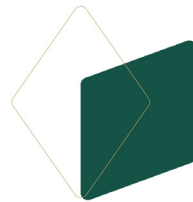


15 DAVIS ROAD, W3 7SE

Design and Access Statement

- July 2022 -



VALANZZA
SUSTAINABLE ARCHITECTURE

Company Registration No: 13573463. Registered Office: Attention: Valanza Ltd, 465c Unit 2 Hornsey Road, London, N19 4DR

CONTENTS

1. Introduction
2. Site
3. Proposal
4. Summary



I. INTRODUCTION



I. INTRODUCTION



The application seeks permission for a rear roof extension (involving the conversion of the roof space to habitable use), the installation of two rooflights to front roof slope, a side return extension at the rear of the ground floor, alterations to the existing rear extension, improvements to the layouts and the front elevation of a terraced house located within the London Borough of Ealing.

The area is very residential with rows of brick and render terraced houses, front elevations painted in different colours and ground floor and loft extensions at the rear of the houses.

This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant policy documents.



2. SITE



2. SITE

Site Description



15 Davis Road is situated in the London Borough of Ealing.

The surrounding area is quiet, mainly residential, with good transport connections and proximity to the shopping area of Shepherd's Bush.

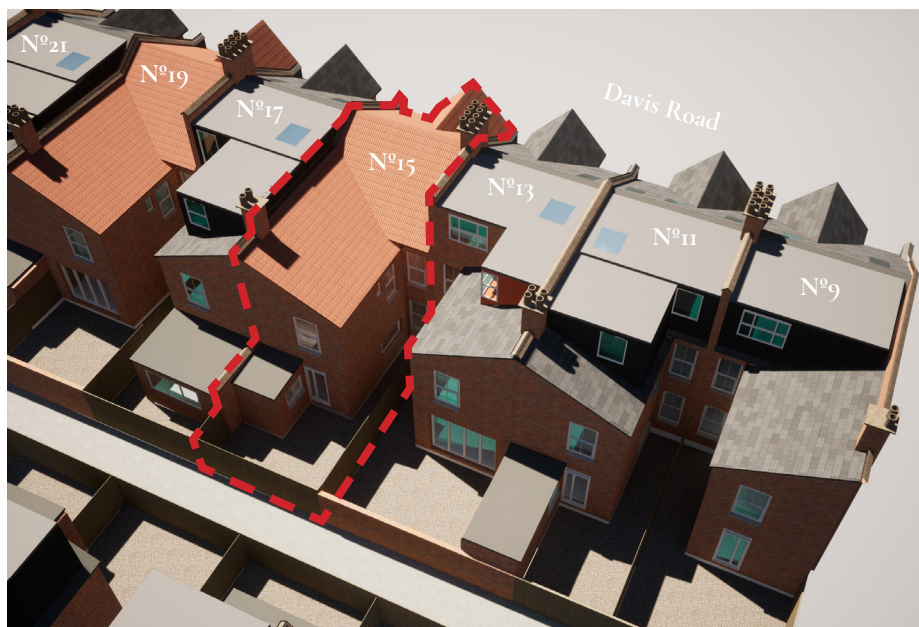
The house is unlisted, not located within a Conservation Area and it is part of a terrace of houses along Davis Road. It comprises ground, first floor and loft, surrounded by hard landscaping at the front and at the rear.

Key site points:

- The character and appearance of the area.
 - The living conditions of the occupiers of the dwelling, with reference to outdoor space.
 - Proximity of the adjoining buildings and gardens.
 - Similar roof extensions and rear extensions have been developed in the area, both on Davis Road and on the opposite St Elmo Road.
- *Refer to following pages 7, 8 & 9

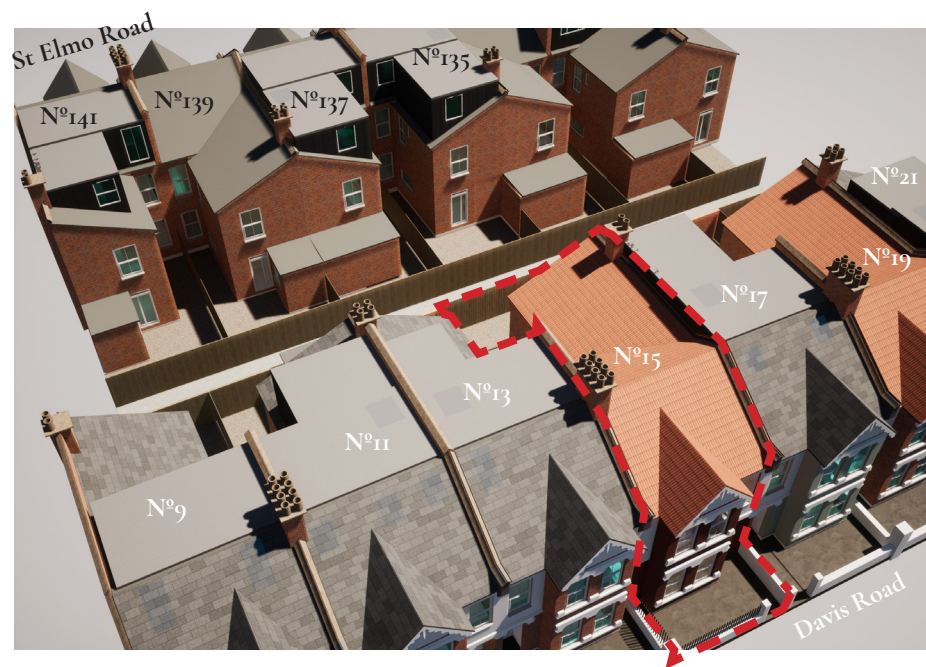
2. SITE

Existing massing



< From north east

From south east >



< From north west

From south west >



2. SITE

Site and Context photos



Front Elevation (Davis Road N° 13, N°15 & N°17)



Davis Road N° 12, N°10 & N°8)



From rear garden - Back of terraced houses



From rear garden - Back of terraced houses (St Elmo Road)



From rear garden - Back of terraced houses (Davis Road)



From rear garden - Back of terraced houses (St Elmo Road)



2. SITE

Site and Context photos



129 St Elmo Road - Side return extension



119 St Elmo Road - Side return extension



Rear garden - Back door



Rear garden



129 St Elmo Road - Side return extension



From rear garden



Rear garden - existing rear extension



Rear garden

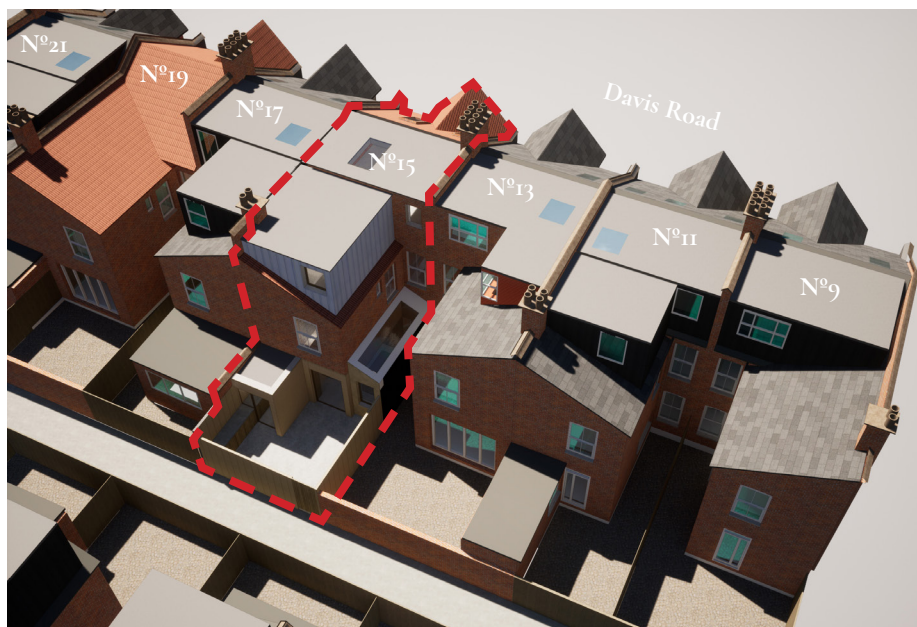


3. PROPOSAL



3. PROPOSAL

Application proposals



< From north east



< From north west

To the Rear:

The proposal seeks permission for a side return extension to the ground floor and rear of the house to accommodate a larger and more comfortable kitchen that would improve the contemporary living standards for the new family.

A pitched roof (shed roof) is proposed with an angle that matches the main roof and fits in with the traditional character of the area. In addition, the façade of the new extension is set back slightly from the main façade to reflect the subordinate character of the new extension (*refer to page 14). Portland stone finish, characteristic of traditional London Architecture, is proposed for the rear facade of the new extension, which fits perfectly with a cream coloured, stack bond brick that would be the finish for the rest of the ground floor rear façade (*refer to page 12).

New glass doors are proposed on both the main rear façade and the existing rear extension in order to improve circulation between the kitchen and the rear garden, where the floor will be at the same level.

The new back garden walls would also be made with the same type of brick and the wooden gate would be kept in its original position.

For reference only, it should be noted that extensions of similar proportions have been developed at 119 and 129 St Elmo Road (*refer to page 9).

To the Top:

The loft conversion at the front will contain storage space while the main roof conversion at the rear, with a new flat roof (lower than the original roof) and brick façade to match the next door neighbour's extension (13 Davis Road) will contain the stairway space and a bathroom (*refer to page 12).

The extension over the rear outrigger will contain the master bedroom, and is set 375mm away from the eaves lines (*refer to page 12). Flat roof, light grey zinc facade and a window on the rear facade.

For reference only, it should be noted that loft extensions of similar proportions have been developed at 135 and 137 St Elmo Road.

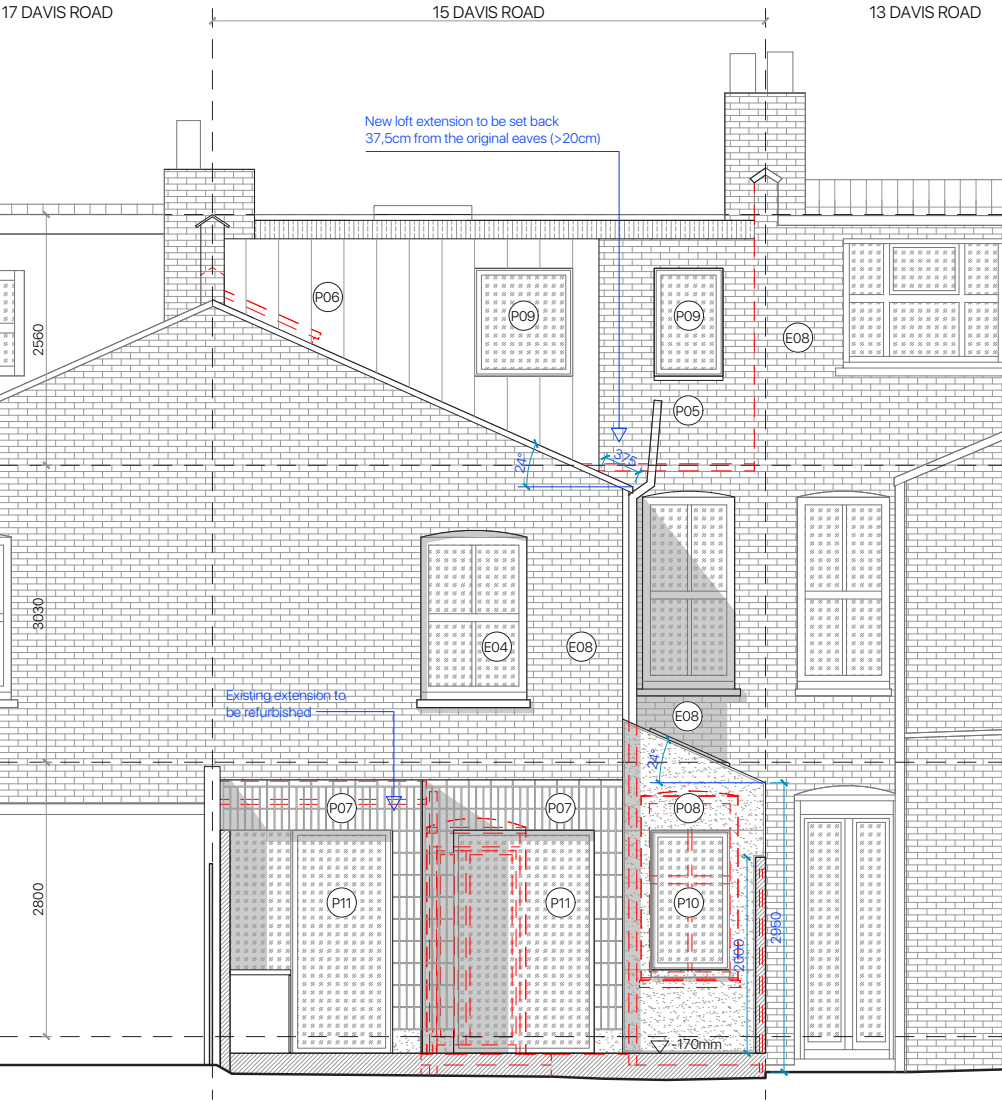
To the Front:

As a consequence of the loft conversion described above, two rooflights to front roof slope are proposed.

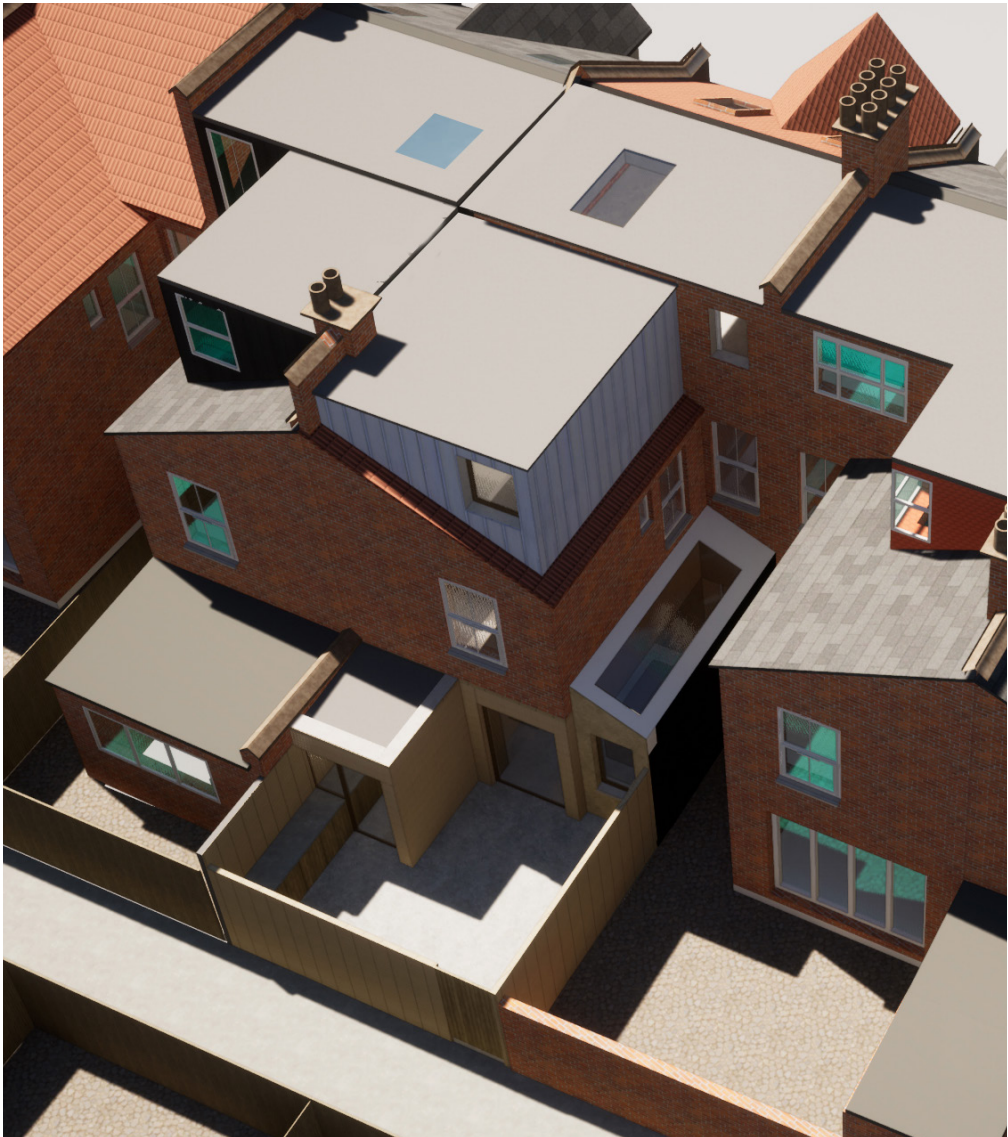
In order to preserve and enhance the appearance of the main elevation, the front facade will be painted in green colour which would be in harmony with the adjoining houses which also have their main elevations painted in different colours (*refer to page 8).

The front door will be replaced with a new natural wood door as well as the entrance outdoor floor finish in order to fit in with the overall design (*refer to page 13).

3. PROPOSAL
Rear Elevation



Proposed rear elevation



Proposed aerial view

3. PROPOSAL
Front Elevation



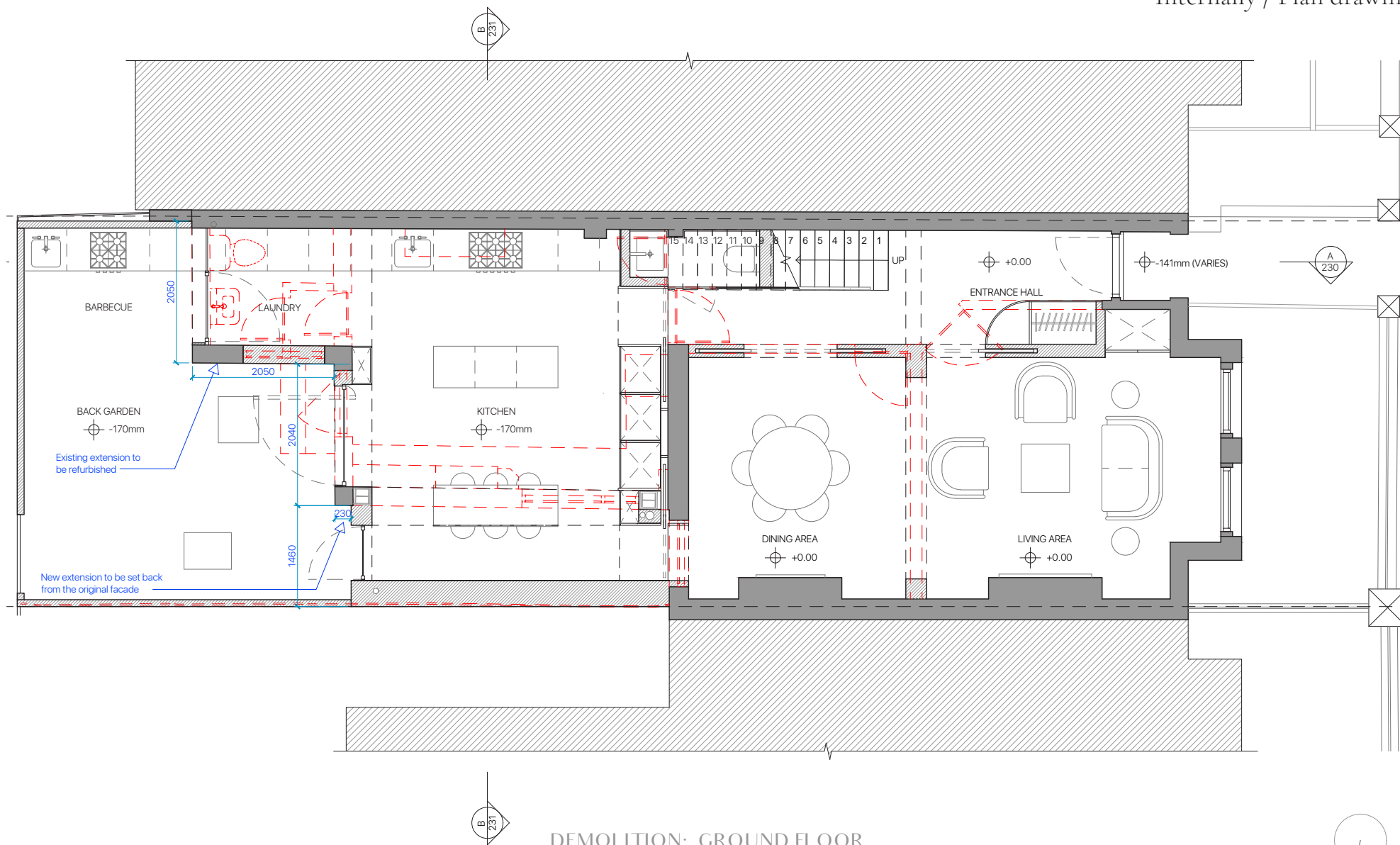
Proposed front elevation



Proposed front elevation

3. PROPOSAL

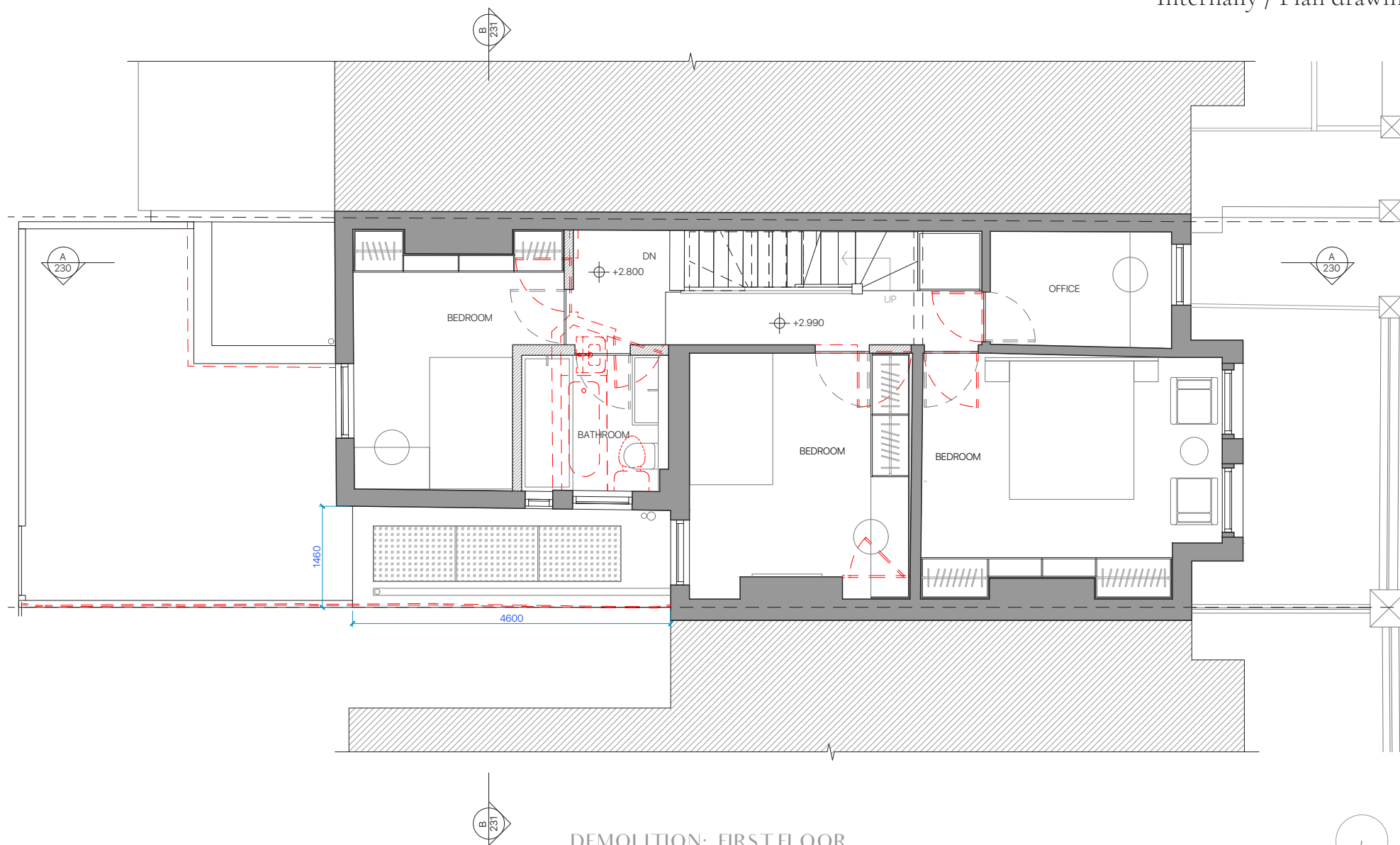
Internally / Plan drawings



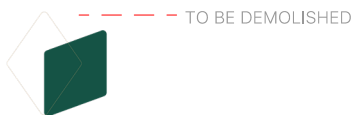
DEMOLITION: GROUND FLOOR

3. PROPOSAL

Internally / Plan drawings

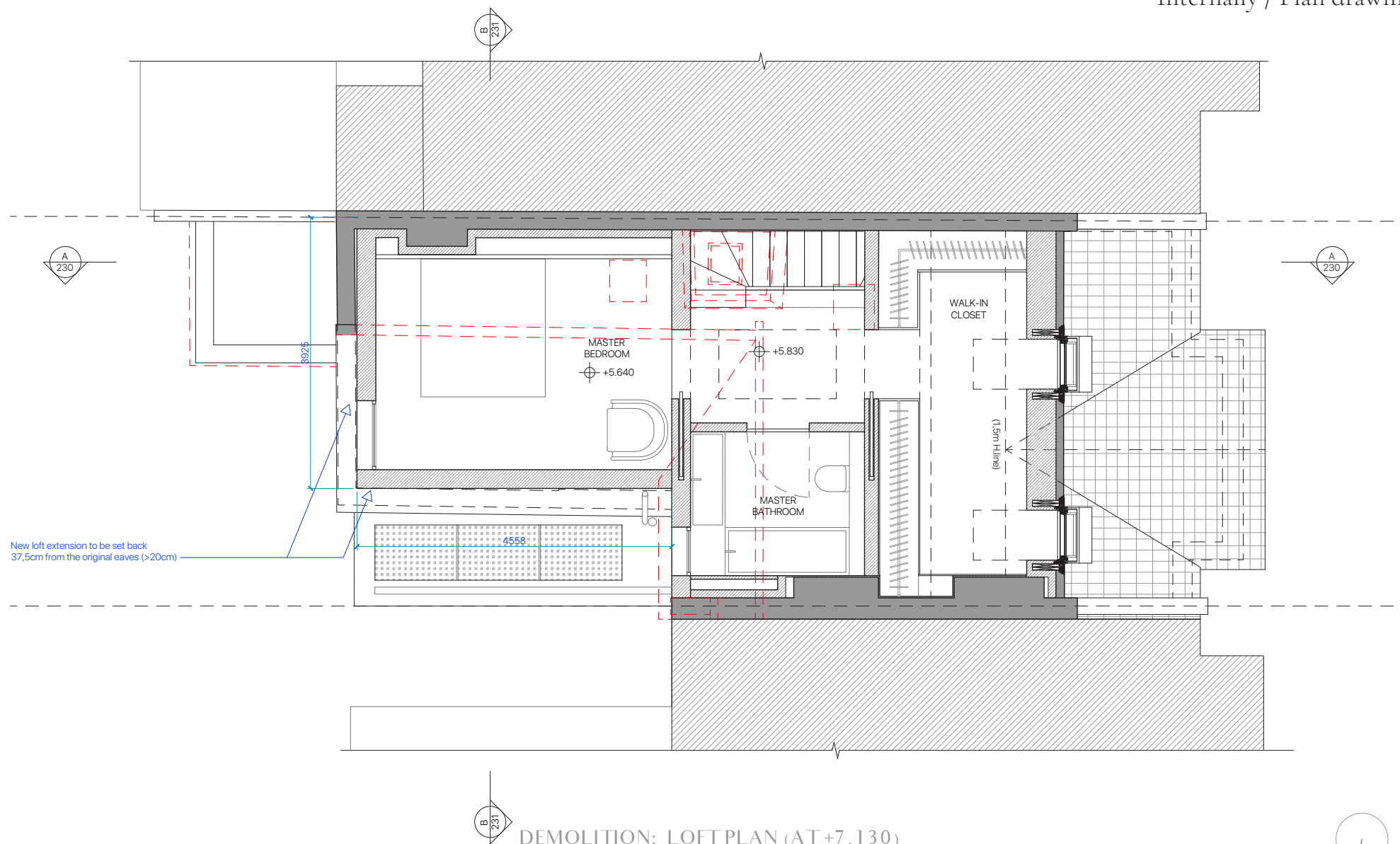


DEMOLITION: FIRST FLOOR



3. PROPOSAL

Internally / Plan drawings

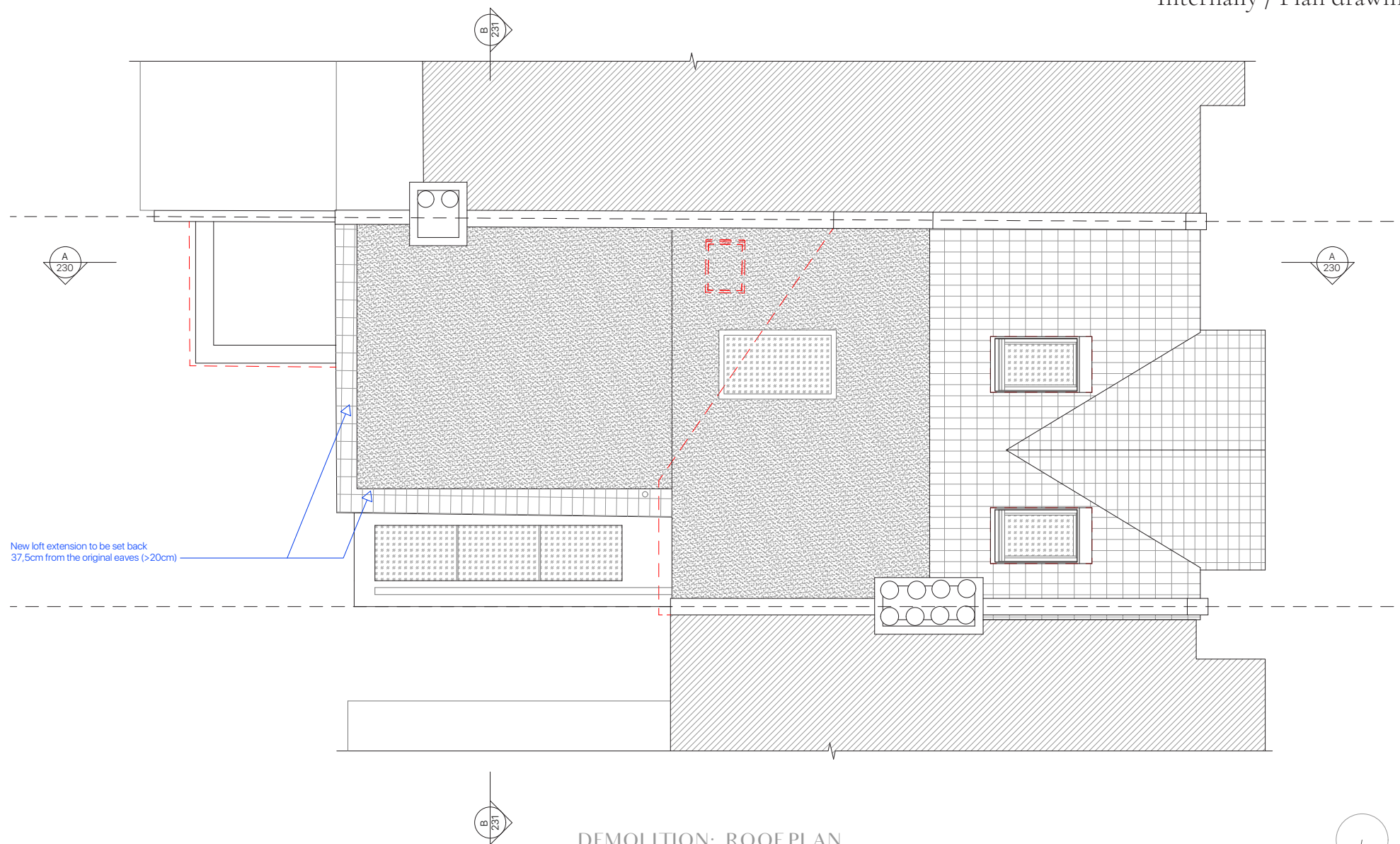


DEMOLITION: LOFT PLAN (AT +7,130)

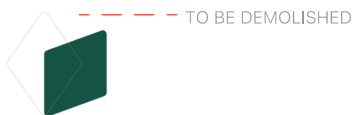


3. PROPOSAL

Internally / Plan drawings



DEMOLITION: ROOF PLAN



4. SUMMARY



4. SUMMARY

The proposal seeks to improve the living conditions and comfort of the new family of the dwelling while respecting the appearance of the context and neighbouring houses:

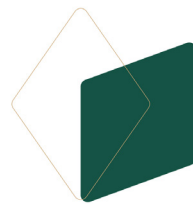
- Rear roof extension (involving the conversion of the roof space to habitable use) to accommodate a new bedroom, bathroom and storage area

- Side return extension to the ground floor to accommodate a larger and more comfortable kitchen.

- Improvements to the existing rear extension and the back garden area in order to enhance the outdoor living experience at the ground floor level.

Improvements in the internal layouts to enhance circulation and achieve greater comfort inside the house.





VALANZZA
SUSTAINABLE ARCHITECTURE

Company Registration No: 13573463. Registered Office: Attention: Valanza Ltd, 465c Unit 2 Hornsey Road, London, N19 4DR