

34 Castlebar Road, Ealing, W5 2DJ



DESIGN, ACCESS & PLANNING STATEMENT

FEB 24

Chalkline

Chalkline Architectural Services

Introduction:

The information provided within this document has been compiled by Chalkline Architectural to accompany a Planning Application to Ealing Council Planning Dept with regard to potential alterations to the boundary of the existing property.

Contents:

1. The Site
2. Relevant Planning History
3. The Proposal
4. Conclusion



Aerial View



Rear View

1. The Site:

The Property is a large detached house on the South side of Castlebar Road. The site is within the Haven Green Conservation Area.



OS extract

3. Relevant Planning History:

202898HH Single storey side/rear infill extension | 43 Castlebar Road Ealing W5 2DJ – granted 2020

PP/2014/4009 Construction of single storey rear extension with basement (following demolition of existing rear addition), re-roofing of existing two storey outrigger including an alteration to its pitch on the eastern side, creation of mansard roof to rear and alteration to openings | 43 Castlebar Road Ealing London W5 2DJ - granted Oct 2014

PP/2014/1896 Internal alterations to integrate self-contained flat into main dwellinghouse to form one single family dwellinghouse. | 43 Castlebar Road Ealing W5 2DJ - granted June 2014

P/2014/0401 T1 Apple - Fell and grind stump T2 Holly - Reduce by 20% and reshape T3 Photinia - Fell and poison stump T4 Plum - Reduce crown by 30% and reshape T5 Pear - Reduce by 8ft and reshape | 43 Castlebar Road Ealing W5 2DJ

PP/2012/5125 Excavation to provide a basement floor level with stair access to the rear garden; ground floor level rear and side extensions; extension/alteration of pitch of the roof of the existing two storey rear outrigger; external alterations involving the insertion of first floor level windows into the rear elevation of the outrigger; rear roof extension to the main roofslope, and conversion of two units into one dwelling | 43 Castlebar Road Ealing W5 2DJ London - refused mar 2013



4. Proposed scheme

The proposed application looks to replace the existing side boundary wall which Faces Longfield Walk. The existing wall has become unsteady in parts and the existing top feature attracts excessive moss. Please read in conjunction with the below plans.

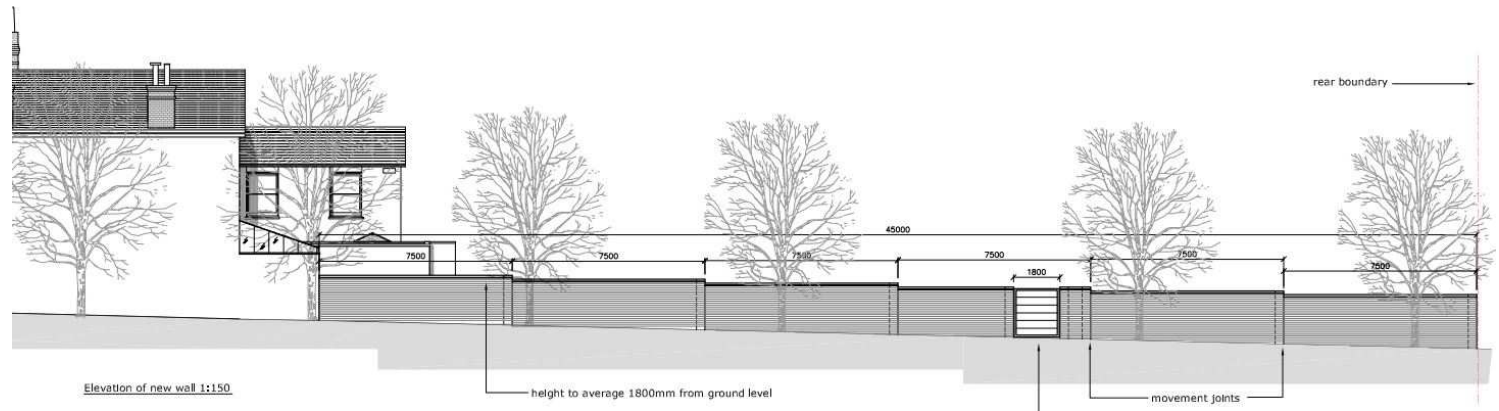
SO-937-09

SO-937-11

The new wall would use approximately 60% of reclaimed bricks from the existing wall and these would be mixed with matching reclaimed bricks. The new wall would have a suitable foundation and would be built with brick piers as guided by a structural engineer, The wall would be topped with a creasing tile and brick on edge found throughout the local area.



Existing wall images



Proposed wall elevation

4. Conclusion

The proposed new wall will fit well within the conservation area whilst allowing the owner to ensure safety for residents and the public alike.