

DESIGN AND ACCESS STATEMENT

INTERNAL RECONFIGURATION AND CHANGE IN THE FENESTRATIONS FOR THE
REAR SIDE

to

16 Kerrison Road, W5 5NW

INTRODUCTION

This statement is written in support of an application for planning permission for the construction of reconfiguration of the ground floor and change in the rear side fenestration at the property.

This statement should be read in conjunction with the following:

Site location plan at a scale of 1:1250.

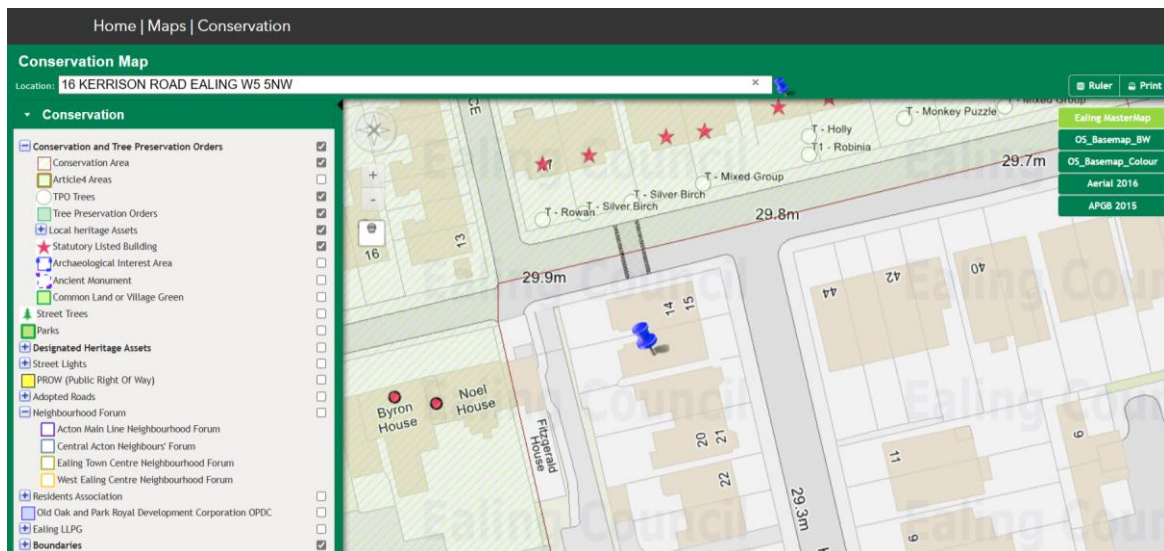
Existing and proposed drawings by The Market Design & Build, Ltd.

This statement firstly seeks to describe the site and the location context and explains the principles of the proposed development and the design approach adopted. It further explains how the proposed development complements the site and surrounding area and complies with relevant development plan policies and provides a general conclusion as to the acceptability of the scheme.

APPLICATION SITE AND SURROUNDING AREA

The application site is located within Kerrison Road , Ealing Conservation Area.

Kerrison Drive is a 1900's housing estate of semi-detached bungalows set back from road frontage with long rear gardens. 16 Kerrison Road is a semi-detached garden flat with gabled roof sharing, the party wall with 14 and 15 Kerrison Road, boundary on the other side with 18 and 19 Kerrison Road.



Ealing Conservation Area

THE PROPOSED DEVELOPMENT

- The proposal seeks to retain the architectural character and features of the street, Kerrison Road.
- Internal reconfiguration of the flat is done by demolishing and adding some interior walls .
- The door in the rear elevation will be replaced by a new crittall door . And the rear side windows will be demolished and replaced with one new crittall window.

Scale and Appearance

The proposed internal reconfiguration will be done in stud wall. Rear side doors and windows will be replaced and added as part of the proposal.

Access

Access into the site would remain as existing.

PLANNING POLICY CONTEXT

The proposal has been assessed in relation to the adopted London Plan, the Ealing Council London Borough

Impact on Residential Amenity

The proposed works are minor in scale and therefore have no effect on neighbouring amenities.

Impact on Existing Trees and Vegetation

No trees or shrubs will be removed as part of this proposal.

CONCLUSION

The proposed works are considered minor in scale and have no impact on the character and appearance of the conservation area or adverse effect on neighbouring amenity, keeping with the existing street layout and detrimental to visual amenities of the street scene.

The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement; no other material considerations weigh against it.