

# Design + Access Statement

Site address:

Garage r/o  
42 Kingswood Road  
Chiswick  
W4 5ET

Date: 16th April 2021

Application

## Contact details

### Applicants name

Name: Miss Mila Marinkovic  
Address: C/o 23 Little Common  
Stanmore  
Middlesex  
Post code: HA7 3BZ  
Telephone: 0208 416 3913

### Agents name

Name: Designed Images  
Address: 23 Little Common  
Stanmore  
Middlesex  
Post code: HA7 3BZ  
Telephone: 0208 416 3913

## DESCRIPTION OF DEVELOPMENT

Conversion of property to one Live/Work Unit

## PLANNING HISTORY

### Increase in height of existing garage (Retrospective Application)

42 Kingswood Road Chiswick W4 5ET  
Ref. No: PP/2014/6102 | Received: Thu 27 Nov 2014 | Validated: Sat 13 Dec 2014 | Status: Conditional Consent

### Erection of (2 bed) two storey house r/o 42 Kingswood Road W4

42 Kingswood Road London W4 5ET  
Ref. No: P/2000/1568 | Received: Fri 05 May 2000 | Validated: Fri 05 May 2000 | Status: Refused

### Demolition of garage and erection of one two storey detached house with integral garage at lower ground level

Land Rear Of 42 Kingswood Road London W4 5ET  
Ref. No: P/2000/1462 | Received: Thu 27 Apr 2000 | Validated: Thu 27 Apr 2000 | Status: Withdrawn



**Front Elevation**

### **ASSESSMENT**

The proposal is to Convert the existing Double Garage to a Live/Work Unit.

The existing property is a Double Garage close to Chiswick Town Centre.

The application site is on the corner of Kingswood Road and Bridgeman Road in the London Borough of Ealing. The surrounding area has a propensity of Residential properties to the South, East and West and Kingswood Terrace to the North.

Situated in a central area PTAL 2, the application site is within easy reach of Chiswick Town Centre and the centre of London.

There is local business and commerce within this zone and it is likely that few residents will work locally and the propensity will commute to their places of work.

### **INVOLVEMENT**

None.

### **EVALUATION**

The existing property is a Double Garage and sits in a modest plot of land.

With an additional floor, the Building is large enough to convert into a Live/Work Unit which would be compliant with the National and London Design Guide for a one bedroom flat.

Accordingly the proposal would provide much needed accommodation in the locality where the Applicant can work from home.

## **DESIGN**

We have produced drawings that accompany the application, which have taken into consideration the existing infrastructure.

The Main Elevation will face South with windows in that Elevation only.

The Ground Floor will comprise a Lounge/Live Work Area and a Kitchen.

The First Floor will comprise a Bedroom and Bathroom.

The layouts have been designed in accordance with the National, London Borough of Ealing Planning guidelines and the London Plan.

It is our considered opinion that the application clearly demonstrates the feasibility of the proposal.

## **USE**

Live/Work Unit

## **AMOUNT**

One

## **LAYOUT**

The Ground Floor will comprise a Lounge/Live Work Area and a Kitchen.

The First Floor will comprise a Bedroom and Bathroom.

## **SCALE**

Live/Work Unit – 47.4 sq metres

## **AMENITY SPACE**

The Live/Work Unit has direct access to amenity space to the side for the storage of Bins and Bikes.

A Small fenced and Gated Patio will be provided at the front of the Live Work Unit.

## **LANDSCAPING**

N/a

## **APPEARANCE**

The drawings that accompany the Application have taken into consideration the existing local infrastructure.

The Proposed Live/Work Unit will have a Mansard Style Flat Roof with Standing Seam Zinc Cladding, Powder Coated Aluminium Windows and Red Facing Bricks.

## **ACCESS**

The Proposed Development will be safe and easy for the occupants to move around and all users will have equal degree of access and will be adaptable for future needs.

The application site is on the corner of Kingswood Road and Bridgeman Road in the London Borough of Ealing. The surrounding area has a propensity of Residential properties to the South, East and West and Kingswood Terrace to the North.

South Acton BR Station is within 100 Metres, Chiswick Park Underground Station and Local Bus Routes are within 500 metres.

Situated in a central area PTAL 2, the application site is within easy reach of Chiswick Town Centre and the centre of London.

Emergency vehicles can easily access the building.