

Design and Access & Heritage Statement

08 East close, Ealing W5 3HE

Summary:

This Design and Access Statement is submitted to support and provide the background and rationale to the proposed new outbuilding to be use as the gym/office, play area & cinema room at 08 East close, Ealing W5 3HE.

Introduction:

Dwelling house at number 8 East Close comes within Hanger Hill (Haymills) Estate Conservation Area.

The property is situated at the northern edge of the East Close off Corringway. The property is neatly arranged within a close. Its part of semidetached property with 2 storey side and single storey rear extension and outbuilding at the rear.

The immediate neighbour at 9 East Close has single storey rear extension and most of the neighbouring properties have been substantially extended.

Proposal:

The proposal is to demolish the existing outbuilding and to replace it with larger building with pitched roof. The proposed outbuilding will have office and gym facility including the indoor play area and cinema room to cater the needs of the family.

The proposed outbuilding will be along the northern most edge of the plot and will be adjacent with the existing outbuilding of No.3 Heath Close. The proposed building will be of moderate height with no overshadowing to the neighbouring properties.

Material:

The proposed extension will have brick walls to match with the existing house.

The proposed roof will have plain tiles to match with the existing house. The proposed windows and doors will be aluminium framed and will be in line with the existing windows of the main house.

The conservation skylight is proposed to the rear slope.



Planning Policy:

In accordance with Local Plan Policy, the Council will require all developments, including alterations and extensions, to be of the highest standard of design.

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases, closely matching materials and design details are usually more appropriate to ensure the new work blends with the older parts of the building.

Also, the Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where

possible enhances the character and appearance of the area in line with Local Plan policy and the NPPF.

In designing these extensions and alterations, we have taken account of relevant policies within the Council's Adopted Development Management Development Plan Document and of guidance contained within the Hanger Hill (Haymills) Estate Conservation Area Management Plan.

The proposed works preserve and maintain the character of the area and are not detrimental to the conservation area.



03 - PRO. BIRD EYE VIEW

Conclusion:

To conclude, the key benefits of the proposals is a design that complements and is sensitive to the existing buildings and whose effect not to be detrimental and add to the amenity of the dwelling.

The proposal would not harm strategic or local views or the settings of townscape in the local area.