

Manor Works (Valley House)

Where: Manor Road, West Ealing, W13. Who For: Family Mosaic. What: 44 residential units



Manor Works

Architect: Stephen Davy Peter Smith

The Manor Works site had the benefit of a planning permission when Family Mosaic purchased it, but for a 38 unit live work scheme, which was not what the client wished to deliver. However, this permission did set helpful precedents for use, scale and height.

CMA Planning worked with Family Mosaic and SDPS Architects to draw up a proposal which fitted broadly within the approved built envelope, but provided 44 Housing Design Guide compliant homes. CMA ensured that the benefits of the new approach (ie 50% affordable homes, family homes, better quality homes, enhanced sustainability to Code 4, etc) were highlighted to allow any concerns (ie loss of the 'work' element in live work units) could be offset.

CMA also advised on implementation of the approved scheme, to ensure it remained a valid fallback option.

The design itself references the local industrial heritage using materials such as brickwork and diamond pattern zinc cladding. A secondary brick framework across the east elevation layers the facade, breaks up the building mass and incorporates generous balconies.

Following on from this, the London Borough of Ealing granted planning permission for the scheme in December 2013. The scheme was completed in 2016.

