

Design & Access & Heritage Statement
7 The Avenue, W4 1HA
Revision 01

Proposal for planning and listed building consent to a Grade II listed 3 storey semi-detached house for a single storey rear infill extension with general refurbishment to the existing house.



Registered office:
Formed Architects & Designers (UK) Ltd
18 The Broadway
East Lane
Wembley
HA9 8JU

Company No. 08913355

Existing site and context

The site is located within the Bedford Park Conservation Area within the London Borough of Ealing. This conservation area astride two local authorities and the application site is located on the borders of the Ealing portion of the estate.

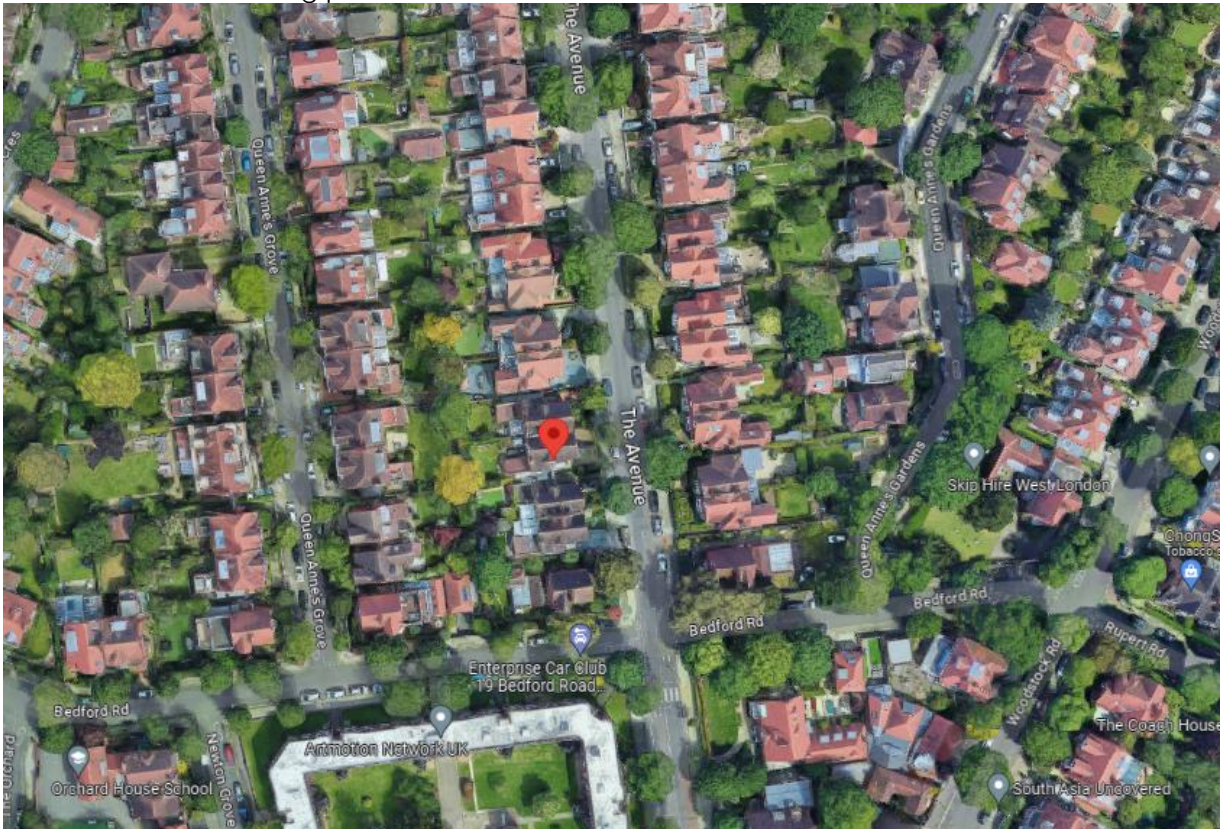


Figure 1: Site plan

The Bedford Park area is considered to be one of the earliest garden suburbs and the character has largely been retained.

The property has not been extended albeit it has been altered internally historically with limited original features left in the property. It is now in need of refurbishment and upgrades to make it fit for purpose.

There is also a significant level of remedial works that need to be undertaken and this application seeks to address these issues in tandem.

Registered office:
Formed Architects & Designers (UK) Ltd
18 The Broadway
East Lane
Wembley
HA9 8JU

Company No. 08913355

The property is part of a Grade II listed pair and the Historic England listing entry 1079472 notes:

THE AVENUE 1. 5010 (west side) W4 Nos 7 and 9 TQ 2179 7/51 2.2.70 II GV 2. Circa 1876. By E W Godwin. Pair of red brick houses, partly tile-hung, and with a tiled roof. Two storeys and attics. Two storeyed bays under gables supported on brackets. Entrances on side elevations.

There is no significant mention in relation to the inside of the houses. The unit is a single family home. The design proposes to create a family dwelling that respects the original design of the property, while also allowing modern family living requirements to give a cohesive overall design, unifying existing spaces with a modest extension. Notably the footprint of the extension was approved under application ref. 178581HH and 178582LBC.

The internal reconfigurations beyond are largely aligned with those approvals with exception of some small changes that align with the needs of the current owners.

Heritage Statement

7 The Avenue was built at the end of the 19th Century as part of the New Bedford Park Estate, which was described as an "early experiment" in garden suburb design. The house was designed by the Estate Architect, E W Goodwin, and is part of a semi-detached pair of three storey dwellings.

There are a number of houses within the estate with a similar typology; 3 and 5, 12 and 14, and 16 and 18 The Avenue, albeit some of these have single storey outriggers to the rear, with others being two storey. All appear to have altered slightly from when built with a number having extensions added, of a similar footprint to what is being proposed.

Based on archive information and depictions in the book, "Bedford Park, the first garden suburb", a pictorial study by T Affleck Greeves, this type of house is described as follows:

'The principal feature of the tile-hung front elevation is the two-storied bay with gable over on brackets. The door hoods seem to have been added'.

The outrigger at 7 The Avenue was not built as it was originally depicted in the Architect's drawing, likely to have been modified at the time of construction. It does not extend to the boundary as depicted in the original plans albeit it lines up with the area marked as dining room. It is not as wide as the original plan and is deeper in depth.

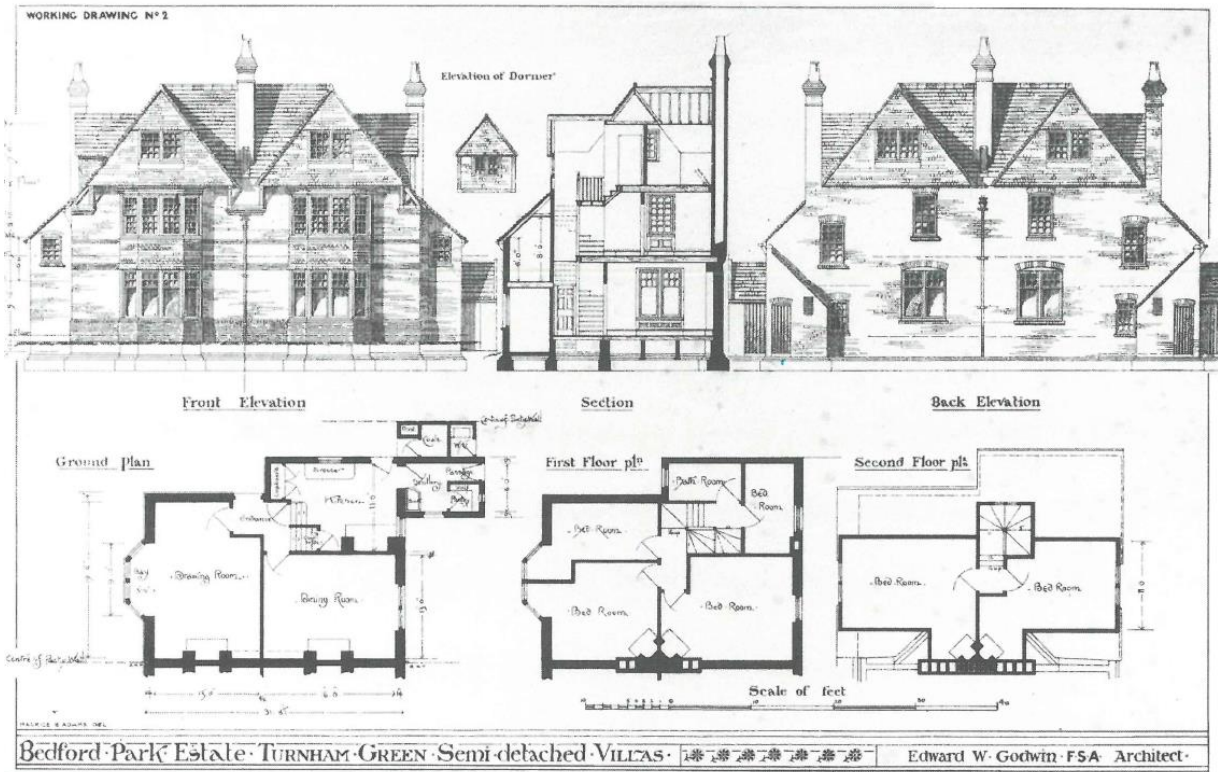


Figure 2: Original Godwin's drawings for the typology of house akin to number 7

Numerous internal modifications have been carried out to the property over the years which has meant that a number of original features no longer exist; this includes skirtings and cornices and fireplaces, albeit the breasts are in place – as well as walls being removed.

Design Statement

Ground Floor

The original design, in line with life in Victorian times, shows the rear of the outrigger being used as a utilitarian space with a scullery. The timing of the changes to this area are unknown. With kitchens now being the heart of the family home, these original utilitarian spaces have been amalgamated into the kitchen/breakfast to form a large open plan kitchen/breakfast area, with small utility and cloakroom adjacent to the hallway. The proposal seeks to connect the kitchen area with an infill extension to the side of this to create a connected dining area. The footprint of this as noted above has been approved and parts of that application have been recorded as being implemented within the timeline although the extension was not undertaken.

As a result of the concerns around solar heat gain/loss in a glazed structure as what was previously approved, the intent for this proposal is to maintain the same footprint but to introduce a warm flat roof so that the addition is notably subservient to the host structure. The height of this is lower than what was approved at it's highest point and thus will have no greater impact on the amenity of the neighbouring property.

The new glazing and doors to the extension have been designed to be lightweight and designed to be complimentary to the original structure whilst being a visibly new addition with skylight to the roof. This will allow for natural light to be brought into darker spaces of the plan. These will be aluminium framed.

In addition to the modification to the elevational design of the extension, it is proposed to open up the living and reception room – reference is made to the original structure by retaining the original walls either side with opening being central to this.

All other modifications on this level are aligned with the original scheme that was approved, including replacement of the existing French doors to the rear with a window in the traditional style. The wall below will be infilled in bricks to match the adjacent wall and will be carefully keyed in with existing wall. The French doors were not an original addition.

Any new brickwork is to match the existing and Lambs C01/C02 mix bricks are a good match to the soft brick in the estate in matching bond.

First Floor

The first floor of the property has been opened up historically – with the front bedroom having been turned into a master suite with ensuite – this is all to be retained with new fixtures and fittings to the ensuite. The date of these changes are not known.

To the master suite, to enhance storage space, the entrance door in as been moved along – the existing door will be reused. The impact of this change on the fabric is not considered to be harmful.

The family bathroom will also be upgraded with new fixtures and fittings.

At this level the windows to the rear are significantly deteriorated with the timber frame completely rotten in places. This is beyond a condition of repair as shown in the photos below and it is proposed to replace these windows with new double glazed units to match the existing. Double glazed replacements to the rear of properties are not uncommon to the estate, we are aware of approvals for this on other listed buildings in the area, such as number 41 Woodstock Road and 23 The Avenue. If these windows are not replaced, there is further risk of damage to the building as these are in such poor condition that water ingress through to the main structure is likely.



Loft Level

At loft level, changes are limited to refurbishment.

Again, these changes are not deemed to alter the historic features or fabric in any way, and we would see these as positive contributions to allow for the house to be purposefully used for modern day living as a family home.

General refurbishment

As a result of the property needing some general works to bring it up to standard; it is anticipated that the proposal will seek to undertake a level of overall decorative works, internally and externally with heating systems to be upgraded and electrics to be upgraded as well as general external restorative works which are as listed on the drawings.

In addition, it is proposed to:

1. Upgrade central heating throughout.
2. Remove shot plaster and degraded wallpaper to all areas and skim plaster throughout.

3. External decorative works where required to paint windows etc.
4. Upgrade/ restore existing windows to the front to match existing in single glazing,
5. External works to surface water drainage to the patio so as to mitigate long term issues with damp; it is anticipated that a gravel drain will be introduced at a level lower than the existing internal finished floor level.
6. Internal general decorative works throughout with new fixtures and fittings including bathrooms and kitchens.

All works will be undertaken to comply with guidance within the Technical Notes issued by the Bedford Park Society.

The external works are limited to the rear of the building apart from where restorative and remedial in nature. The proposals are considered to provide a functional use whilst remaining wholly sympathetic to the heritage assets through appropriate design.

The design approach has evolved to ensure that the proposals remain wholly appropriate in context of their surroundings and setting. This rationale has been informed by the setting of the heritage assets and an understanding of their significance.

These works are required to keep the building in a use that is fit for purpose to serve future generations without further long-term degradation that would be harmful to the existing historic fabric.

Conclusion

We believe that this proposal complies with the National Planning Policy Framework and regional and local policy for the historic environment.

The proposed scheme will deliver a high-quality refurbishment and internal re-configuration of the property, which will enhance the existing residential offer and make the home fit for purpose for future generations.

The works comprise a sensitively designed enhancement which better complement the requirements of the future occupants of the property. The proposed use is entirely in accordance with development plan policies and will provide improved family living space.

The proposals are of the highest architectural quality which have responded to the character and setting of the listed building and conservation area.

Significant alterations to the building have been made overtime with little historic fabric remaining intact internally. The proposed arrangement will improve upon many of these historic alterations in design and materiality and trust that the council will consider this in their assessment of the application to suit.