

35a Mill Hill Road
London
W3 8JE

Sabbadin Corti. **Design and Access Statement**
35a Mill Hill Road

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1.0 Introduction

This Design and Access Statement has been prepared by SABBADIN CORTI Limited on behalf of the owners of 35a Mill Hill Road. The design looks to create a functional, well utilised residential space with a positive and sensitive extension to the rear garden.

A summary of the design approach is as follows:

Increase Functionality and habitable space

Create a Modern Space

Give User Flexibility and Comfort

Improve the character of the Conservation Area

2.0

Site and Context

Site Location
Site Context - Mill Hill Park Conservation Area
Planning Policies

2.0 Site and Context

Site Location



Site Plan

2.0 Site and Context

Site Context - Mill Hill Park Conservation Area

The existing property at 35A Mill Hill Road is located in Mill Hill Park CA. Mill Hill Park CA is situated in the former historic County of Middlesex, south of Acton Town Centre. The CA is within the South Acton ward in the London Borough of Ealing. Mill Hill Park CA is enclosed by Gunnersbury Lane on the west, Crown Street and Langley Drive on the east, and Osborne Road on the south. The CA includes both sides of Mill Hill Road, and the enclave formed by Avenue Road, Heathfield Road, Avenue Crescent and Avenue Gardens. South Acton ward, of which Mill Hill Park CA is a part, has a population of 13,318. Mill Hill Park is part of the historic Acton parish. Acton parish lies approximately 8 km west of Hyde Park Corner, and is bounded by Willesden and West Twyford to the north, by Hammersmith to the east, by Chiswick to the south, and by Ealing and Brentford to the west. Most of the boundary with Hammersmith was formed by the eastern branch of the Stamford Brook; while the southwestern boundary, from Fordhook south-eastward to Acton Green, was formed by the Bollo Brook. The southern boundary lies along the line of a Roman road, part of which remains as Chiswick High Road, but was adjusted in 1894 to follow the District and Piccadilly railway lines. The northern boundary and the remainder of the western boundary were marked in 1842 by lanes, which had probably existed much earlier.

The existing property is a Victorian mid terraced dwelling located on Mill Hill Park area. According to Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, a Conservation Area (CA) is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”.

The building is four-storey height, and benefits from residential accommodation at the lower ground floor, raised ground floor, first floor and second floor. The property is constructed of yellow stock brick to the rear, with windows soldier lintels. The front elevation is in white render at the lower ground floor, exposed stock brick to the ground and first floor and slate roof tiles at second floor. The main roof of the property is covered by slate tiles.



.Mill Hill Park Conservation Area



.Aerial View
35a Mill Hill Road

2.0 Site and Context

Planning Policies

PLANNING HISTORY:

- 240592PTC | T1 Sycamore - fell, Pending Consideration
- 224694FUL | Single storey side/rear extension, granted with conditions.
- 202973PTC | T1. Dead Ash, Fell - Fell to ground level by sectional take down
Application submitted as a 5 day DD, No Objection.

PLANNING POLICY:

The planning process is of chief importance in ensuring that new development and extensions to houses in conservation areas have a high quality design and use materials that complement the original character of the area. The policies set out within Ealing's UDP, the Adopted 2004 'Plan for the Environment' state what the Council generally desires for conservation areas in the Borough.

These are as follows:

- The Council will preserve or enhance the character and appearance of Conservation Areas and their settings.
- It is the Council's intention to create new and extended Conservation Areas in the Borough, in areas which merit this status, having regard to the individual merits of buildings, spaces and other features, and the quality and character of the area as a whole.

A summary of the principal legislation and policy guidance applicable to Mill Hill Park CA is set out below:

- National Planning Policy Framework (2021),
- The London Plan (2021),
- The Ealing Development (Core) Strategy (2012),
- The Ealing Development Management DPD (2013)

Other Relevant Planning Documents

- SPD 4 - Residential extensions
- SPD 10: Conservation Areas and Listed Buildings
- Ealing Housing Design Guidance 2022
- Mill Hill Park Conservation Area Character Appraisal (2007)
- Mill Hill Park Conservation Area Management Plan (2007)

35a Mill Hill Road



Mill Hill Park Conservation Area aerial view



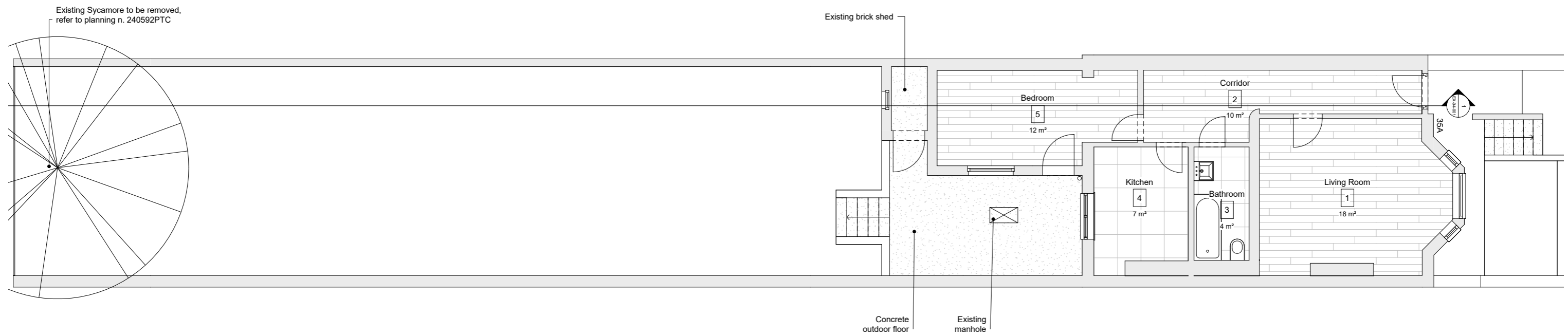
.33-35-37 Mill Hill Road

3.0 Existing Scheme

Existing Plans
Existing Elevations
Existing Section

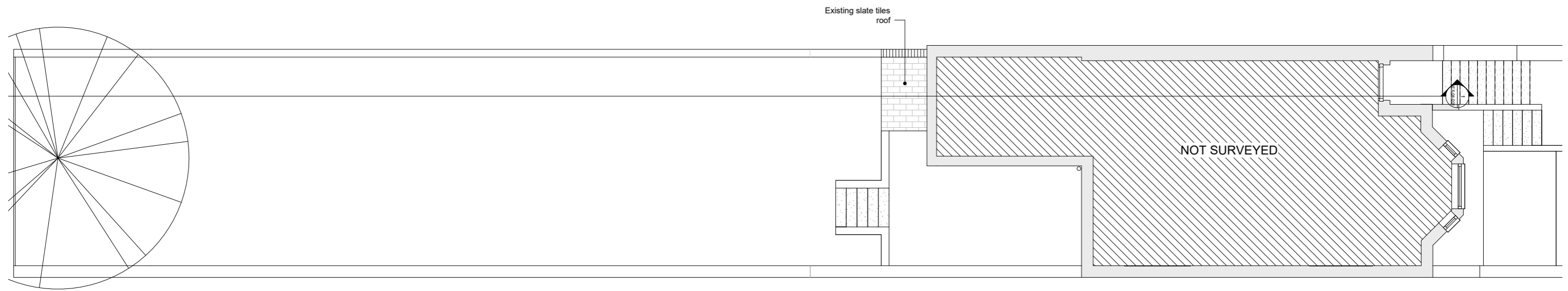
3.0 Existing Scheme

Lower Ground Floor Plan



3.0 Existing Scheme

Ground Floor Plan



3.0 Existing Scheme

Front and Rear Elevation



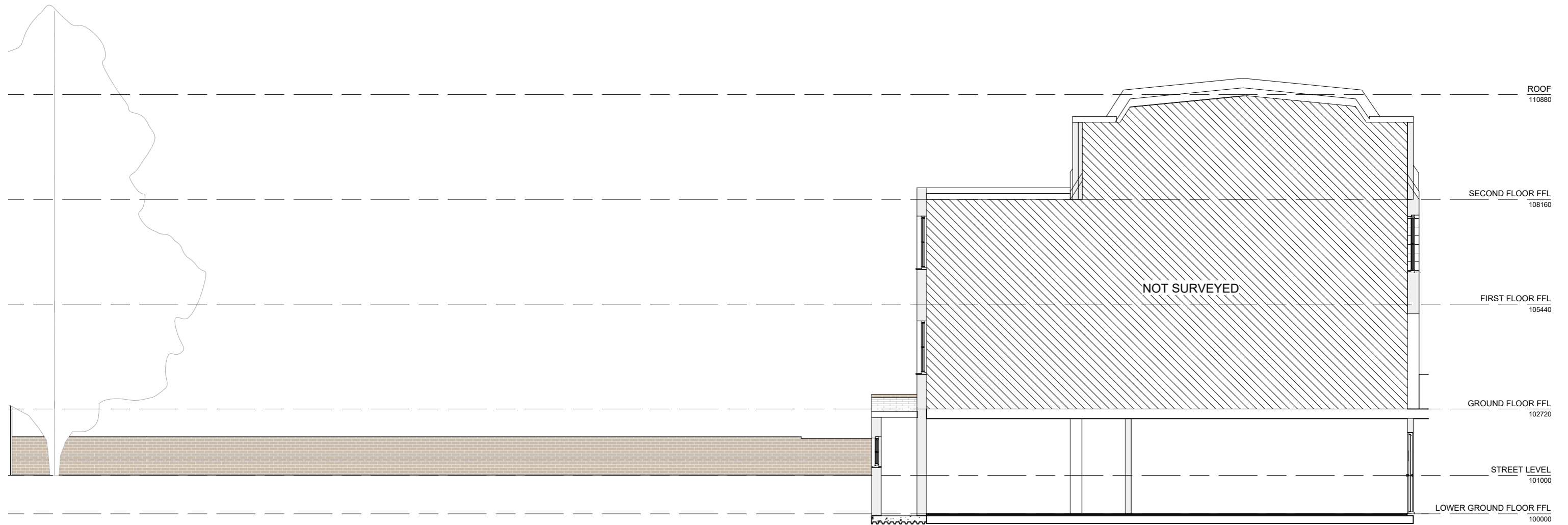
1 EXISTING FRONT ELEVATION
1:50



2 EXISTING REAR ELEVATION
1:50

3.0 Existing Scheme

Section A-A'



① EXISTING SECTION A-A'
1:50

3.0 Existing Scheme

Existing Conditions

The property's external fabrics are in average condition, especially to the front elevation at the lower ground floor. The white render is generally in good condition except for some scratch due to the time and floor that need cleaning and make good.

The rear elevation is in poor condition with areas with visible wet surfaces, few signs of disrepair and dampness to the brickworks as well as the outdoor concrete slab, due to lack of maintenance, leaking gutters and downpipes.

Design Goals:

- Improve the quality of the accommodation to the existing family flat.
- Improve the contribution of the site to the character and appearance of the Conservation Area.
- To create no harm to the neighbouring property and amenity.
- Upgrade the flat environmental performance to the latest standard.

The project refers to the lower ground floor of a 4-storey building.

The property is a 1 bedroom flat comprises of a kitchen, a living room, a bedroom and a bathroom.

The flat has a concrete floor slab covered by different laminated timber effect floorings that show signs of wear, particularly in the hallway.

Areas of dampness has been detected in the side wall and rear wall and floor of the rear bedroom.



.Existing rendered front facade and front bay windows



.Common entrance with bin area



.Existing rear garden and rear facade



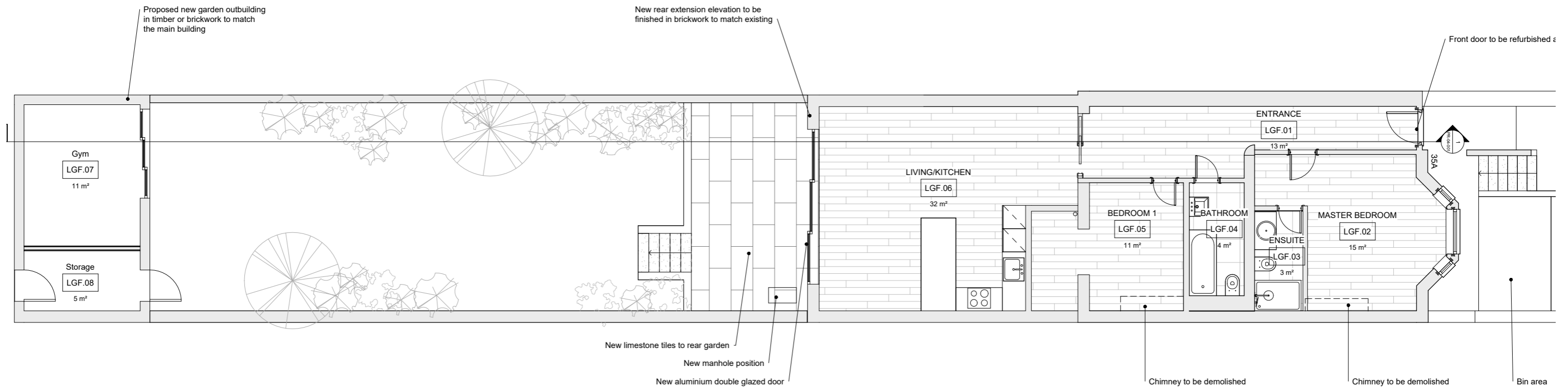
.Existing yellowstock brick facade and concrete slab floor

4.0 Design Proposal

Proposed Plans
Proposed Elevations
Proposed Section
Proposed Works

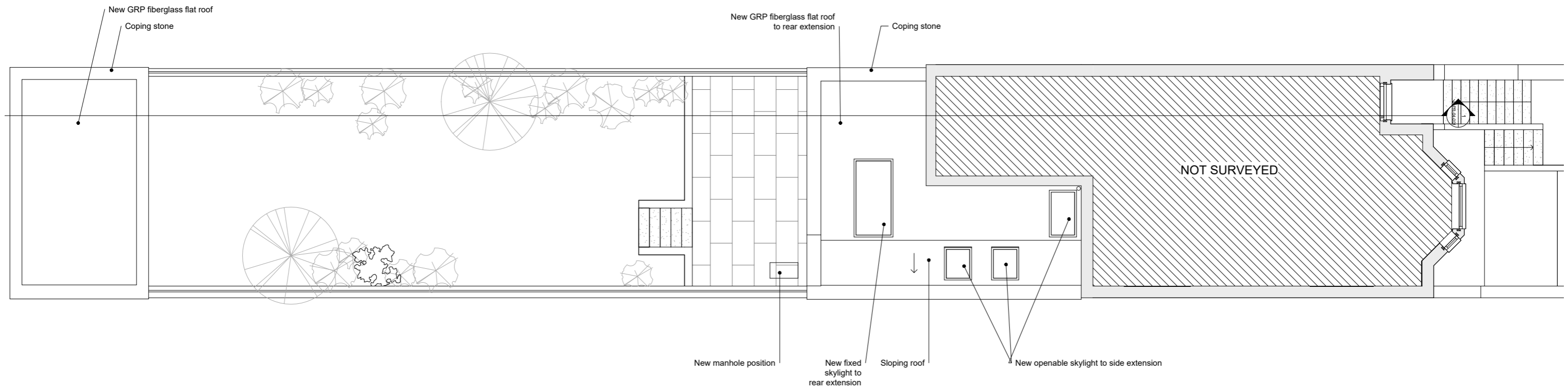
4.0 Design Proposal

Lower Ground Floor Plan



4.0 Design Proposal

Ground Floor Plan



4.0 Design Proposal

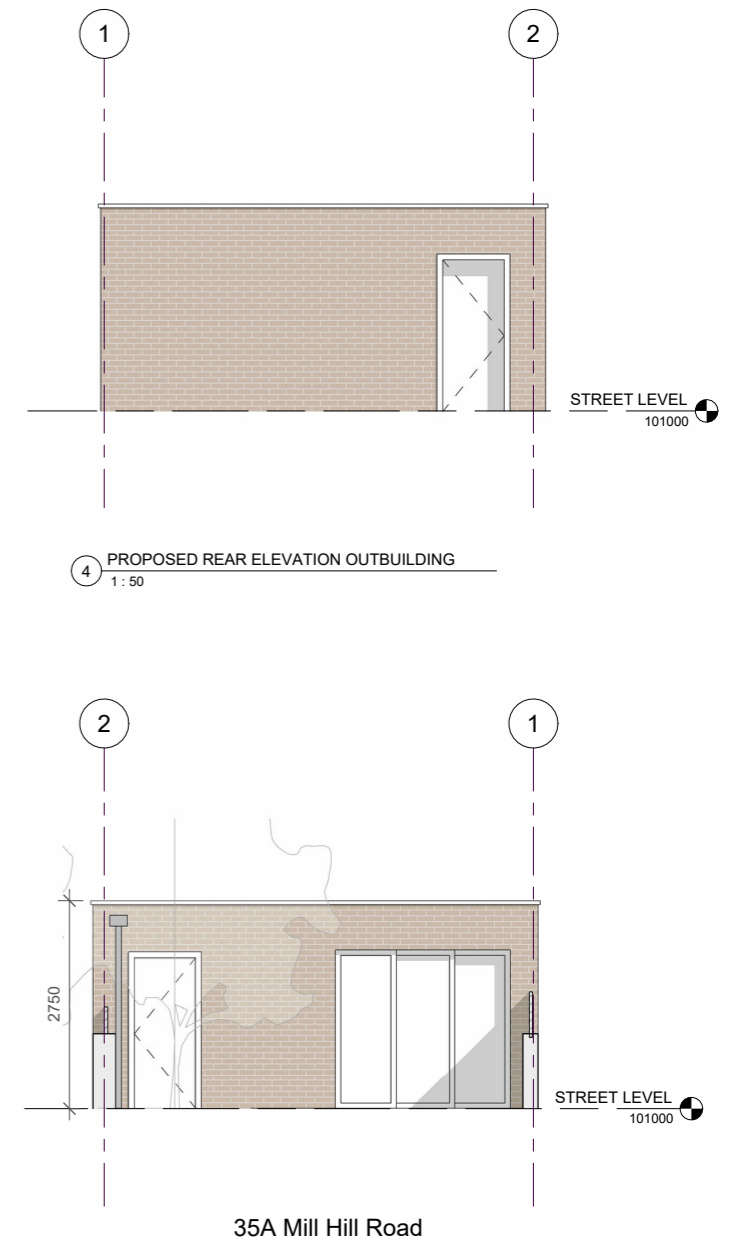
Front and Rear Elevation



1 PROPOSED FRONT ELEVATION
1:50



2 PROPOSED REAR ELEVATION
1:50



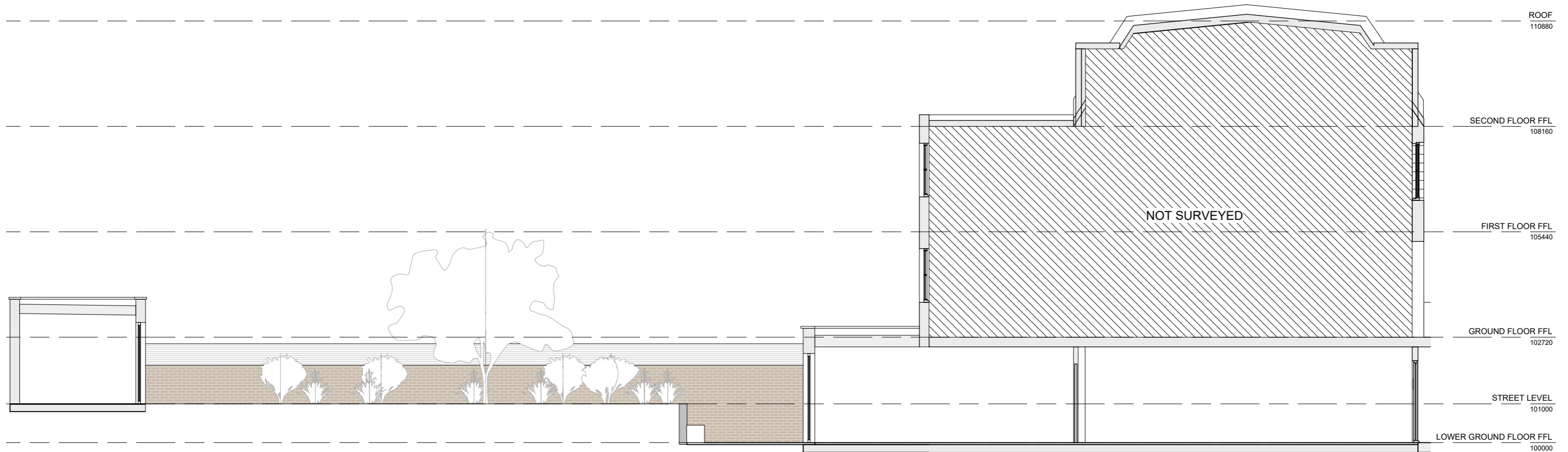
4 PROPOSED REAR ELEVATION OUTBUILDING
1:50



3 PROPOSED FRONT ELEVATION OUTBUILDING
1:50

4.0 Design Proposal

Section A-A'



1 PROPOSED SECTION A-A'
1:50

4.0 Design Proposal

Proposed Works

The design team have carefully considered the character of the Conservation Area and the planning policies provided by the London Borough of Ealing during the design process.

The applicant is seeking planning permission for the following works:

- Demolition of the existing garden shed and replacement with new side and rear extension and a garden outbuilding.
- Redesign of the rear garden area in accordance with the new rear extension.
- Front garden to make good with new perennials plants.

The rear and side extension will be made by yellow stock bricks matching the existing building with a flat and pitched roof finished in GRP Fiberglass.

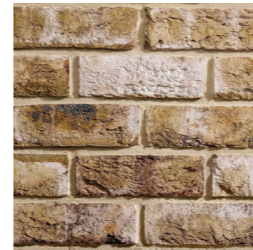
The pitched roof has been made to ensure light and not cause adverse design impact to the neighbours.

The side wall of the extension will replace the existing partywall that is in very poor conditions. The rear facade will feature black anthracite aluminium door and an outdoor area covered by limestone tiles.

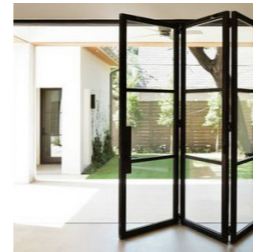
The outbuilding will be in brickworks to match the existing building and the rear extension or in timber. The proposed development would not protrude beyond the boundary line.



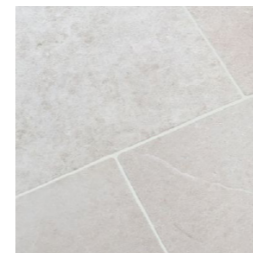
.GRP Fiberglass



.Rear facade Yellow Stock brick



.Aluminium bi-fold doors



.Limestone tiles

.Proposed Rear elevation

4.0 Design Proposal

Proposed Works

Rear Extension

A single storey rear and side extension will increase the existing flat. The extension will be modest in size and height to create an harmonious project in the conservation area and to preserve the majority of the green area.

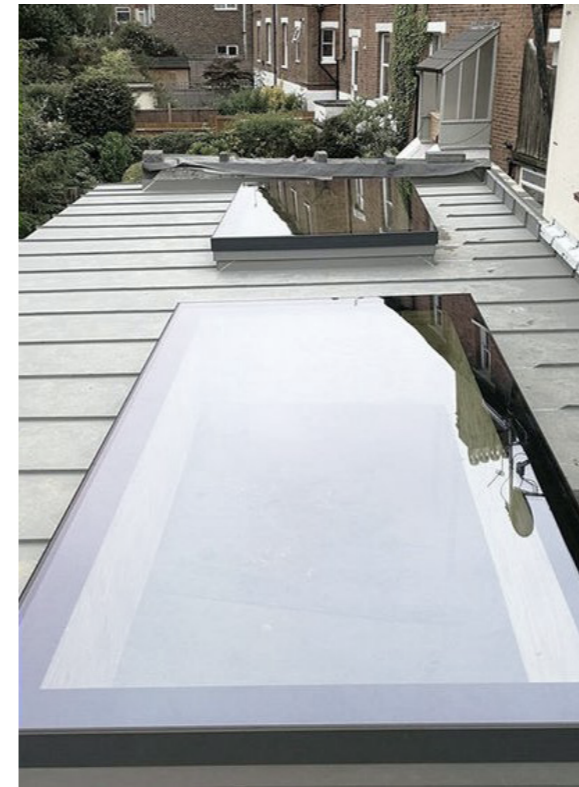
The extension will be made of structural steel beam, brick wall to the side and to the rear matching the original brickwork of the main house.

The rear façade to the rear garden will comprise a minimal aluminium frame black finish bi-folding doors.

The side and rear extension will also benefit from additional sunlight in the living and kitchen area with the installation of two skylight on the side sloping part and two rooflight on the flat roof.

A patio limestone slabs are proposed to be installed on a dry-laid permeable base, where the natural stone will allow water to permeate and filter into the porous joints in-between the stone pavers.

All proposed works will improve the thermal envelope of the building and the energy performance rating. By upgrading the windows, rooflights and doors we will be providing greater thermal comfort for users of the dwelling.



.Skylight for kitchen area



.View of the proposed rear patio garden



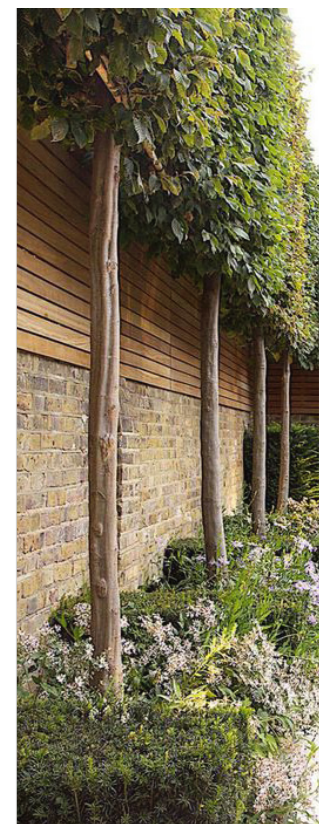
.Proposed rear and side extensions ideas



.Proposed rear and side extensions ideas



.Limestone patio floor



.View of the proposed fence

4.0 Design Proposal

Proposed Works

Garden Outbuilding

The garden of 35A Mill Hill Road feature a large Sycamore tree, a planning application to Ealing Council has been submitted for removal with reference n. 240592PTC due to its deteriorated condition. The tree was excessively large, for its location next to the neighbouring property, and caused problems with deadfall and overshadowing. To rebalance this loss of environmental asset we propose to plant two semimature trees.

A single storey outbuilding will be situated at the rear end of the property providing additional space for the main flat. The outbuilding will be modest in size and height to enhance the functionality and aesthetics of the garden area.

The outbuilding will serve as a versatile space for various activities, as garden storage gym and workshop. The structure will be made of London stock bricks matching the main house or timber. The front façade to the garden will comprise a minimal black aluminium frame doors and external timber doors.



.Proposed garden outbuilding ideas

5.0 Fire Safety Statement

Policy D12 Fire Safety

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

Identify suitably positioned unobstructed outside space:

A) For fire appliance to be positioned on.

The fire appliance can be positioned on the main road (Mill Hill Road).

B) Appropriate for use as an evacuation assembly point.

The main road or the rear garden.

1. 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.

Interlinked smoke detectors will be installed at lower ground floor and the flat will be built in accordance with Building Regs.

2. Are constructed in an appropriate way to minimise the risk of fire spread.

The flat will be built in accordance with Building Regs standards i.e. fire doors.

3. Provide suitable and convenient means of escape, and associated evacuation strategy for all buildings users.

The flat will be built in accordance with Building Regs standards with interlinked smoke detectors and openable windows for escape.

4. Provide suitable access and equipment for firefighting which is appropriate for the size and use of development.

The access can be granted from the main front and rear elevation and the extension will be built in accordance with Building Regs standards.