contemporary examples of residential housing within the immediate vicinity, such as Lime Terrace, situated opposite No.36. Built within the last 30 years they form a row of three storey townhouses which to some degree, replicate the original building typology with the use of modern materials and high apex pitched roofs.

At the rear, neighbouring extensions vary in size, scale and materiality offering no real uniformity or fixed design aesthetic. There are several large brick extensions incorporating flat parapet roofs, Garden outbuildings also present a range of material palettes.

## 10.0 THE PROPOSAL - BUILDING USE

The property will retain its current use as a single family residential dwelling, with the proposed extension seeking to primarily improve the kitchen a dining space, while providing a smoother transition from house to garden. The new tiered terrace will offer direct level access from the kitchen and dining space. Thus connecting the internal and external spaces, while providing an expanded family living environment of an appropriate scale for both the existing development pattern and the requirements of modern living.



FIGURE 11 Early conceptual aerial sketch view of the proposal

## 11.0 LOCAL PLANNING LEGISLATION & GUIDANCE

The proposed design was composed through an iterative process, with reference to guidance and legislation contained in the following local documents;

- Hanwell Village Green Conservation Area Appraisal - Adopted March 2008
- Hanwell Village Green Conservation Area Management Plan Adopted March 2008

- Residential Extension Guidelines Supplementary Planning Document 4 - (SPD) Residential Extensions - Adopted - 2004

- The London Plan - March 2021

- Ealing Local Plan - Development Strategy - 3rd April 2012

## 12.0 PRE - APPLICATION CONSULTATION

No pre-application advice has been sort.





FIGURE 12 Early conceptual impression of proposed extension

### 13.0 EXTERNAL ALTERATIONS

A key aim for the projects design team was to maintain the integrity of the building's architectural identity and thus protect and where possible, enhance the local built fabric area. All existing chimneys, the main roof and its gables would be unaffected by any proposed work, while all the external alterations would occur to the side rear of the property.

The design proposes to remove the dividing wall between the current small kitchen and dining room, uniting the two spaces to form a family orientated, spacious kitchen / dining room and rear reception space,

dedicated to informal entertaining with direct, level access to the garden terrace.

In addition, the proposal seeks to demolish the aging side extension utilizing its footprint within the newly expanded rear extension. Its proposed 4m projection from the existing rear facade at it furthest point will fall behind the line of the neighbouring rear extension (no.34), a key consideration as outlined in with local conservation documentation. A generous side access passage from front to rear will be retained, adjacent to the property's side boundary.

The rear extension is designed to tie the entirety of the rear facade together employing approximately half the width of the rear facade in

plan. The remainder of the rear facade at ground floor level forms a partially covered pagoda, as illustrated in fig 12. Seamlessly integrated into the extensions three tiered roof, the pagoda is designed to moderate solar gain (an issue in the current rear reception room during both summer and winter given the southerly disposition) while fragmenting the mass towards the neighbouring property. The stepped nature of plan and the addition of shaded side apertures, obscured by shrubs and neighbouring trees has been carefully considered to ensure excellent levels of natural ambient light in all areas.

The incursion of an innovative tiered, flat, green roof, illustrated in fig 16, is a contemporary homage to the shape and form of the existing main roof providing a continuity of angles, while mirroring the stepped nature of the new plan. Providing a pleasant backdrop when viewed from the upper stories, merging with the substantial lawn of the rear garden.

The new proposal's height is dictated by the internal floor levels providing appropriate clearance at ceiling level and extending the finished floor level throughout.

The proposal features Crittall style glazing, orientated to the rear to preserve views through the property and in keeping with the original period of construction. All glazing will be high performance with to improve energy efficiency and ensure greater consistency of internal ambient temperature and conditions.

The proposed material palette has been chosen specifically to compliment the existing pebbleddash, a key visual component of the rear facade. As such, the main structure will be built from a trowell pitted render, the parapet finished with complimentary matching cladding.

The proposal also seeks to address the large variance between internal and external ground level with a permeable, raised, tiled terrace, a gradual series of steps towards the landscape below providing ample space to house an exterior table and kitchen garden.

It is our clients intention to continue to occupy the building as a single family dwelling and it is envisaged that by making these appropriate and proportional amendments the property as a whole will make a greater contribution to the local housing stock.

### 14.0 ACCESS, PARKING STORAGE REFUSE

The proposals seeks to retain use of the existing pedestrian and vehicular entrances and as such require no amendments to local parking orders.

In addition, the proposal will retain the separate refuse and recycling storage for the property which is denoted on the existing and proposed ground floor plans. A water butt will be used to harvest rainwater, to hydrate garden plants and shrubs during warmer bouts of weather.

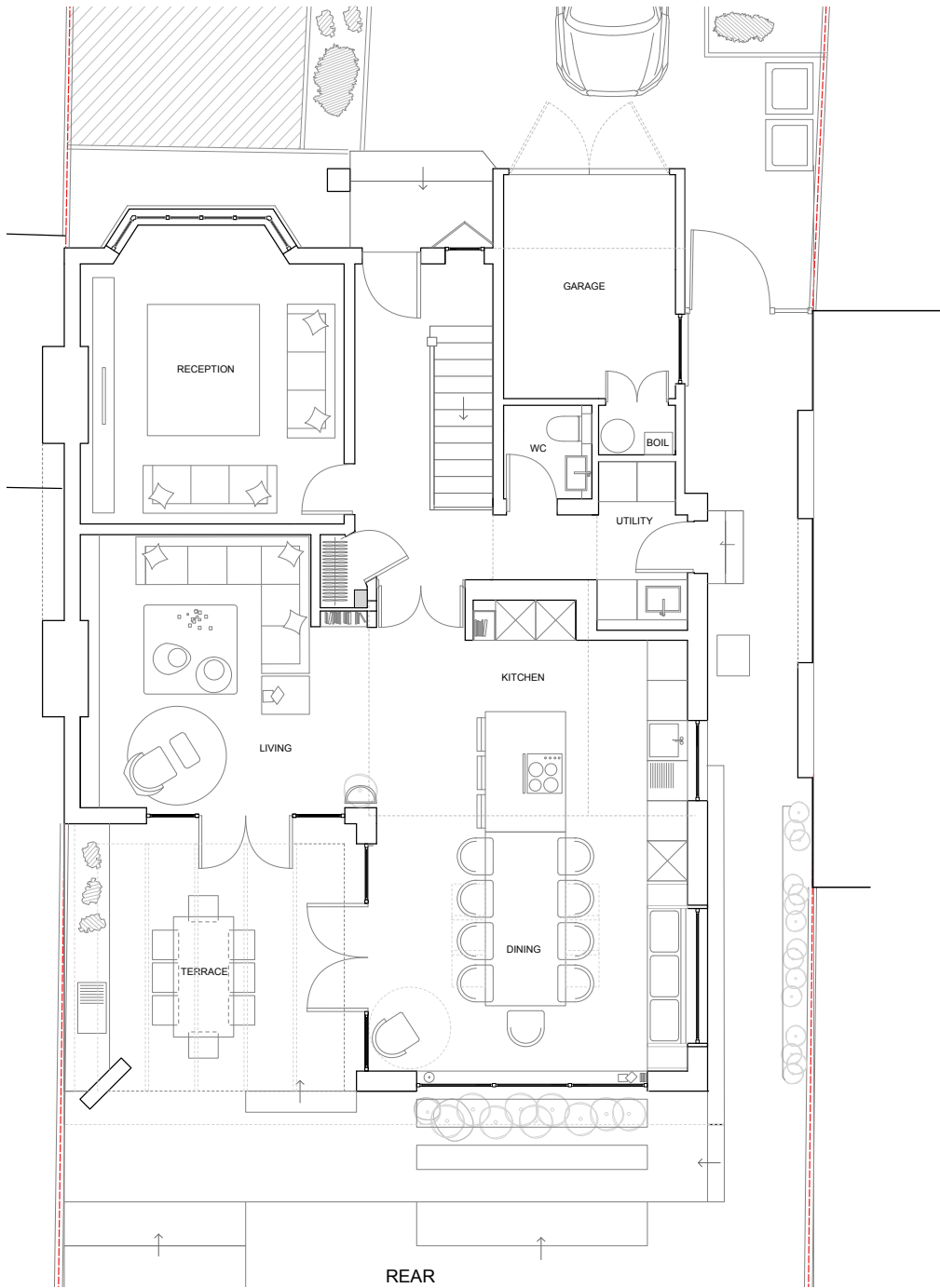
PROPOSED  
ELEVATION  
36 Manor Court Road  
Front Facade



PROPOSED  
ELEVATION  
36 Manor Court Road  
Rear Facade

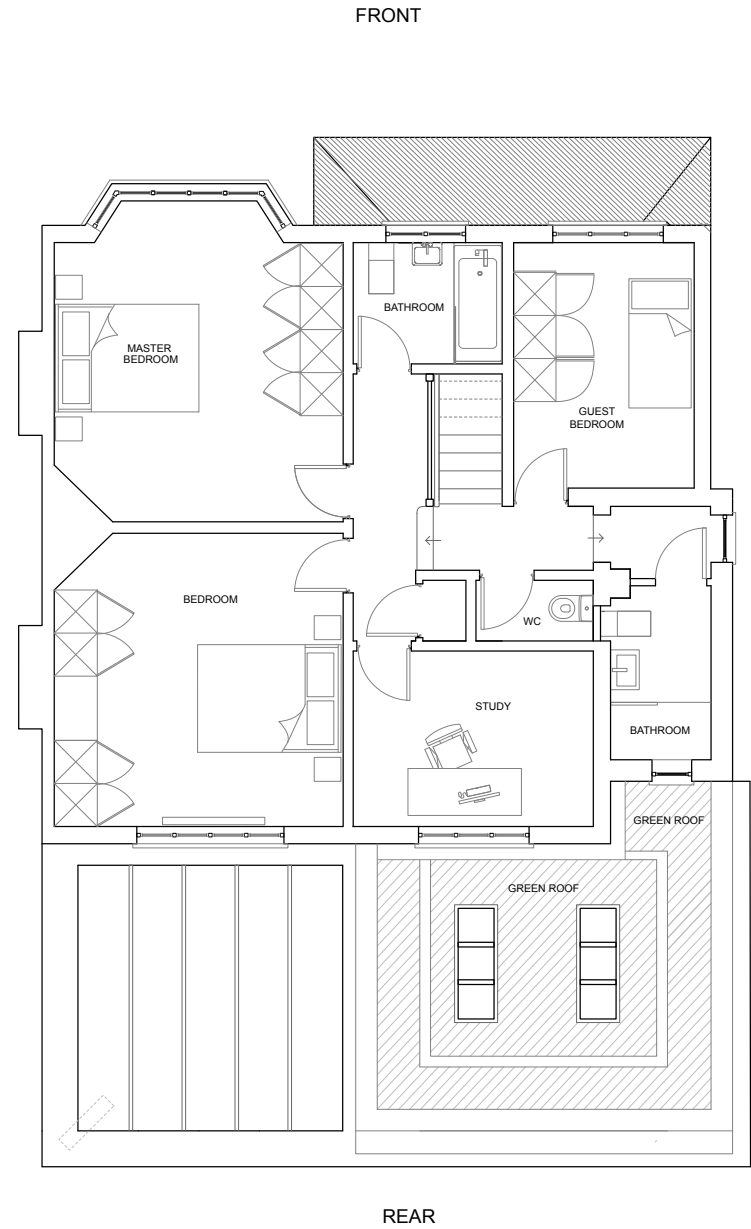


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PROPOSED FLOOR PLAN Ground floor plan

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PROPOSED FLOOR PLAN First Floor Plan



PROPOSED ELEVATION Side Elevation

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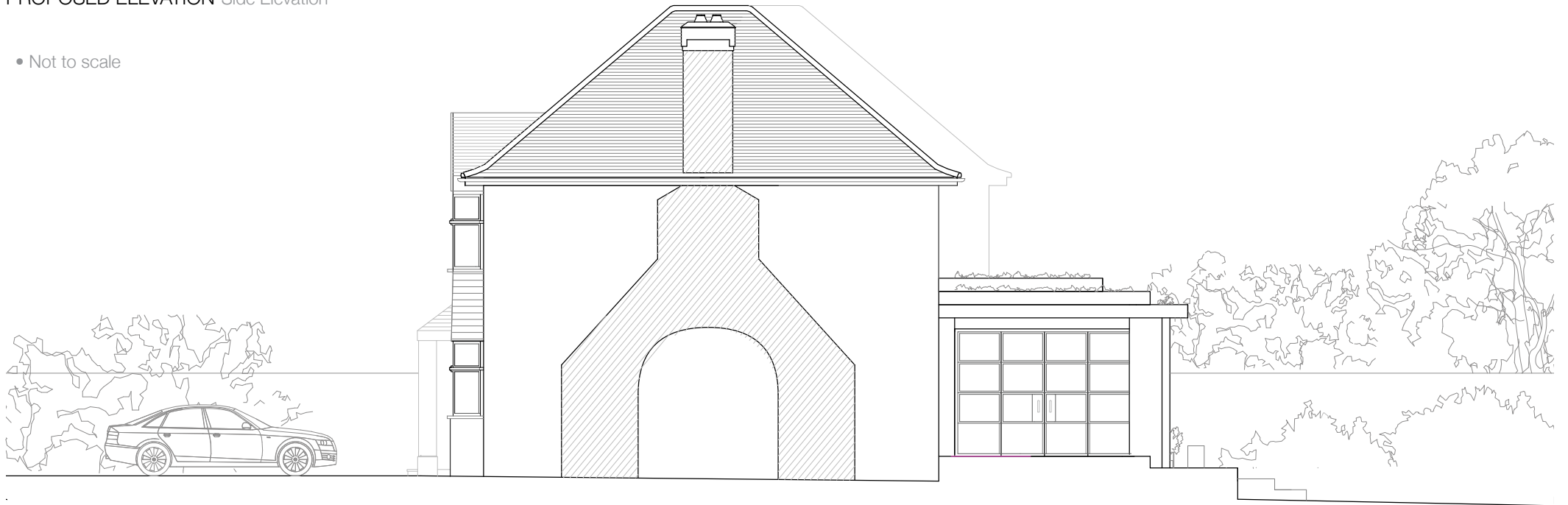




FIGURE 13 Proposed section illustrating a continuation of ground floor levels onto the garden terrace

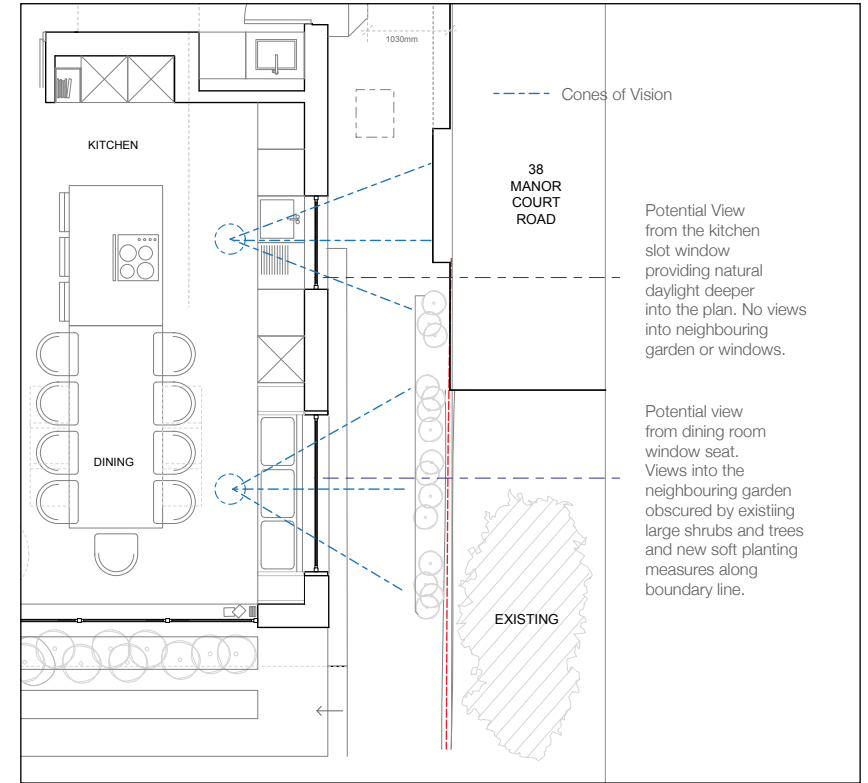


FIGURE 14 Proposed measures to prevent views into neighbouring garden

## 15.0 MASSING AND MATERIALITY

After a series of detailed discussions to determine the clients full brief the design team commenced sketch proposals focused on a number of key criteria;

- Any planned extension would respect the local built fabric and conservation guidelines, with proportionate and respectful additions employing high quality materials.

- The expansive mature garden was an important factor in the properties recent acquisition, given the families love of the outdoors. Therefore any proposal should afford the family a variety of opportunities enjoy their garden during varying conditions all year round.

- The extension should house a family bathroom at first floor level, as the existing layout provides a separate WC and Shower room, not considered commensurate modern family ideals.

- Internal spaces should provide options for both informal and formal social spaces, incorporating sufficient seating for extended family gatherings and guest visits.

- Kitchen and dining spaces would be enlarged and visually connected to social spaces providing options for the family to combine various activities, within one interconnected shared space.

- The consideration of sustainable solutions which could be easily adapted to supplement traditional approaches in the future.

The final proposal is the result of an iterative design process and seeks to incorporate a series of measures designed to envelop the rear extension within the much loved garden, with foliage and soft planting forming an integral component of the built fabric.

As discussed previously in Section 13 the wrap around single storey rear extension and double height side extension will house a modest,

first floor family bathroom, ground floor cloakroom, utility, combined kitchen, dining and informal living space.

The proposed design seeks to strike the balance between the need to preserve views through the existing house out towards the garden as illustrated in figure 10, while providing a more gradual fluid circulation to exterior ground level.

To achieve this, the footprint of the extension in plan also provides for a shaded pergoda, topped with oak rafters, to offer shading on hot summer days without starving the rear reception space of natural daylight. The pergoda also serves to create a less imposing, more considered outlook for the neighbouring property no.34.

The three tiered green roof structure will introduce elements of planting at multiple levels and the staggered nature of the roof massing runs parallel to the distinctive upturned ridge line of the original roof as illustrated in figure 16.



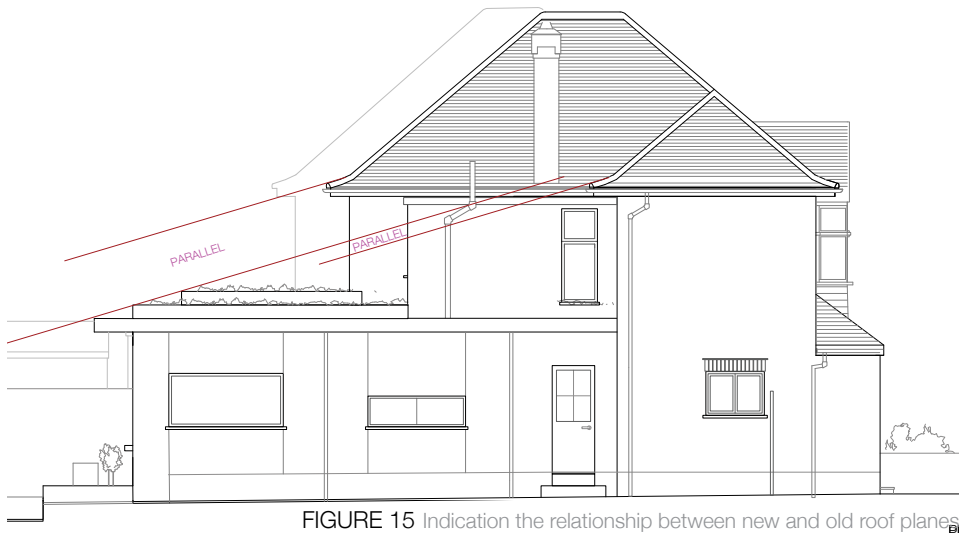


FIGURE 15 Indication the relationship between new and old roof planes.

- SMALL AGGREGATE PEBBLEDASH
- PPX TROWEL PITTED RENDER



FIGURE 16 Materiality of the side elevation.

## 15.0 MASSING AND MATERIALITY (continued)

The proposed flat roof follows the extensions staggered nature and will be planted with varieties of Sedum to create an aesthetically pleasing outlook from the properties first floor and neighbouring windows, merging the roof plane with lawn below.

The oak rafters forming the pegoda will be used for hanging baskets, introducing more greenery, further accentuating the interconnected the relationship between built fabric and soft planting measures.

The first floor bathroom side extension, envelops the chimney stack

\* Ground level planting and neighbouring trees not depicted



FIGURE 17 Early conceptual aerial sketch view of the proposal

and in deference terminates before the face of original rear facade. This modest subservient mass is topped with a small flat roof, which falls below the soffit of the main roof projection. Here the view was taken that adding a secondary side gable could leave the side elevation feeling somewhat incongruous, given it is not visible from the street and mostly obscured from neighbouring gardens.

The proposed ground floor openings are enclosed by Crittall style framed windows and doors, in keeping with the buildings original period of construction and lining visually with pogoda's oak rafters. Two side windows are formed, the first to house a window seat to enable the occupants to continue to enjoy the garden in inclement weather. The second forms a strip between kitchen units to illuminate the worktop and kitchen isle.

The carefully selected material palette has been designed to celebrate the front and rear pebbledash facades which formed a key component of the original buildings construction. A trowel pitted render was selected to complement the granular nature of the pebbledash, while providing a more contemporary tactile surface for the new external walls. Fine aggregate pebbledash to match the original walls will also be reintroduced on the side and upper storey extensions to help absorb these additional elements into the original mass.

Where practicable, the existing exterior facing walls will be lined internally with insulation to combat excessive heat loss, ensuring the specified heating system will be employed efficiently.

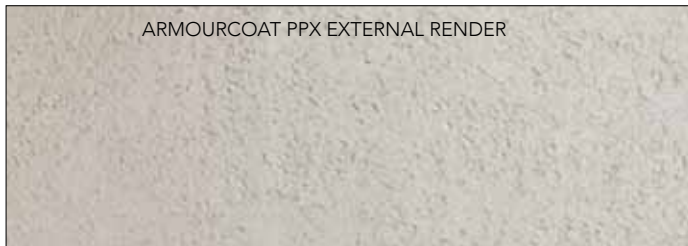


FIGURE 18 Material palette



FIGURE 20 View of the proposed side projection.



FIGURE 19 As viewed from rear garden showing partially covered terrace

### 16.0 LANDSCAPING

The proposed tiered garden patio will be finished with stone tiles and staggered across the rear facade, to aid the transition from existing house floor level to garden ground level. The patio will be permeable facilitating surface drainage through tiles and away from the property and into the sloping garden below.

The existing wooden shed, which currently sits aside the boundary will be replaced and relocated to facilitate the proposed expansion.

The area immediately adjacent to the boundary as viewed from the dining room window seat, will be treated as a small courtyard to mitigate any concerns over

privacy and provide a suitably appropriate views from within. Here both soft border and potted planting measures will be introduced.

Further soft landscaping measures include the retention of the central lawn beyond the proposed tiled podium, preserving the remaining mature garden as seen in fig 10.

The front garden with its small off centred lawn, bordered by low level shrubs and off street parking will remain untouched.



FIGURE 21 Final Visualisation of proposed rear extension



## 15.0 CONCLUSION

The proposal seeks to construct a proportionate side and rear extension which respects the integrity of the current built environment and local area context, yet provides a robust, practical and aesthetically appropriate solution, fulfilling the families need to modernise and expand.

The choice of high quality materials and subtle colour palette has been carefully selected to compliment and accent the current building fabric.

The proposed adapted landscape will unify the property, celebrating the mature garden and providing a more fluid transition from internal to external space.

We propose these changes will greatly improve the character and functionality of the property, creating a modern period home with the adaptability to serve the family for many years to come.



DESIGN AND ACCESS | NOVEMBER 2021 | 36 MANOR COURT ROAD

