

WindsorPatania

Design + Access Statement

Date
21/11/2023

Project
6 Court Way

Introduction

This report is submitted in support of the planning application for the design of 2no. flats, together with the erection of a 6m Ground Floor rear extension, erection of a 3m First Floor rear extension, alteration of the roof from hip to gable end with rear dormer extension, installation of two rooflights on front roof slope in the property located in 6 Court Way, London W3 0PZ, UK.

Existing Lawful Use

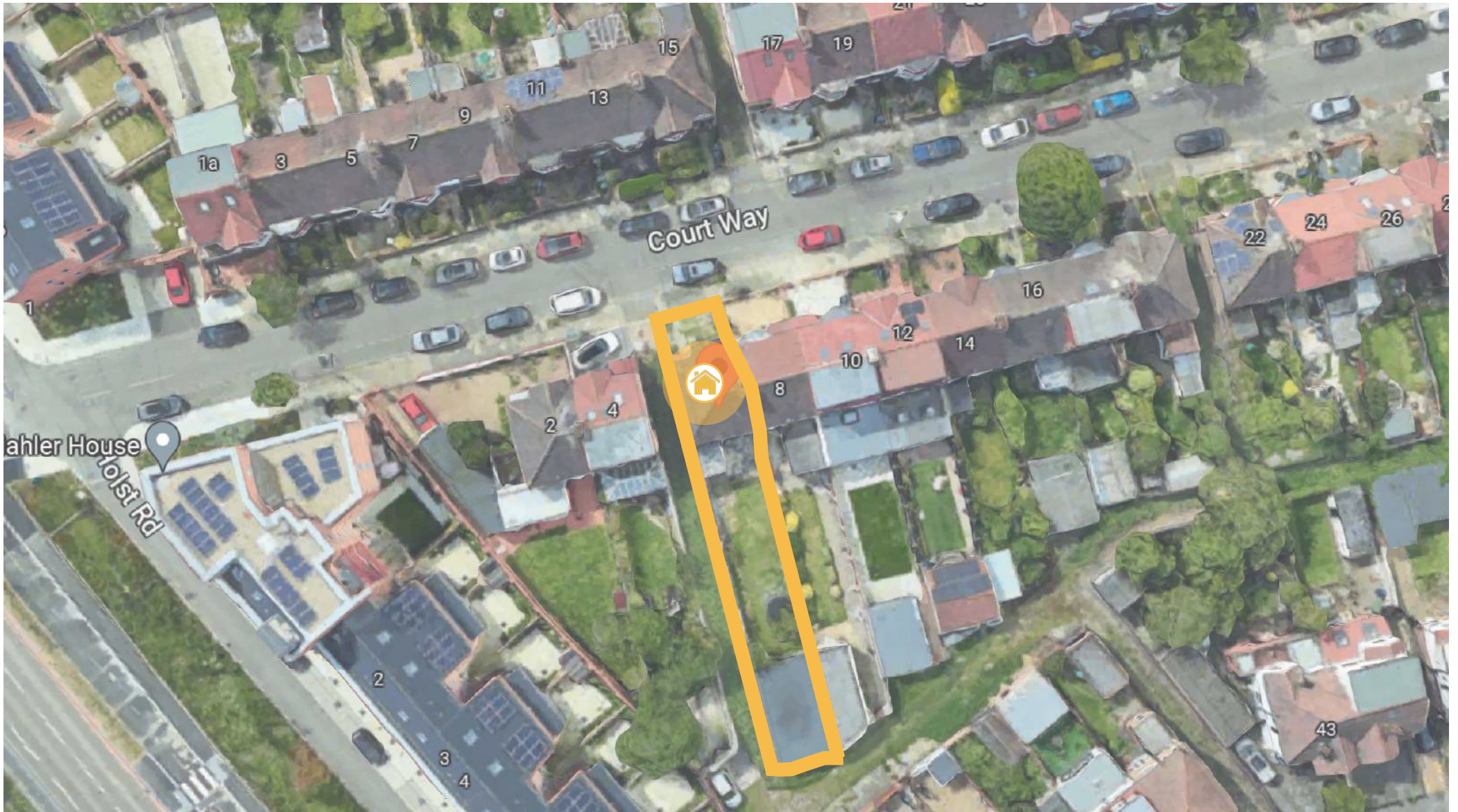
The existing property consists of a 2-storey building - the ground floor and the first floor.

The ground floor accommodates the kitchen, the dining room and the living room, while the first floor accommodates 3 no. bedrooms and a bathroom.

The property is currently used as a family house and the current use class is C3 - Dwelling house. The building doesn't have any historical constraints.



Property Location



Public transport

The property is located in an area with easy access to the local public transport network within 1 and 5 minutes walk of bus routes. North Acton Train Station is located at a 9 minutes walking distance.



Planning history

Reference	232063HH
Alternative Reference	PP-12176163
Application Received	Wed 24 May 2023
Application Validated	Wed 24 May 2023
Address	6 Court Way Acton W3 0PZ
Proposal	First Floor rear extension, Single storey rear extension and internal layout reconfiguration
Status	Granted with Conditions
Decision	Grant with Conditions
Decision Issued Date	Wed 19 Jul 2023
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	231004CPL
Alternative Reference	PP-12004199
Application Received	Mon 13 Mar 2023
Application Validated	Mon 13 Mar 2023
Address	6 Court Way Acton W3 0PZ
Proposal	Alteration of roof from hip to gable end; rear roof extension and installation of two roof lights to front roof slope (Lawful Development Certificate for a Proposed Development)
Status	Permitted Development
Decision	Permitted Development
Decision Issued Date	Wed 26 Apr 2023
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	231002PALHE
Alternative Reference	PP-12004161
Application Received	Mon 13 Mar 2023
Application Validated	Mon 13 Mar 2023
Address	6 Court Way Acton W3 0PZ
Proposal	Single storey (max. 6m deep and max. 3m high) rear extension (following demolition of existing extension) (42 days Prior Notification Process)
Status	Prior Approval Not Required
Decision	Prior Approval Not Required
Decision Issued Date	Wed 12 Apr 2023
Appeal Status	Unknown
Appeal Decision	Not Available

Planning history

Reference	191833PALHE
Alternative Reference	Not Available
Application Received	Mon 22 Apr 2019
Application Validated	Fri 24 May 2019
Address	6 Court Way Acton London W3 0PZ
Proposal	Single storey rear extension (max 6m deep and max 3m high) (42 Days Prior Approval Notification Process)
Status	Prior Approval Not Required
Decision	Prior Approval Not Required
Decision Issued Date	Thu 04 Jul 2019
Appeal Status	Unknown
Appeal Decision	Not Available
Reference	PP/2012/0840
Alternative Reference	PP-01845175
Application Received	Fri 02 Mar 2012
Application Validated	Wed 02 May 2012
Address	6 Court Way Acton W3 0PZ
Proposal	Single storey side/rear infill extension to ground floor
Status	Conditional Consent
Decision	Grant with Conditions
Decision Issued Date	Wed 27 Jun 2012
Appeal Status	Unknown
Appeal Decision	Not Available
Reference	PP/2011/4189
Alternative Reference	PP-01659543
Application Received	Fri 07 Oct 2011
Application Validated	Thu 20 Oct 2011
Address	6 Court Way Acton W3 0PZ
Proposal	Alteration of roof from hip to gable end, rear roof extension (involving conversion of roofspace to habitable use); installation of one window to gable end and two rooflights to front roofslope (Application for a Certificate of Lawfulness for a Proposed Use or Development)
Status	Permitted Development
Decision	Permitted Development
Decision Issued Date	Fri 25 Nov 2011
Appeal Status	Unknown
Appeal Decision	Not Available

Conservation Area

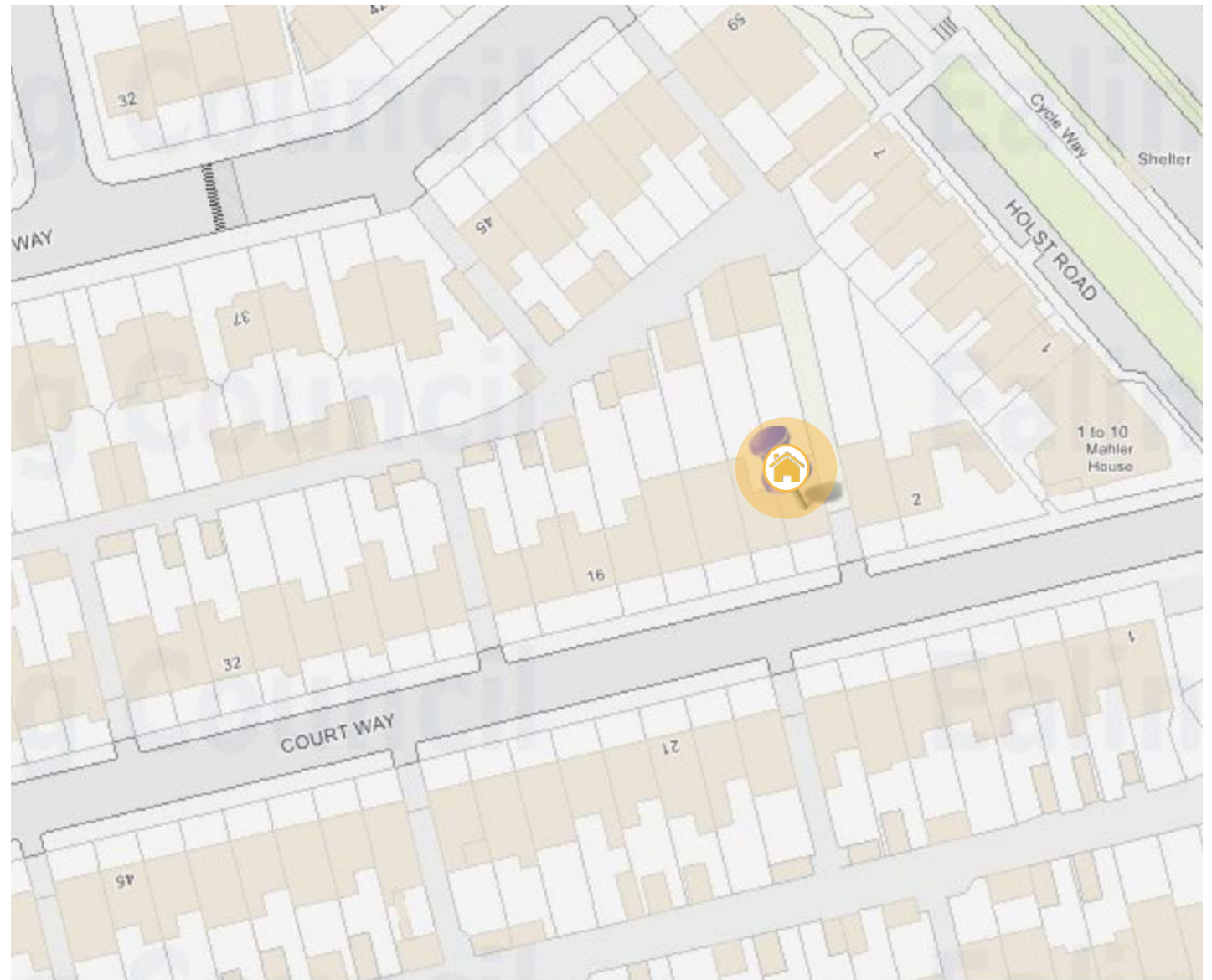
According to the information presented on the website of Ealing City Council the property is not a part of conservation area.

[\(See link\)](#)

The property is not a listed building. [\(See link\)](#)

The property is not a part of an article 4 area

[\(See link\)](#)



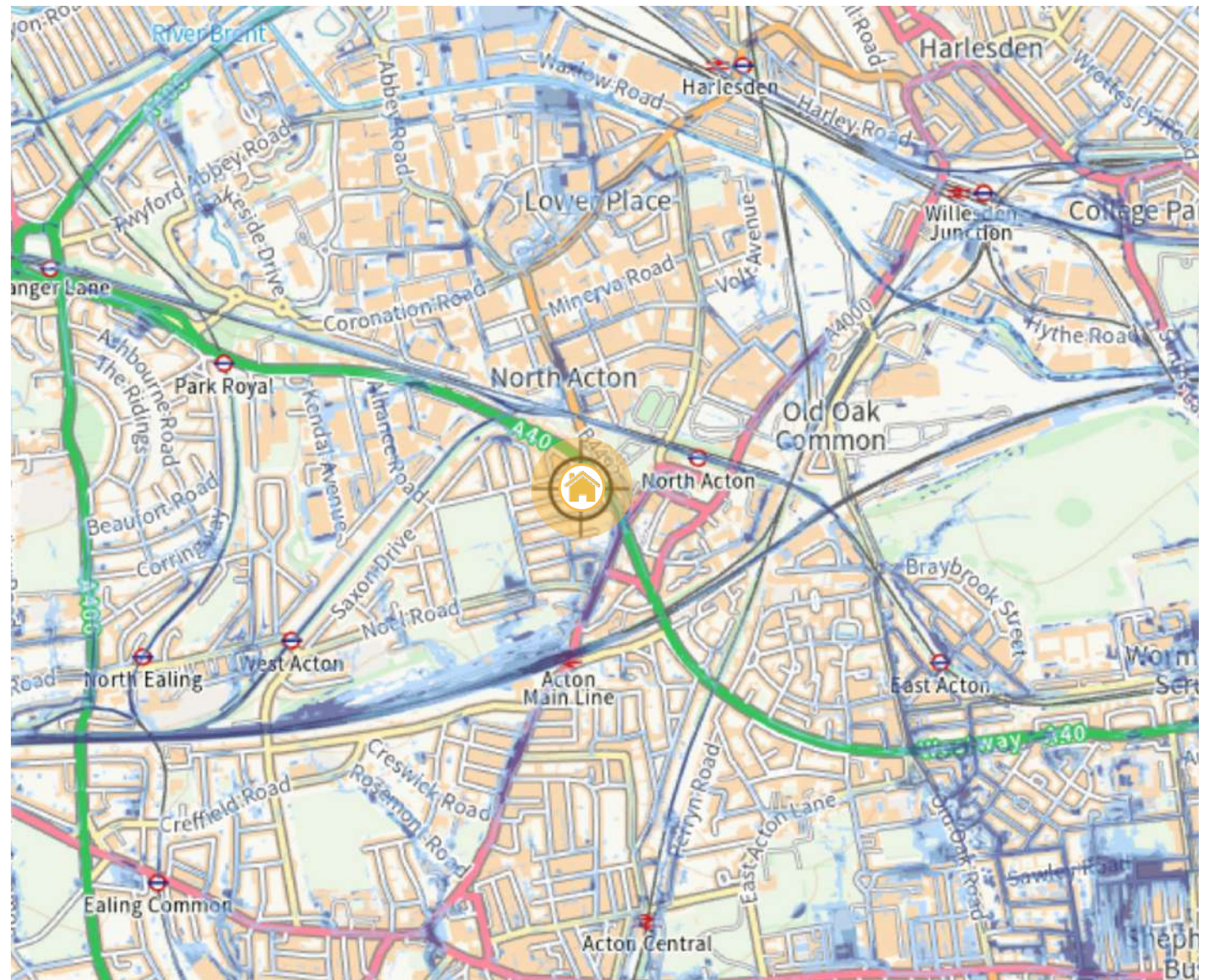
Conservation

- Bridges_Over
- Bridges_Under
- Conservation and Tree Preservation Orders
 - Conservation Area
 - Article4 Areas
 - TPO Trees
 - Tree Preservation Orders
 - Local heritage Assets
 - Statutory Listed Building

Flood Risk

As confirmed on the Local Council's website, the property is subject to medium flood risk.

[\(See link\)](#)



London Plan - D6

Relevant extras from London Plan ([See link](#)).

Policy D6 Housing quality and standards

- A Housing development should be of high quality design and provide adequately-sized rooms (see [Table 3.1](#)) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B Qualitative aspects of a development are key to ensuring successful sustainable housing. [Table 3.2](#) sets out key qualitative aspects which should be addressed in the design of housing developments.
- C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in [Policy D3 Optimising site capacity through the design-led approach](#) than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.
- F Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Private internal space

- 1) Dwellings must provide at least the gross internal floor area and built-in storage area set out in [Table 3.1](#).
- 2) A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.

- 3) A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
- 4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m..
- 5) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
- 6) Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
- 7) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.
- 8) The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

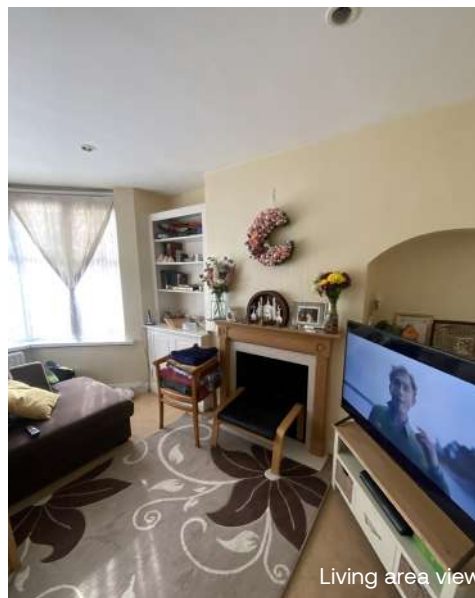
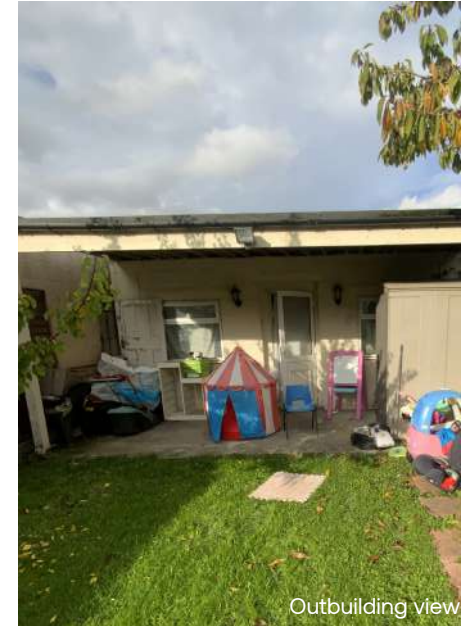
- 9) Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in [Table 3.1](#).
- G The Mayor will produce guidance on the implementation of this policy for all housing tenures.



Page no.133

Existing pictures

Outside & Ground floor



Existing pictures

First floor & Loft



The Proposal

The current proposal seeks to extend the property and maximize the space in order to meet the need of providing residential accommodation.

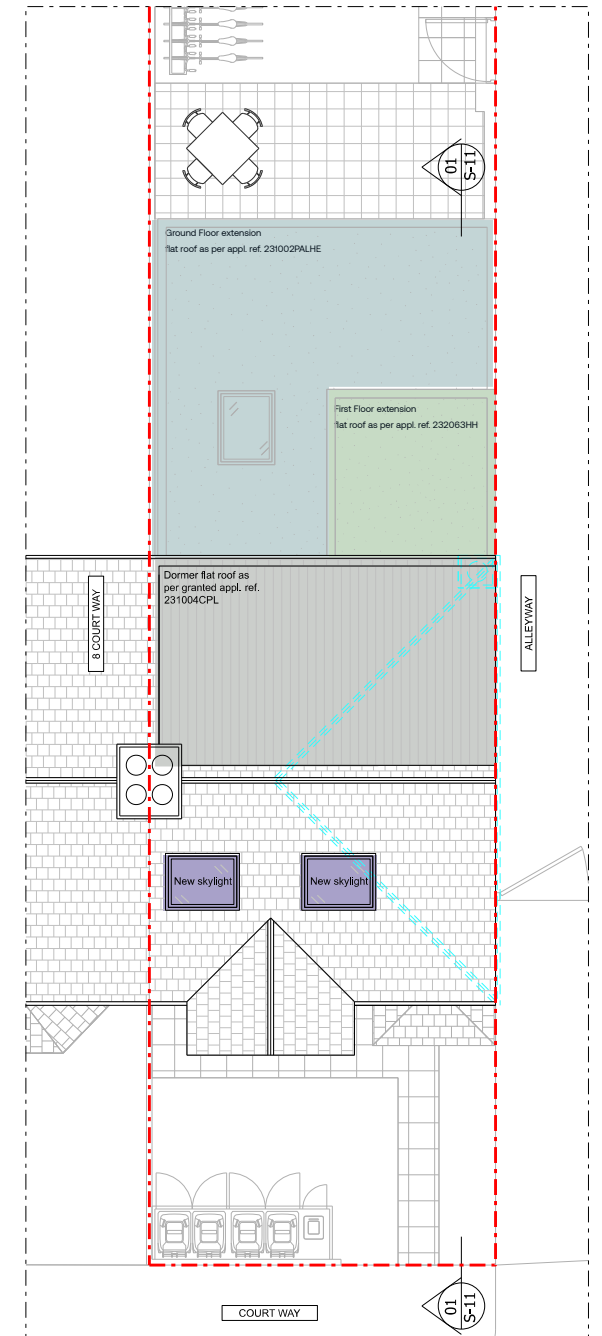
With this in mind, the application proposes the following :

- 1. A 6m Ground Floor rear extension**
- 2. First floor rear extension with all necessary internal modifications**
- 3. Hip to gable roof conversion, Rear roof extension, Installation of 2 roof lights to the front roof slope**

Points 1 to 3 will reflect the same works as per approved application ref. 232063HH & 231004CPL & 231002PALHE.

Legend

- Ground Floor Rear Extension, application ref. 231002PALHE
- First Floor Rear Extension, application ref. 232063HH
- Hip to gable roof conversion, Rear roof extension, application ref. 231004CPL
- Installation of 2 roof lights to the front roof slope, application ref. 231004CPL



National Space Standards

The developments has been designed in compliance with the National Space Standards. ([See link](#))

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Schedule of Accommodation

Flat 1 - 70.0 sqm

Flat 2 - 75.0 sqm

Ground Floor - 76.0 sqm

The Ground Floor hosts entrances for Flat 1, entirely located at GF, and Flat 2, located at FF and loft.

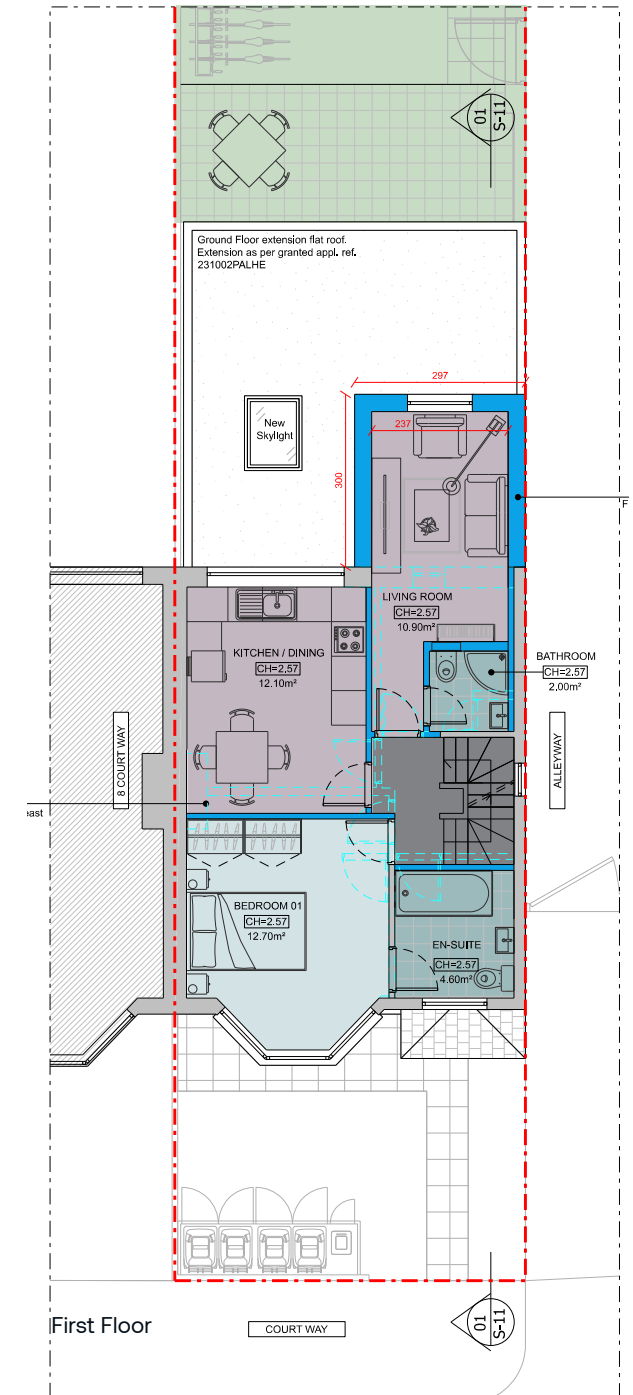
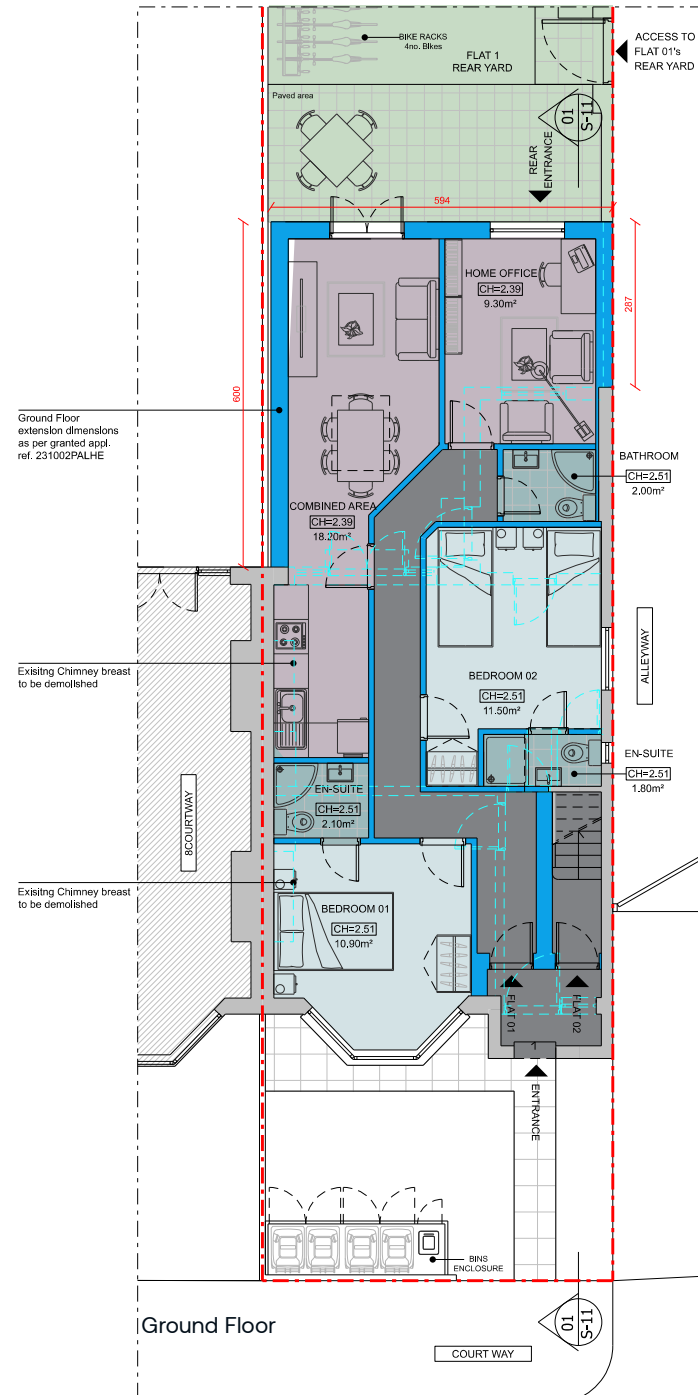
Flat 1 proposes to accommodate 2no. bedrooms with en-suites. The combined area is proposed to be located at the rear of the building with direct access to the outdoor amenity area. The ground floor is also provided with a shared WC and an home office.

First Floor - 49.0 sqm

The entrance to Flat 2 is through the staircase starting from the front of the property. The First Floor proposes to accommodate 1no. bedroom with en-suite, 1no. kitchen/dining, 1no. living room and 1no. shared bathroom

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden



Schedule of Accommodation

Flat 1 - 70.0 sqm

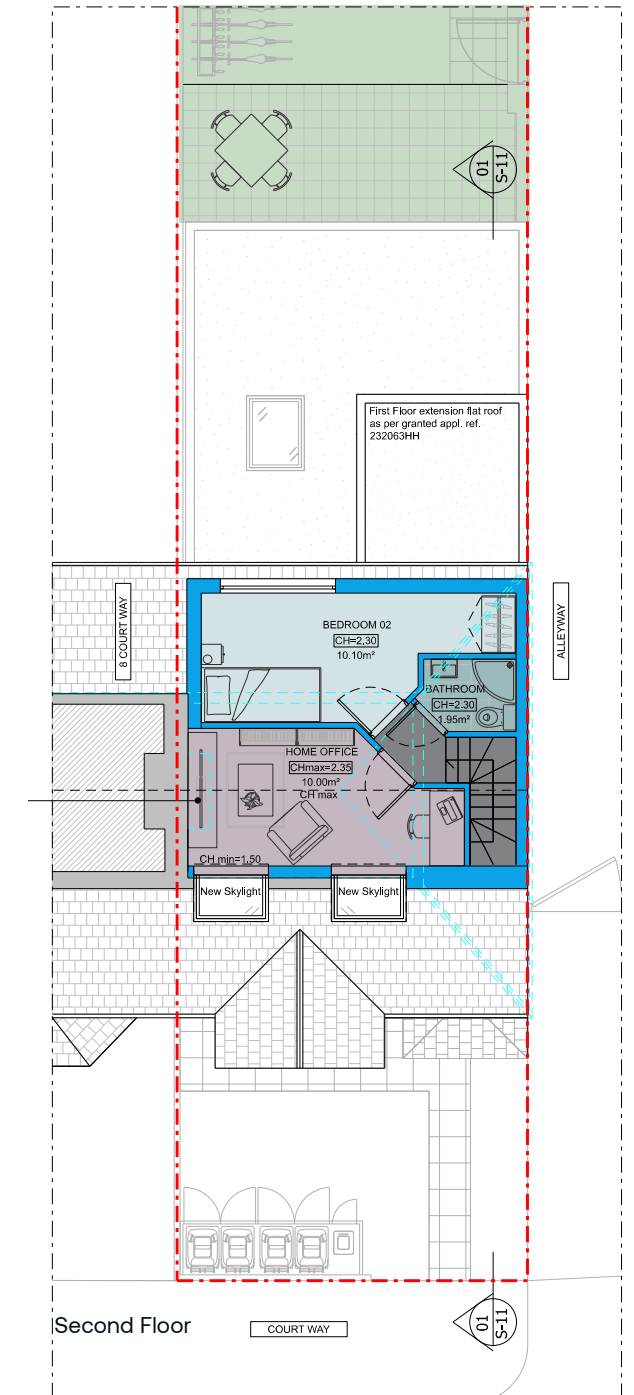
Flat 2 - 75.0 sqm

Second Floor - 26.0 sqm

The Second Floor, part of Flat 02, proposes to accommodate 1no. bedroom with 1 no. shared bathroom and 1no. home office.

Legend

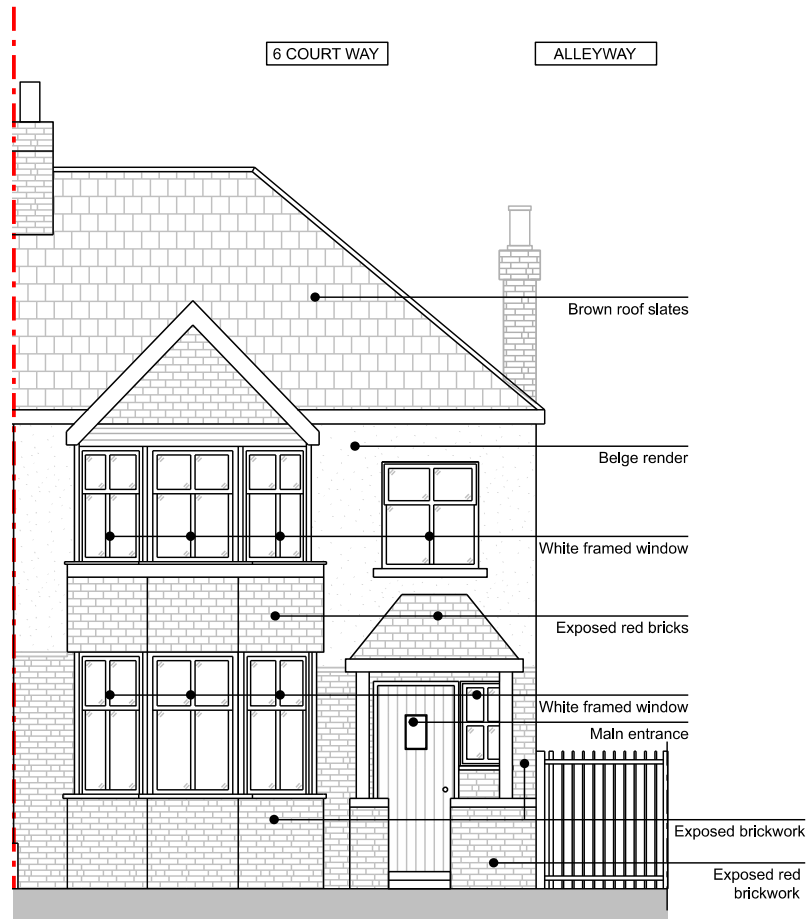
- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services



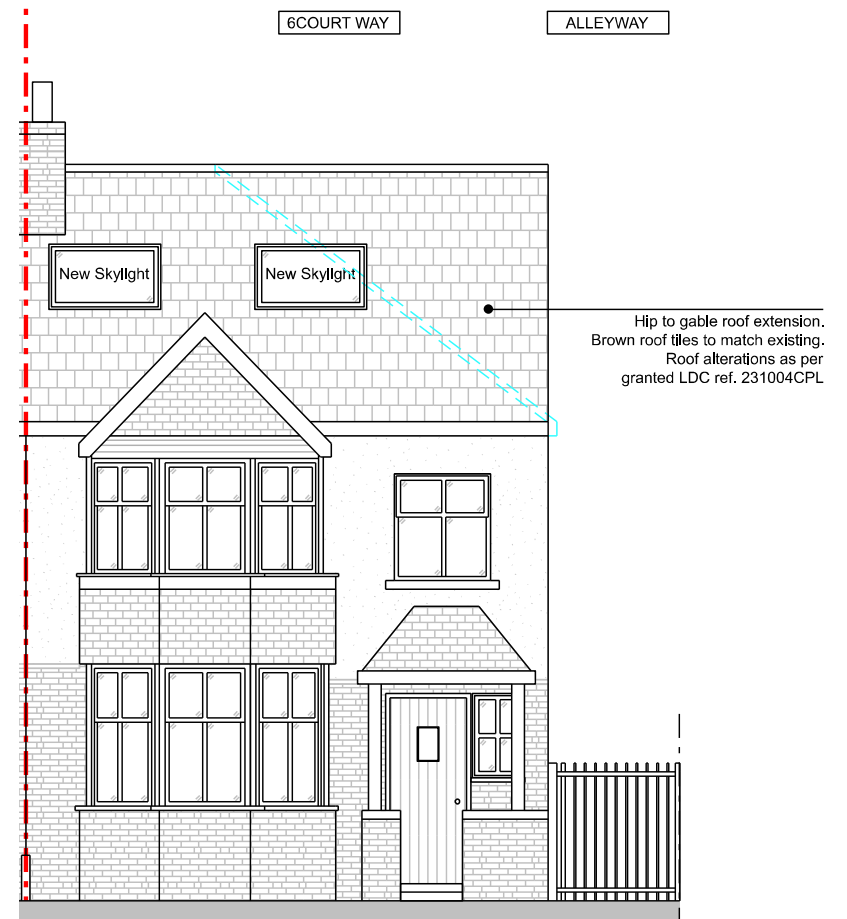
Existing vs. Proposal

Giving more space for the tenants

All the proposed extensions aim to preserve the original appearance of the building in terms of materials and colour choices in order to be consistent with the existing street scene.



Existing front view

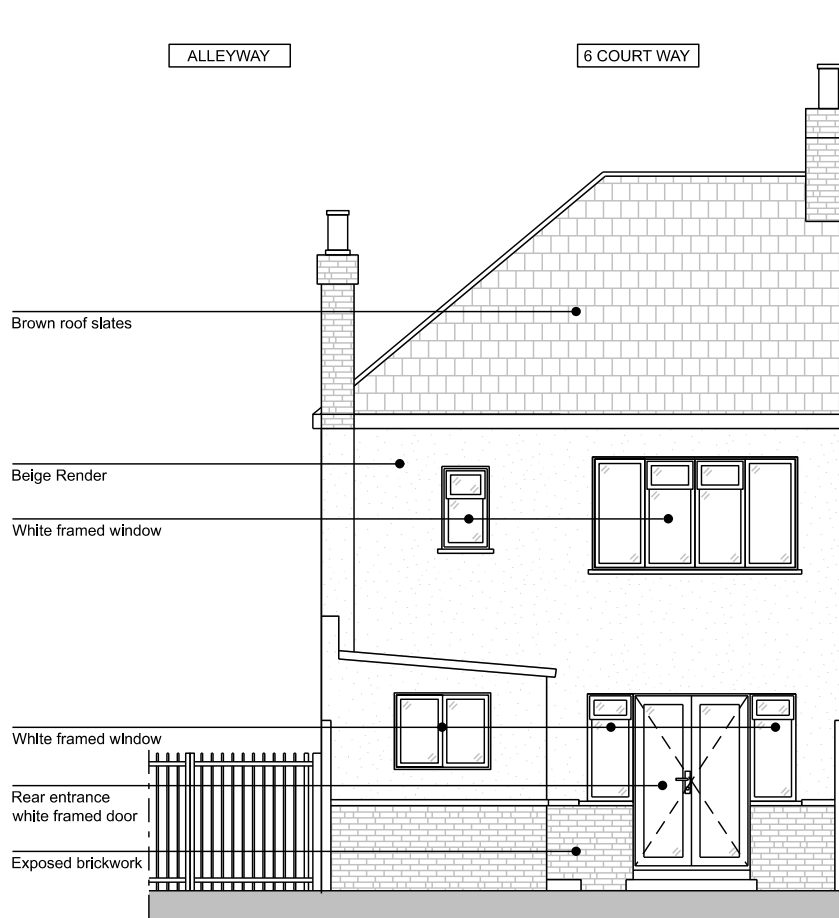


Proposed front view

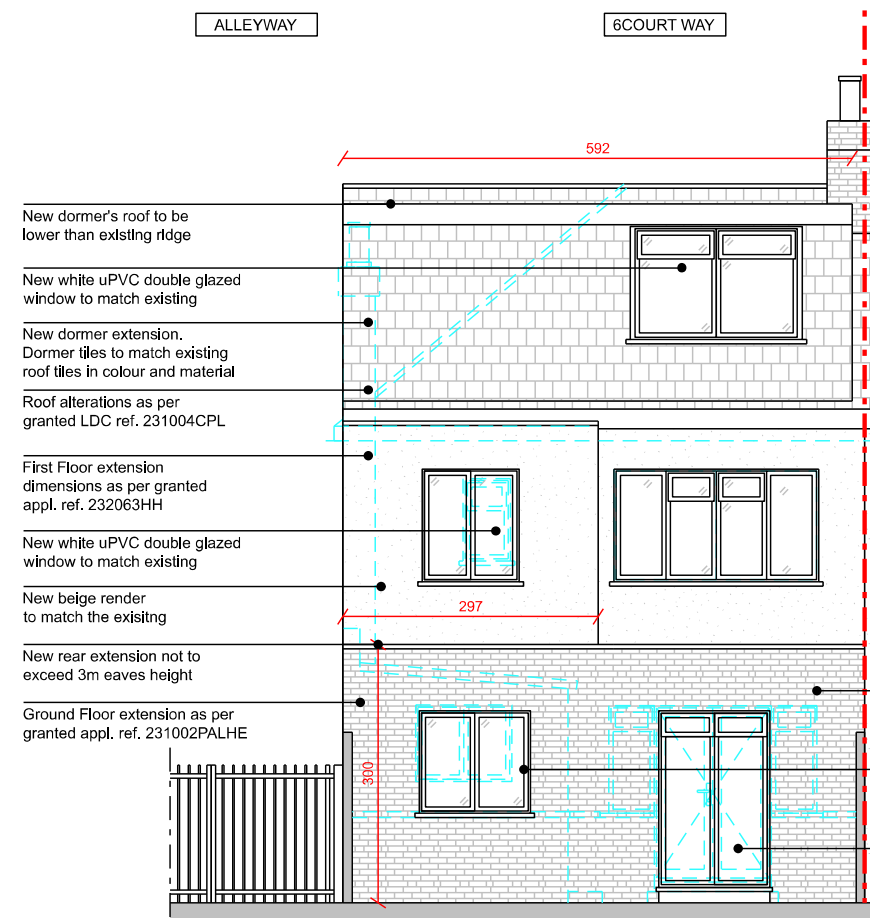
Existing vs. Proposal

Giving more space for the tenants

The existing building is proposed to be extended through a ground, first and roof extensions in order to increase and optimize the space needed for the comfort of the tenants.



Existing rear view



Proposed rear view

Bins and Bikes

Promoting Green Mobility

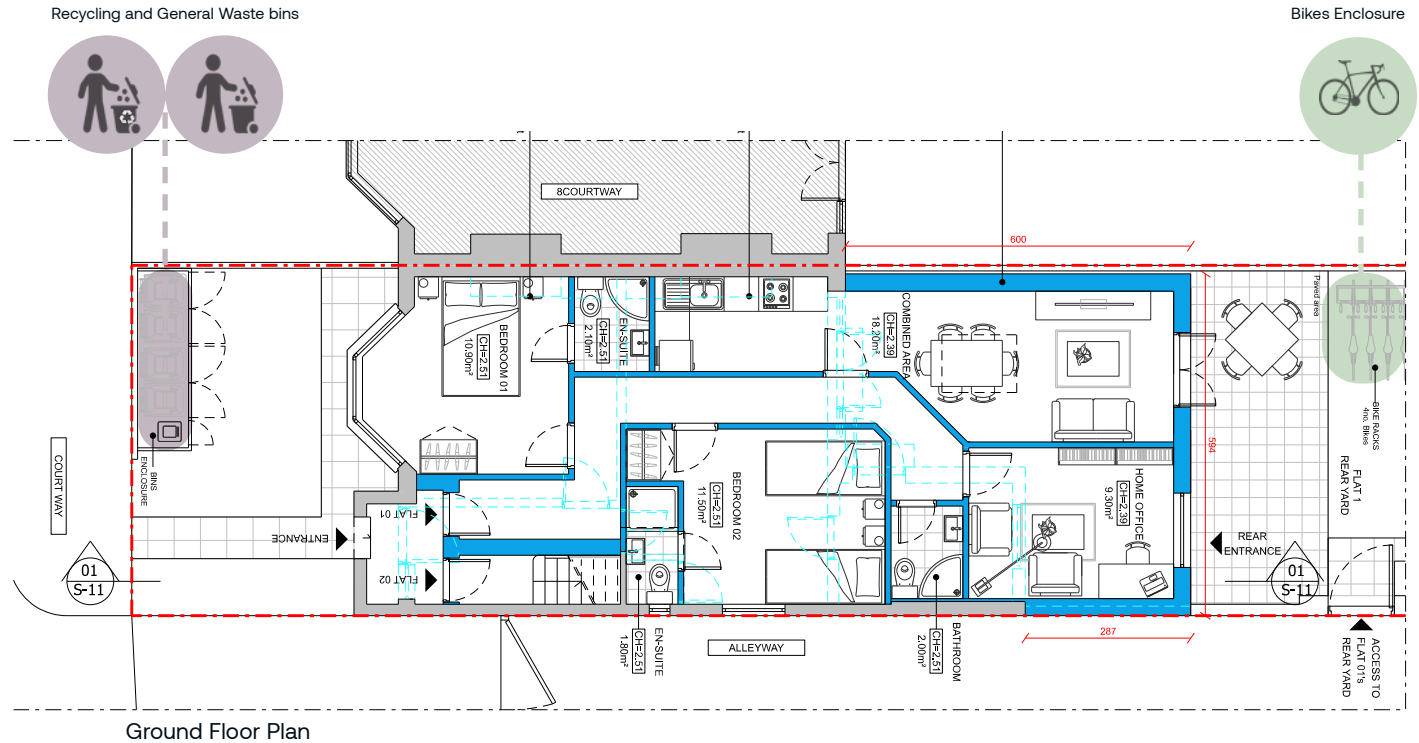
Two bikes enclosures (one for each flat) hosting up to 4no. bikes each are located at the corresponding rear yards of the properties, in a secure area under the surveillance of security cameras.

It is possible to park the bikes in the yards using the dedicated rear accesses.

Promoting Recycling

The bins are located at the front of the property along the private side lane with easy access from the main road. They'll be located within dedicated bins enclosures.

- 2no. 240L Recycling bins
- 2no. 240L General Waste bin
- 2no. Glass Recycling bins



All bins to be positioned within dedicated bins enclosure.



All bikes to be positioned within dedicated enclosures.

Security and Acoustic

Contain noise propagation

The party wall of the property will be sound proofed to reduce sound propagation towards the attached property

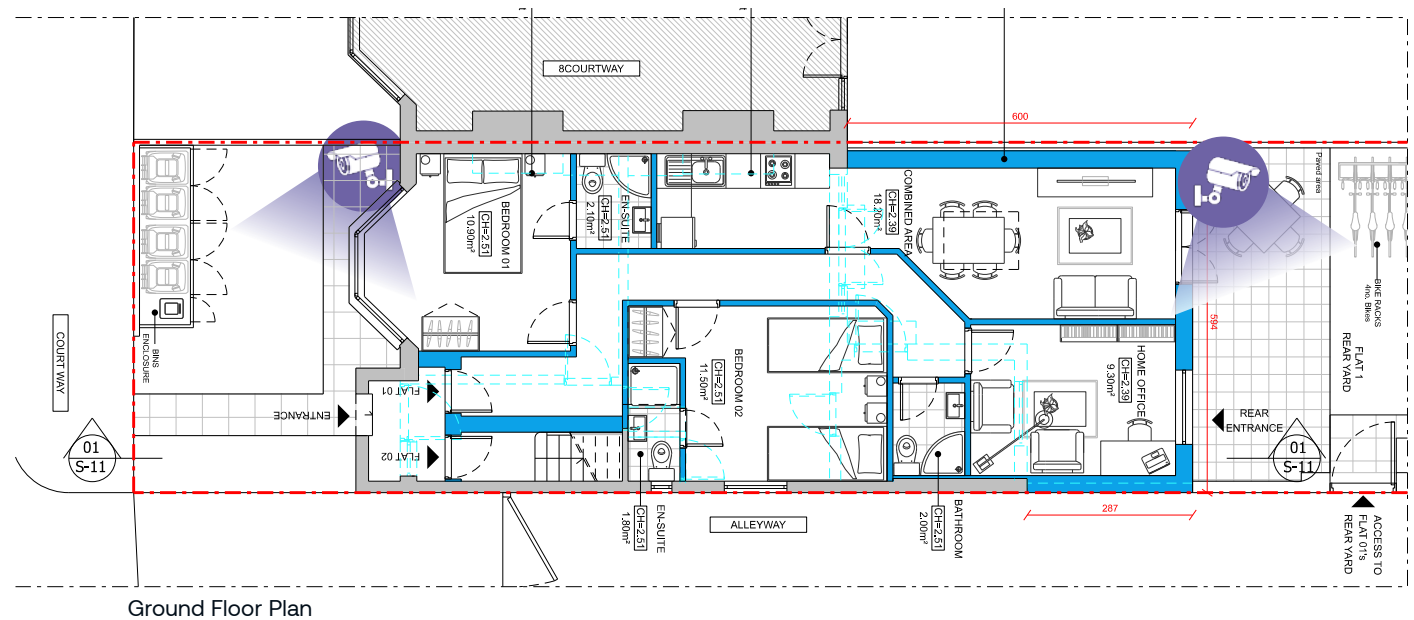
Keeping it safe

All the accesses of the property are provided with security cameras and motion sensor alarms to work as a deterrent and improve the safety of the occupants.

In the courtyard, 2no. outdoor surveillance cameras with wifi and 24 hour recording are proposed to be installed.



CCTV Cameras location



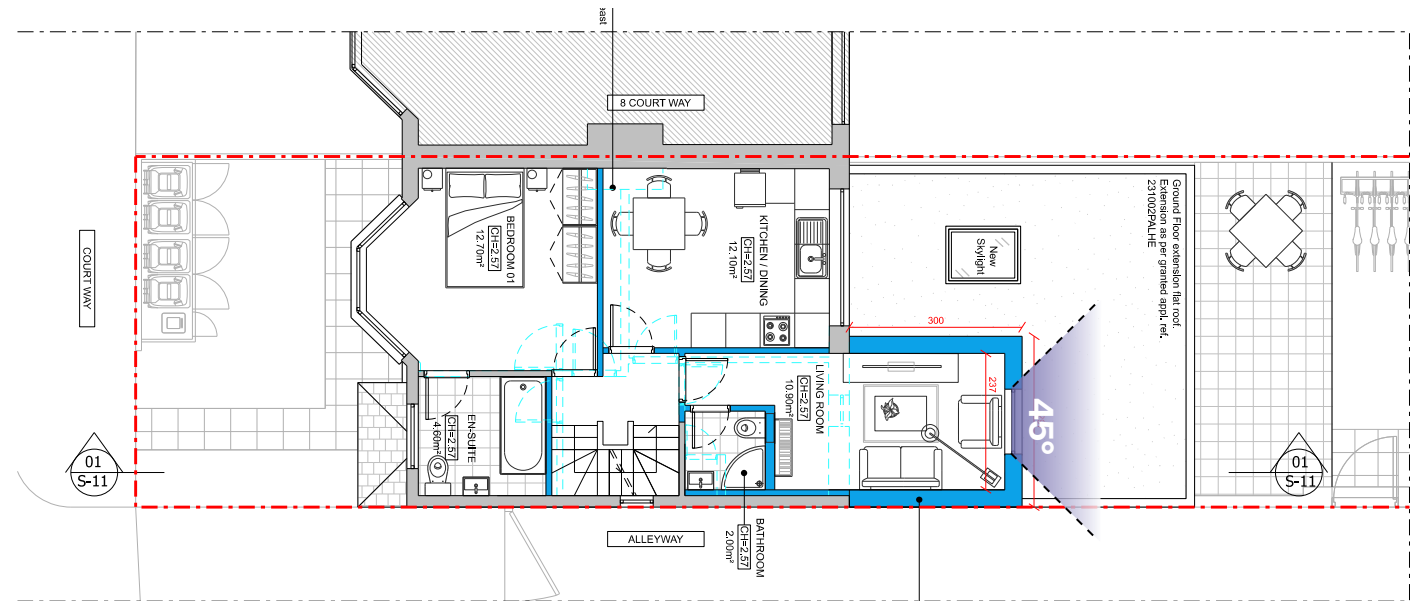
Overlooking and existing outlooks

Avoidance of overlooking issues

The development has been designed to avoid any loss of privacy due to overlooking issues towards neighbouring windows.

Preservation of the existing outlook of the neighbouring properties

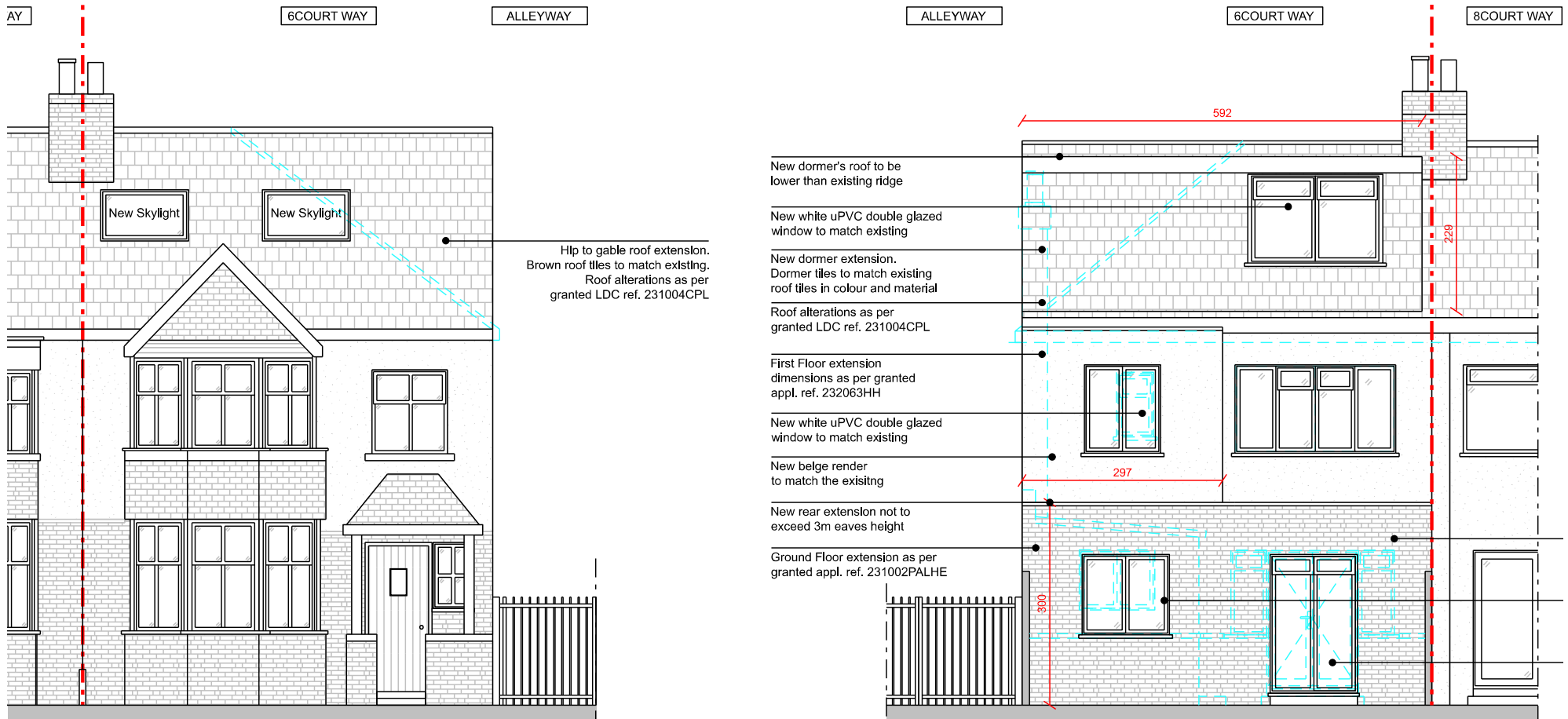
The rear extensions have been designed to avoid obstructing the view of the windows of the attached properties, in full compliance with the 45° rule.



First Floor Plan

Design guidelines

The extensions are designed to appear subordinate from the main building and merge with the context: the rear extensions are not going to be visible from the main street. No new openings have been located on the sides elevations of the extension, avoiding overlooking on nearby properties. Because of its position and dimensions, the proposed extensions are not going to cause loss of light to the neighbors' properties.



Proposed front view

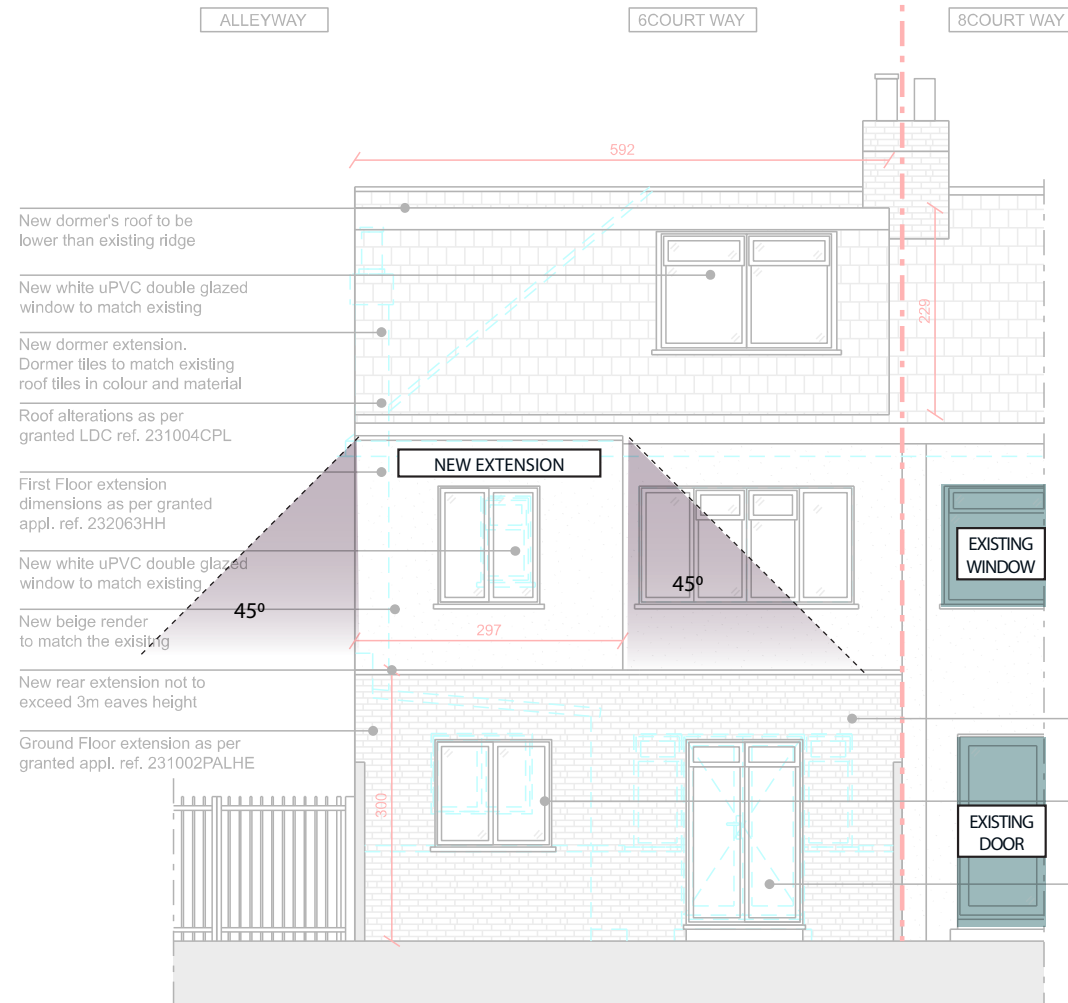
Proposed rear view

Loss of Light Control

Light control

The extension has been designed not to compromise the amount of natural light received by the neighbouring windows and doors. As shown in the diagram, no window at the first floor is covered for more than 50% by the 45° projection of the new volume.

■ 45° shadow projection



Materials selection

The materials chosen for the exteriors are:

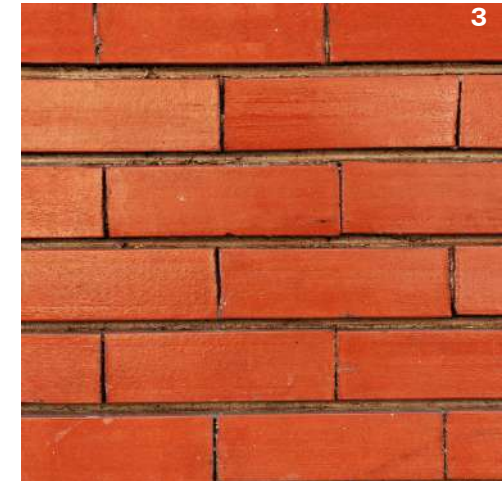
- Brown roof tile
- Beige render
- Exposed brickwork

The extensions will be matching the main building ones.

The rear elevation will be composed by different volumes:

- Ground floor extension rear elevation will be in exposed brickwork to match the existing building
- First floor extension will be in beige render to match existing building
- Roof extension will be in brown roof tiles to colour match the existing roof tiles.

These materials will give an elegant touch to the new volumes, all to improve the architectural quality of the building, creating an architectural element perfectly integrated with the context.



Fire safety policy

In order to be compliant with London Plan Fire Safety Policy D12(A), the development proposes to comply with the the required criterias as follows:

1. Identify suitably positioned unobstructed outside space for:

- a. fire appliances to be positioned on.
- b. appropriate for use as an evacuation assembly point.

The location proposed to satisfy the above is the front yard, easily reachable in case of emergency.

2. Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures. The development will be provided with Grade A category LD2 system, as prescribed by Building Regulations Approved Document B.

3. Are constructed in an appropriate way to minimise the risk of fire spread. Use of appropriate construction methods and fire resistant materials to reduce fire spread.

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users. The layout provides means of escape through the main staircase and lobbies (no inner rooms are proposed).

5. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development Access is to be provided from the main entrance

Conclusion

The proposal seeks to provide a comfortable and spacious residential accommodation, keeping an appearance coherent with the surrounding properties along Court Way.

The proposed scheme meets both local and national regulations.

The Design Guidelines' aim is to develop volumes in line with the surroundings for height, style and materials.



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