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Design and Access Statement

16 Newton Grove

Chiswick

W4 1LB



Existing Gate



Proposed New Gate

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Introduction.

ISK Architects has been instructed on behalf of Orchard House School, part of the Dukes Education family of schools, to submit this Conservation area consent application to the London Borough of Ealing for works at Orchard House School located at 16 Newton Grove, Chiswick W4 1LB/

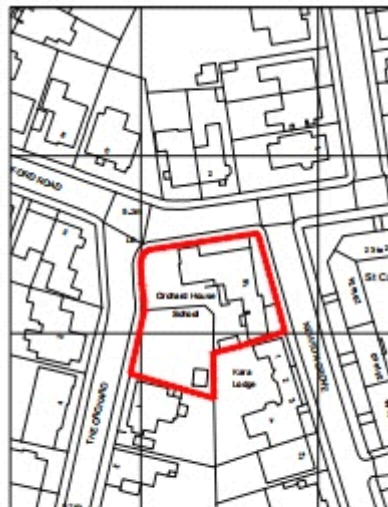
This statement relates to the proposal by ISK Architects to replace a timber two leaf inward opening gate with the same materials and design but with a sliding mechanism at the front of the property at 16 Newton Grove.

The existing inward opening gate creates loss of space and a hazard for children.

This statement has been produced to assist the London Borough of Ealing in their determination of the application and to provide others who are interested in the application with background information regarding the site and this proposal, and illustrates the process that has led to the development of the proposal and to explain and justify the scheme in a structured way.

Site Analysis and Evaluation.

General.



SITE LOCATION scale 1:1250



Figure 1 Site Location

This analysis takes into account the parameters of the site in context with the development pattern and the relevant policies of the London Borough of Ealing Local Plan with respect to environmental, social and economic issues where the site is located.

This statement has been prepared in support of an application for Conservation area consent
The submission is also accompanied by the following information:

- Application Form
- Drawings prepared by ISK Architects:
- Site Location Plan. Drawing No.22/156-01
- Existing Site Plan. Drawing No 22/156-02
- Existing Gate Drawing No 22/156-03
- Proposed Gate Drawing No 22/156-04
- The nature of the proposed development, and relevant planning policy
- An assessment of how the proposal can be considered against such policy and other material considerations.

Topography.

The Site is located within Chiswick. The Site's frontage is setback from the road with a small area of hardstanding and boundary fence at the front. The main building is 3 storeys and is detached.

Photos show the relatively modern condition of the existing gate which reflects its use as a school.



Front of Existing Gate



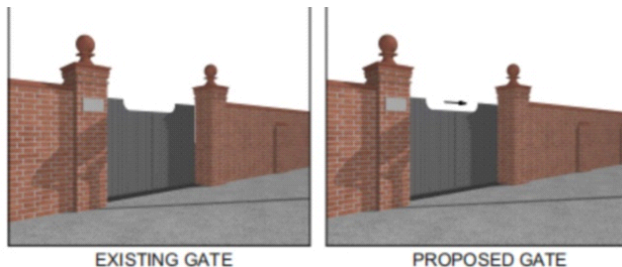
Rear of Existing Gate

The Site is bound to the north by Bedford Road; to the east by Newton Grove; to the south by 14 Newton Grove and 1 The Orchard, and to the west The Orchard. The area is primarily residential, with most buildings having a consistent red-brick construction with a variety of finishing details.

The property is Grade II Listed and is located within the Bedford Park Conservation Area. Surrounding the site, the majority of nearby properties are also Grade II Listed, the exception being St Catherines Court which is not listed.

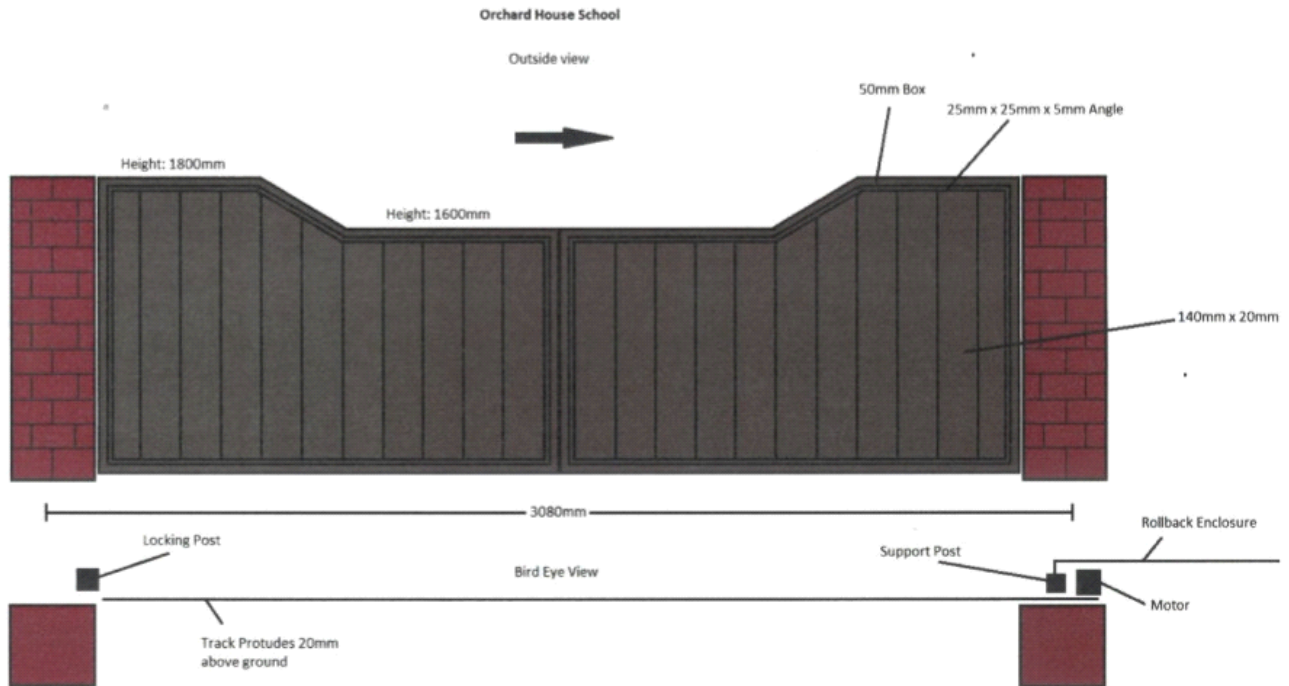
The Site is within Flood Zone 3, however it is within an area benefiting from flood defences and is therefore not considered to be at risk of flooding. There are a number of trees around the Site, however these are not impacted by the Proposed Development.

Proposal



The proposed gate is exactly same size and made of the same materials as the existing gate.

The new gate will be built and installed by B.E.C Ltd Security Gates.



Proposed New Gate - Details by BEC Ltd

The Ealing development plan primarily comprises the Core Strategy (2012), the Development Sites DPD (2013); the Development Management DPD (2013); the Joint West London Waste Plan (2015) and the Planning for Schools DPD (2016). In addition to the Local Plan, the London Plan (2021) and National Planning Policy Framework ('NPPF') (2021) have also been assessed as part of this application.

Conclusion.

The proposal is to replace existing gate with similar proposed design in sympathy with the area. The design has been formed with due consideration to the impact on, and privacy of, adjoining properties and gardens.

Access Statement.

The gate provides access to property.

Sustainability Statement.

New gate is constructed of timber.