



[ Architecture ] [Interior Design]

## **DESIGN AND ACCESS STATEMENT**

**CONVERSION OF A GARAGE INTO A HABITABLE ROOM  
INCLUDING ASSOCIATED EXTERNAL ALTERATIONS INVOLVING  
THE INSERTION OF A WINDOW IN LIEU OF THE GARAGE DOOR  
OPENING**

**AT 22 BRENTHAM WAY  
EALING, LONDON W5 1BJ**

**To:  
London Borough of Ealing Council**

**Our Ref:** EX-EA-A-022  
**Date:** November 2023  
**Prepared by:** MGDC LTD  
**Rev:** 00

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## 1.0 INTRODUCTION

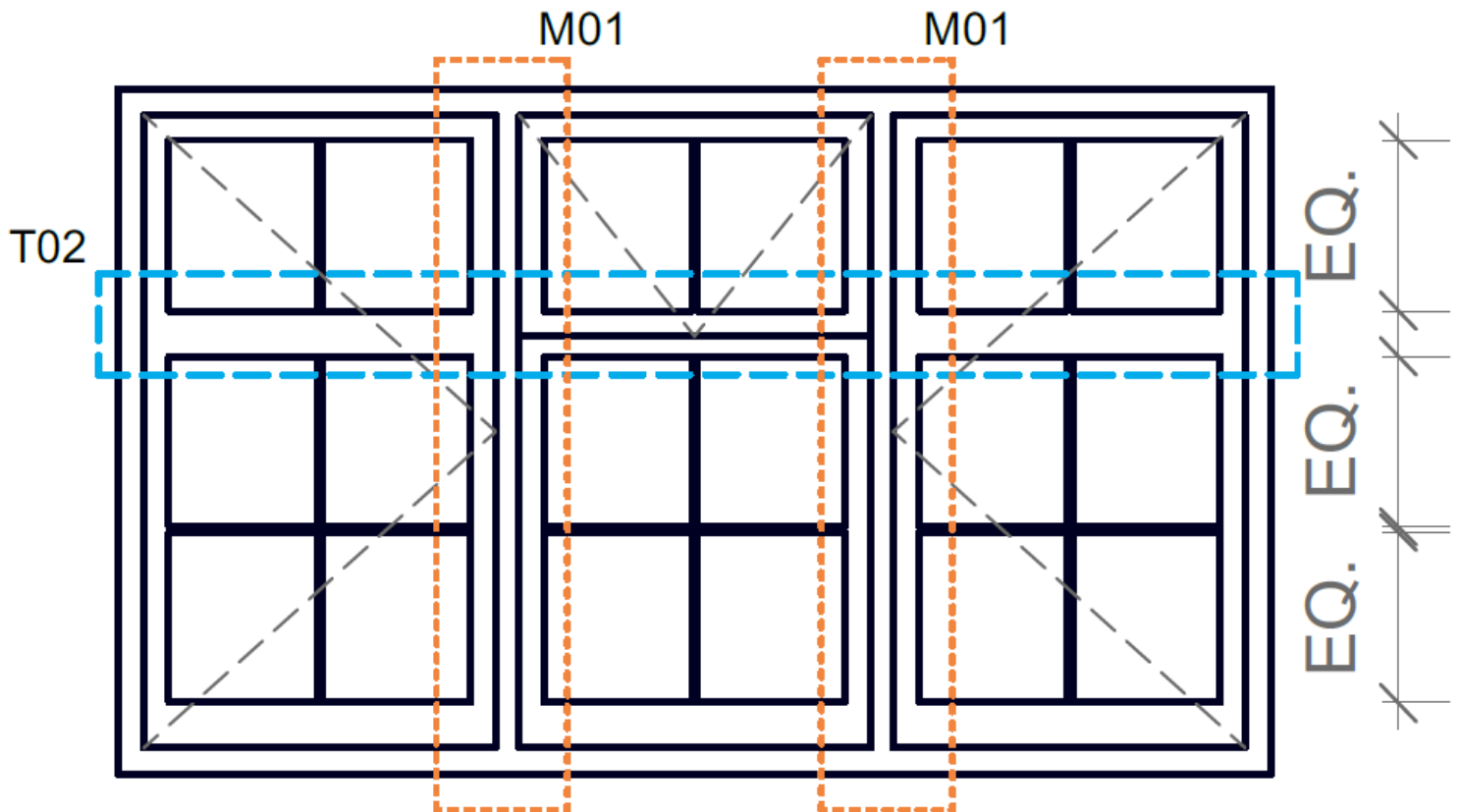
- 1.1 MGDC Architecture Ltd has been instructed to prepare a Design and Access Statement to be submitted as part of a Householder Planning Permission Application in a Conservation Area, for conversion of a garage into a habitable room including associated external alterations involving the insertion of a window in lieu of the garage door opening
- 1.2 The proposed scope of works would be following the similar design schemes approved by the local planning authority for properties numbers: 13, 45, 62 and 63 Brentham Way. As well as applications completed by the agent at 41 Corringway ref. 230630HH and 101 Corringway ref. 222283HH.
- 1.3 Planning policies:  
National Planning Policy Framework (2021)  
London Plan (2021)  
Local Development Framework - Adopted Core Strategy (2012)  
Adopted Ealing Development Management DPD (2013)  
Article 4 Direction - Hanger Hill (Haymills) Estate Conservation Area - 1997  
Residential Extensions SPD 4  
Hanger Hill (Haymills Estate) Conservation Area Appraisal (2008)  
Hanger Hill (Haymills Estate) Conservation Area Management Plan (2008)
- 1.4 The Design and Access Statement (DAS) has been prepared as part of the Householder Planning Permission Application submission in question and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal – residential development – and the proposed scheme has been assessed against the following key areas, as well as the site's context:
- Accessibility for a wheelchair user
  - Character
  - Community Safety
  - Environmental Sustainability
  - Movement to, from and within the development
- 1.5 Design proposal: conversion of integral garage to habitable room involving insertion of a window to the front elevation in lieu of existing garage door. The new window will be aligned with the first floor window and will match the style of the other windows on the front elevation. It will be a white colour timber frame window, necessary to provide a day light to the newly created living accommodation.

The proposed new window will have 18 panes - which is in line with original Butlers A2 design and match other original windows on the front elevation and a window above (on the first floor). The new white timber window will be double glazed, cased with hardwood cills and 21mm glazing bars.

New window details is in accordance with approved planning application ref. 205018HH at 22 Brentham Way, Ealing, London, W5 1BJ.

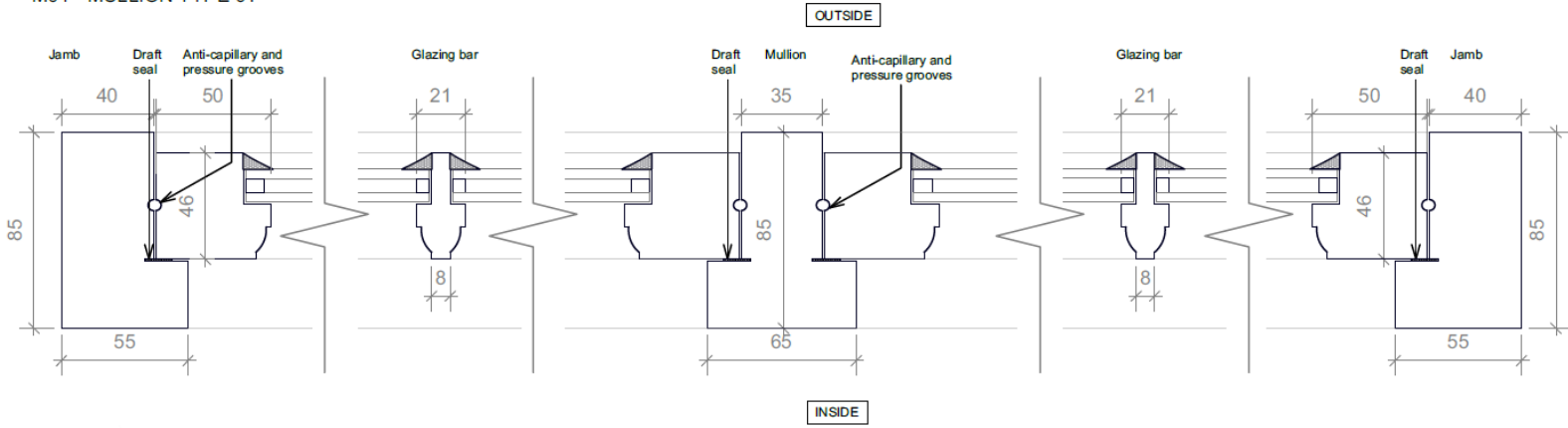
The new window will have the same profiled rails, stiles and glazing bars as original windows: with 3 glazing panes and a split transom for the opening lights, and transom that continues across the non-opening lights.

### PROPOSED WINDOW FRONT ELEVATION

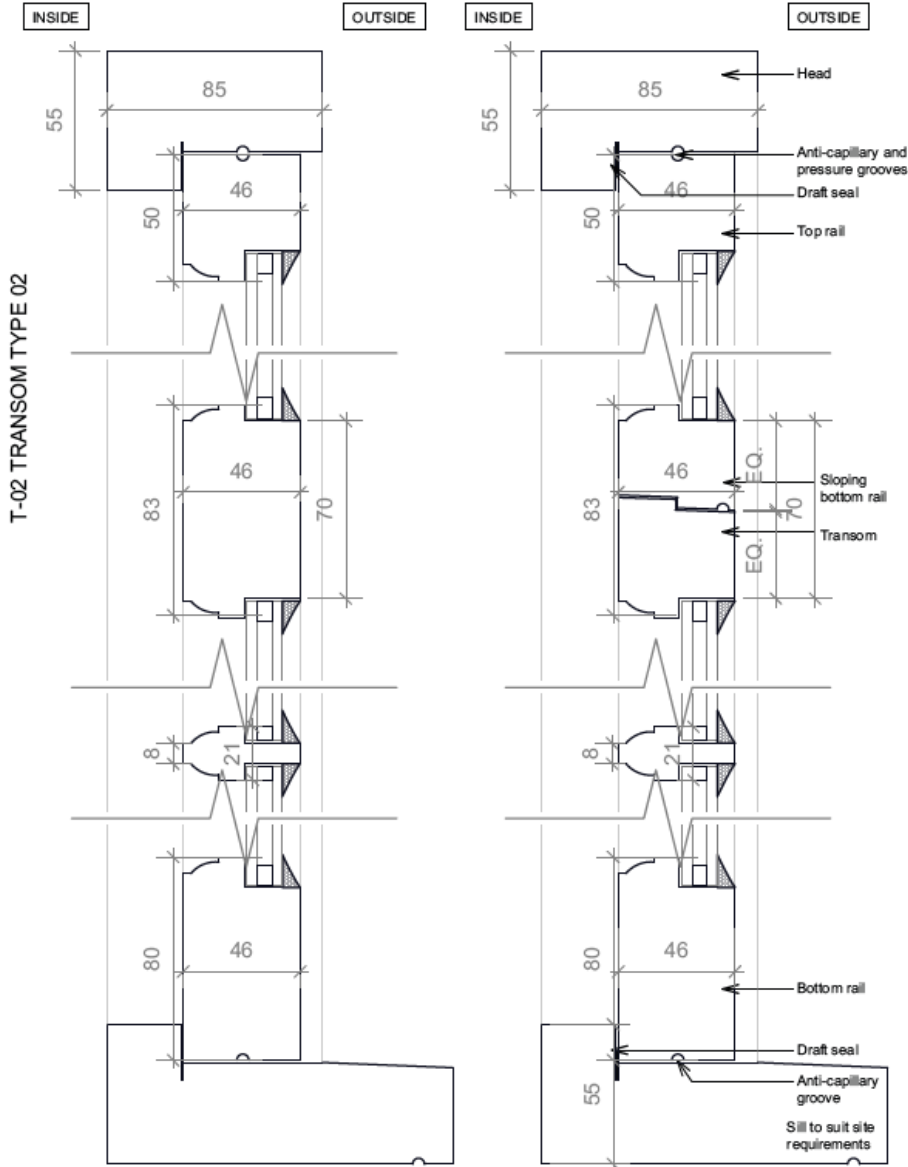


**PROPOSED MULLION DETAIL:**

M01 - MULLION TYPE 01



**PROPOSED TRANSOM DETAIL:**



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## PROPOSED WINDOW SPECIFICATION:

### Window assembly material:

Window assemblies to be formed of preservative treated selected Softwood/  
European Redwood. Cills to be hardwood.  
Profiles / patterns as shown on the detail above, painted white.

### Glazing:

Double glazing to be BS EN 1279 Compliant sealed double glazing units  
incorporating Low E Glass and Xenon or Krypton fill. The defined joinery details /  
window sections reflect the use of slim sealed double glazing units, putty fixed and  
incorporating a white warm edge spacer system.

### Weather seals:

Proprietary weather / draught seals to all opening elements.

### Mouldings/Profiles:

Mouldings / profiles and general patterns of the various sections to match/reflect  
those to the existing/original window assemblies to the house, as applicable, save  
that the thickness of the various sections increase by c.5mm to suit the use of the  
slim double glazing units.

### Hinges:

Hinges to top and side hung opening lights / casements to be white colour coated or  
painted, fixed in the same manner as those to the existing / original windows and with  
the depth of the hinges sunk into the window frames in the same manner and  
position as the existing.

The proposal is in line with recently approved applications at Neighbour's no.13, 45,  
62 and 63 Brentham Way.

The new addition will consist a Sitting Room which will provide an additional living  
area for the family.

As the proposed development would not require any additional volume to be added  
to the already existing dwelling, it will not result in significant harm to the special  
character and appearance of the Brentham Garden Estate Conservation Area - in  
accordance with objectives of policies 4.1 and 4.8 of the adopted UDP 2004.

All external finishing materials will be similar in appearance with existing house and in  
keeping with local context and requirements of the conservation area.

The window used to replace the garage door will have white colour timber frame and  
matching details to the window on the first floor level – please refer to the attached  
proposed front elevation.

- 1.6 As mentioned earlier, the neighbouring properties benefit from garage conversions  
for habitable purposes recently approved by Ealing Council. The proposal at no. 22  
follows similar concept as its adjoining neighbour's no.13 approved application ref.  
224282HH on 12<sup>th</sup> November 2022.  
As stated in the Decision Notice:

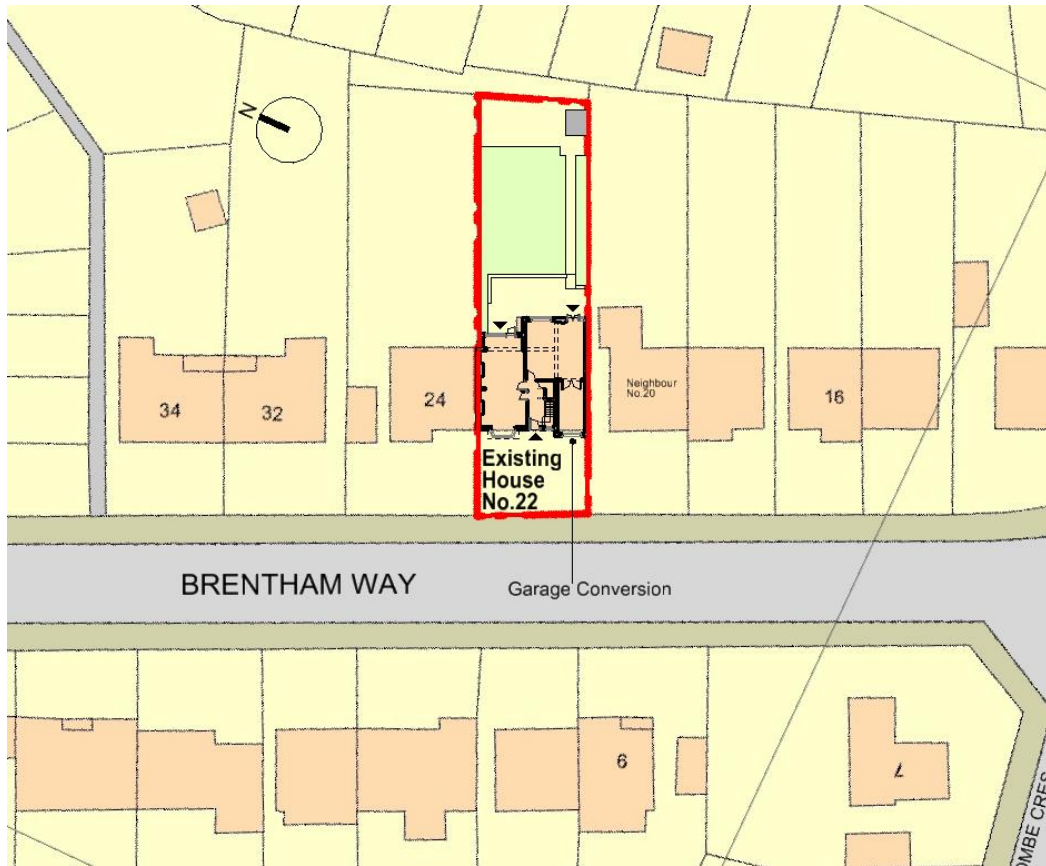
*The proposal is considered acceptable on these grounds, and is also considered to comply with the relevant policies in the adopted Ealing Development Management.*

*It is not considered that there are any other material considerations in this case that would warrant a refusal of the application.*

- 1.7 The proposal aims to increase viable living space required by the family. The design proposal stays in harmony with already extended neighbouring dwellings and will provide a comfortable room with an easy access from the Kitchen / Dining area. It will not cause any detrimental impact on the adjoining properties as there will be no increase in the existing volume or property footprint. The only visible change will relate to the front elevation ground floor window, but it will match the character of the host dwelling and the style and material of the windows replaced in 2020, which details match original window. As such it should be considered that the scheme is in accordance with Conservation Area Management Plan.

## 2.0 SITE CONTEXT

### 2.1 THE SITE







**Front view of the property**



**Rear view of the property**

2.1.1 This application relates to a semi-detached two-storey dwelling house located on the eastern side of the Brentham Way, Ealing.  
The subject property has a hipped roof form with a characteristic two storey bay window to the front and an integral garage.

The site is located within the Brentham Garden Estate Conservation Area (designed by Cecil George Butler) and is subject to an Article 4 Direction.  
The application does not comprise any Listed Buildings.

The address has three approved applications in its record:

*- Replacement of single glazed timber windows with double glazed timber windows and replacement of paving stones in front garden*

Ref. No: 205018HH | Received: Mon 07 Dec 2020 | Validated: Mon 07 Dec 2020 | Status: Granted with Conditions

*- Details of Window Joinery Details pursuant to condition 3 of planning permission ref: P/2011/2561 dated 05/09/2011 for Part rear garage conversion to kitchen including external alterations to the rear elevation by replacement of rear garage door with glazed windows and double doors and replacement of existing kitchen window*  
Ref. No: PP/2011/4466 | Received: Wed 26 Oct 2011 | Validated: Wed 26 Oct 2011 | Status: Approved

*- Part rear garage conversion to kitchen including external alterations to the rear elevation by replacement of rear garage door with glazed windows and double doors and replacement of existing kitchen window*

Ref. No: P/2011/2561 | Received: Mon 13 Jun 2011 | Validated: Mon 11 Jul 2011 | Status: Conditional Consent

The property at 22 Brentham Way was purchased and is currently being refurbished by the applicant Dr Tarandeep Singh to create a comfortable dwelling for his family. The present application is for a garage conversion into a habitable room.

2.1.2 The plot rear of at 22 Brentham Way is of significant rectangular size, and forms approx. 20.00m long garden to the rear of existing house. There is also a generous front curtilage of approximately 6.80m depth.

The site itself is relatively flat. Its boundaries are all well-defined with line of neighbours close boarded wooden fence running along its north, south and east boundaries.

2.1.3 The site is accessed directly via road Brentham Way.

2.1.4 Refuse collection point for the proposed development will be located within the front garden space of house, with access directly from highway. The appropriate space for a separate storage bins (240L each) will be provided: one for a waste and one for recycling purposes and one for food waste.

2.1.5 At least two off-street car parking spaces (2.4 x 4.8m each) are will be accessible from the highway at the front of the property.

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- 2.1.6 Amenity space including rear garden with patio is accessible directly from the living and reception room.
- 2.1.7 The overall design, scale and height of the development would be similar to other dwellings within the road, particularly the mentioned properties no 13, 45, 62 and 63. As such the proposed development would be in keeping with the character of the local area and will have no adverse impact on the neighbouring amenity. The characteristic features like white timber frame window, which design will match original Butler's A2 window will be enhanced and applied in lieu of existing garage doors.
- 2.1.8 **Economic Benefits of proposed scheme**  
There continues to be a high demand for housing accommodation within London Borough of Ealing Council, therefore proposed conversion will contribute towards residential shortage in Greater London area. Additional employment will be also provided during the construction phase, as well as acquisition of building materials and services in local stores.

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## 2.2 SURROUNDING AREA

2.2.1 22 Brentham Way site is located along a predominantly residential road with respective size semi-detached and attached houses on both sides, running towards Brentham Meadows and Montpelier Primary School. The nearby main road is A40. There is also proximate railway connection with Ealing Broadway station 15 minutes' walk from the property and Central and Piccadilly lines underground network.

Adjoining properties benefit from various forms of extensions, including the garage conversions with window replacement.

Please see below photographs illustrating architectural character of the neighbourhood area.



2.2.2 Further residential development is then located towards Ealing, Park Royal and Wembley.

2.2.3 In the wider sense, directly to sides of the application site lies complex of semi-detached and already expanded residential dwellings with rear gardens. The settlement lies within proximity of a wider range of community facilities and local services. It is also served by a number of frequent bus services, underground network and rail.

## 2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To be of a scale to respect and reflect the scale of the application site and density of existing developments found within the surrounding area.
- **Layout** – To draw on the pattern of existing development, while respecting and accommodating on-site features where possible.
- **Access** – To be accessed from the adjoining public highway

### 3.0 CASE STUDY

Example of similar property redevelopment.  
13 Brentham Way, Ealing, London, W5 1BJ,  
Approved on 12/12/2022  
application ref: 224282HH

*Conversion of a garage into a habitable room including associated external alteration involving the insertion of a window in lieu of the garage door opening*

