

**PROPOSED CONVERSION OF DOUBLE FRONTED VICTORIAN DETACHED HOUSE
INTO 7 SELF CONTAINED RESIDENTIAL UNITS
26 INGLIS ROAD, EALING W5 3RL**

PLANNING, DESIGN & ACCESS STATEMENT



PROPOSAL

26 Inglis Road is a substantial double fronted property on 3 floors with C3 use located in a conservation area.

Our proposal is for the conversion of the property into 7 self-contained residential units incorporating demolition of existing double storey rear extension, new two storey rear extension, new single storey side extension, rear roof extension, 2 new laylights on the front elevation, improvements to front driveway with associated refuse storage, cycle storage, hard and soft landscaping.

The proposal is for the front façade of the property to be maintained and for the existing rear extension to be demolished and redeveloped into modern innovative spaces.

The new rear extensions create a series of distinct internal and external spaces that integrate with and connect with the garden areas. The stepping nature of these extensions will break up their overall mass, so that the rear façade reads at a distinctly human scale.

SITE DESCRIPTION & CONTEXT

The application site ('the site') is located within the London Borough of Ealing (LBE).

The site is a two-storey detached Victorian dwelling house located on the North West side of Inglis Road.

The building has existing two storey rear extensions, a single storey side extension and three small dormer extensions on to the main roof.

The site is not a statutory or locally listed building. However, it is located within the Creffield Conservation Area.

The dwelling house is a late Victorian, double fronted house, with a steep gable-ended slate roof and crest.

The surrounding area is mostly residential in which most of the dwelling houses are of a similar stock, in regard to scale and style.

The rear boundary of the subject site backs onto the national and TfL railway tracks and a designated green corridor.

The site is located within an area with a PTAL value of 3 (medium) and is in Zone 1 of the Environment Agency's Flood Map for Planning (low probability of flooding).

The site is located within Controlled Parking Zone: Ealing Common Zone G (Monday-Friday 0900-1000; 1500-1600).

Site Context

Inglis Road and the immediate surrounding area is a predominantly residential area with large late Edwardian and early Victorian detached and semi-detached properties.

The Edwardian and early Victorian properties are all two-storeys in height, with many including accommodation in the roofspace.

The predominant material used within the surrounding area is brick (London stock or red) and the majority of the buildings have pitched roofs.

It is considered that the immediate surrounding area has a consistent context of 2-3 storey detached buildings with accommodation in the roofspace.

Both neighbouring properties (25 & 27 Inglis Road) have been converted into residential units with accommodation in the roofspace.



Streeview of 25 & 26 & 27 Inglis Road

PLANNING CONTEXT

Planning History

Ref: 200637FU L

Proposal: Change of use from Convent (Use Class Sui Generis) to single dwellinghouse (Use Class C3).

Decision: Granted permission with conditions 17/04/2020

Ref: 30243/9

Proposal: ERECTION OF SINGLE STOREY REAR CONSERVATORY EXTENSION TO DWELLINGHOUSE

Decision: Ref 31/01/1995

Ref: 30243/8

Proposal: Change of use of dwelling house to residential care home (Class C2)

Decision: APPCON 07/07/1994

Ref: 30243/1/D

Proposal: Erection of extensions to front and rear roof space and two part single and part two storey rear extensions, provision of car parking and use of premises as a home for the elderly with staff flat.

Decision: APP 04/04/1990

Local planning History Precedents

Site: 7 Inglis Road, W5

Ref: PP/2015/5057

Proposal: Conversion of existing single family dwellinghouse into 5 self contained flats, incorporating a part single storey rear extension and first floor rear extension and a rear roof extension (following demolition of the existing part two storey rear outrigger and external staircase), soft and hard landscaping to front and rear garden areas, provision of one off-street car parking spaces, refuse storage and cycle parking provision.

Decision: Granted permission 29/01/2016

Site: 10 Inglis Road, W5

Ref: 180628FUL

Proposal: Conversion of existing house into five self-contained flats; single storey rear/side infill extension; two storey rear extension to the outrigger; alteration of the roof from hip to gable end; rear roof extension; installation of three roof lights to front roof slope; associated private and communal amenity space; provision for cycle and refuse storage; and retention of the off-street parking to the front forecourt

Decision: Granted permission 01/04/2020

The precedent of a rear two-storey extension, roof dormer extension and conversion of the property into 5 self-contained flats has been established at No.7 & No 10 Inglis Road. The proposals sought for this building and site conditions are similar.

PLANNING POLICY

The planning policy context is provided by national, strategic and local planning policies.

Please refer to Appendix A for all the Relevant Planning Policies.

NPPF – National Planning Policy Framework 2019

In assessing and determining development proposals, the National Planning Policy Framework 2019 (NPPF) states that local planning authorities should apply a presumption in favour of sustainable development. Paragraph 11 states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118 (d) seeks to promote support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 200 of the NPPF states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 131 gives great weight to outstanding and innovative designs which promote high levels of sustainability or help raise standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

All of the relevant policies have been assessed with the Planning Consideration section of this report.

PLANNING CONSIDERATIONS

Principle of the development

Policy 3.3 of The London Plan (2016) refers to the need to increase housing supply to meet demand within London. This is supported by policies 1.1(a) and 4.1(a) of the Ealing Development (Core) Strategy (2012) which seeks the provision of 14,000 additional homes within the borough by 2026 – at least 3,000 of these to be specifically located within the A40 Corridor (25 percent of the borough's net gain in housing). The application site is located within a primarily suburban setting surrounded by established residential land uses.

As the development site is located within a residential area, the principle of additional residential units in this area should be acceptable.

Section 122 of the NPPF states that decisions should support development that makes efficient use of land taking into account the desirability of maintaining an areas prevailing character and setting (including residential gardens), or of promoting regeneration and change.

Section 6 of the National Planning Policy Framework ('delivering a wide choice of high-quality homes') encourages the identification of suitable locations and developable sites or broad locations for growth, in terms of housing. It also states that the priority should be previously developed land and vacant buildings. Furthermore, it acknowledges that local authorities should resist inappropriate development of residential gardens where development would cause harm to the local area.

Inglis Road is already home to residential properties, therefore additional residential housing should be acceptable in accordance with the relevant London Plan policies, Ealing Development Management DPD policies, Local Development Framework – Adopted Core Strategy policies and supplementary planning documents.

Residential Density

Emerging Publication London Plan (2020) Policy H9 Ensuring the Best Use of Stock states, Boroughs should promote efficient use of existing housing stock to reduce the number of vacant and under-occupied dwellings.

London Plan (2016) Policy 3.4 'Optimising Housing Potential' (B - appropriate density range) promotes high quality inclusive design that maximizes the potential of sites whilst respecting local context.

The application site has a PTAL rate of 3 (medium). For a suburban site, the density range guidance would be 40-80 units per ha and 150-250 habitable rooms per ha. Based on a site area of 0.087ha, the proposed 7 units would produce a residential density of 80 units per ha.

The proposal would therefore result in a density level at the top end of the guidance range for a suburban site. However, density is only an indicative measure of the scale and intensity of a development. We note that in the assessment of a planning application the Council places greater emphasis on the quality of the environment created for prospective and existing residents, the compatibility of the proposal with the existing character of the area, and any transport impact.

The scheme has been designed to the highest quality both internally and externally and therefore the higher density should be acceptable.

Mix of Units

All the proposed units comply with the London Plan guidance (2016) of unit and room areas. The proposal provides an appropriate mix of unit types. Each unit has been designed to meet the criteria of Lifetime Homes.

No	Floor	Bedrooms	Internal Area	LP Min Area
1	Ground	1 bed, 2 persons	50sqm	50sqm
2	Ground	3 bed, 5 persons	98sqm	86sqm
3	Ground	2 bed, 4 persons	77sqm	70sqm
4	First	2 bed, 4 persons	76sqm	70sqm
5	First	2 bed, 3 persons	67sqm	61sqm
6	Second	Studio, 1 person	37sqm	37sqm
7	Second	1 bed, 2 persons	50sqm	50sqm

The 3-bedroom (5 person) unit complies with the London Borough of Ealing – Strategic Housing Market Assessment Update – Report of Findings (2018).

Following the pre application advice the proposal includes private protected terraces to the 1st floor units. These units will include opaque glass side screen at 1.8m high to prevent overlooking.

All 3 ground floor units will each have a private garden with private cycle store.

The other 4 units will have access to a generous 287sqm communal garden to the rear of the site with a green buffer around the exterior perimeter.

All the trees on the site are protected and will be retained.

An arboricultural report, tree survey and tree protection plan have been submitted to support the application.

A landscaping strategy including fences and gates has been submitted to support the application.

Design and Appearance

The National Planning Policy Framework indicates that planning decisions should not attempt to impose architectural styles or tastes or stifle innovation. However, it indicates that it is proper to seek to promote or reinforce local distinctiveness.

Policies 7.4 and 7.6 of the London Plan (2016) and Policy HC1 Heritage conservation and growth of the publication London Plan (2020) state that development should incorporate the highest quality materials and design appropriate to its context and have regard to the pattern and grain of the existing street in terms of orientation, scale, proportion and mass. These are further supported by policies 7.4 and 7B of the Ealing Development Management DPD (2013) which state that developments should 'complement their street sequence, building pattern, scale, materials and detailing' and should achieve a high standard of amenity for users and adjacent uses.

NPPF Section 12 relates to conserving and enhancing the historic environment and encourages Local planning authorities in identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

London Plan policy 7.8, Ealing's Development Strategy 1.1(h) and 1.2 (h) and Ealing's Development

Management DPD policy 7C are relevant to development of heritage assets and their conservation. Policy 7C 'Heritage' of the Ealing Development Management DPD (2013) indicates that development within or affecting the setting of a Conservation Area should avoid the introduction of design and materials that undermine the significance of the conservation area. The site is located within the Creffield Conservation Area which includes the Elms Estate constructed in the 1890s, to which the subject site is an original built dwellinghouse.

The Creffield Conservation Area Appraisal (2007) states that the properties are: "...mainly large detached houses, although there are some semidetached houses too. They are a mixture of two storey buildings, some with attics. An unfussy but attractive style predominates featuring square bays, a mixture of red and stock brickwork, some Tudor door arches and other variations of details, including balustrading. The houses on Creffield Road and the south of Inglis Road are slightly taller, while those further north, covering the former "Hamilton Road East" and Freeland Road are squat and two storey: wider and extending further back into their plots. These rows contrast with the larger three storey houses on Hanger Lane, which are of a similar vintage and were also on The Elms Estate, but are not included in the Creffield CA."

The Creffield Conservation Area Management Plan (2007) indicates that the roofscape is an important element of the character of the CA and inset dormer windows will usually be accepted on the rear roof slopes... and should not dominate the roof slope. Furthermore, dormer windows should be of traditional design with a roof in keeping with the original profile and finished with moulded eaves, cornices and timber fascia's. Where possible dormer windows should align with the fenestration within the elevations below. Roof extensions should be built within the existing roof slope and they should not be wrapped around two roof slopes, exceed the height of the ridge, or form a continuation of the wall below.

The proposed scheme has been designed in keeping with the above Policies.

Following pre application advice

1. The roof extension is set down from the ridge and set back 300mm from the sides.
2. The dormer windows are situated on the rear roof slopes and do not dominate the roof slope.
3. At 1st floor level only the terraces extend beyond the existing footprint.
4. On the front elevation we have reduced the number of laylights from 7 to 5.
5. The proposed width and height of the building at 1st and 2nd floor level have been reduced from those submitted at the pre application stage.

Materials

The following materials are proposed.

Rear Extension	Flat 1 - London stock brick, Flat 2 & 3 off white render finish
Tiles	Imitation slate tiles, with butterfly ridge tile detail
Tiles	Terracotta details to bay panels
Roof	Grey roofing felt with lead dressing.
Balustrades	Glass with opaque glass side screens

Windows	Aluminium sliding sash.
Rear Dormer windows	traditional finish with eaves, cornices and timber fascia's
Sliding doors	Aluminium
Fencing	Timber
Cycle stores	High security aluminium
Front drive	Block paving / resin

Impact on Neighbouring Properties

Policies 3.5 and 7.6 of the London Plan (2016) and policies D3 and D6 of the Publication London plan (2020) along with Policies 7.4 and 7B of the Ealing Development Management DPD (2013) are relevant with regards to the impact of the proposal on neighbouring properties.

Policy 7.6 of the London Plan 2016 requires that buildings should not "cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate."

This objective is supported by Policy 7B of the Ealing Development Management Development Plan 2013 which provides that new development must achieve a high standard of amenity for users and for adjacent users.

In particular, Policy 7B states that "new development must achieve a high standard of amenity for adjacent users by ensuring: "High quality architecture; Good levels of daylight and sunlight; Good levels of privacy; Coherent development of the site; Appropriate levels of development on site; Positive visual impact; and Legibility and accessibility".

The application site is a detached property and benefits from some separation between the adjoining sites of similar scale-built form.

Following the pre application advice the balconies at 1st floor level have been reduced in size to avoid any overlooking and loss of privacy to the neighbouring property.

In addition, the balconies will feature an obscured balustrade of 1.80m high opaque glass so that it prohibits overlooking and loss of privacy to the neighbouring property.

Daylight Sunlight and Acoustics

London Plan table 3.2 Density matrix describes this area as suburban.

In addition, policy 3.4 of the Ealing Development Management Development Plan states that 'Appropriate density ranges in Ealing will normally be: Central in Ealing Metropolitan Town Centre, Urban in Acton, Greenford, Hanwell and Southall Town Centres and Suburban in the rest of the Borough'.

Following the pre application advice a revised assessment has been carried out in accordance with the recommendations of the BRE guide for a suburban setting.

A detailed report has been submitted with the application to assess the impact of the scheme on neighbour's daylight and sunlight and the levels of natural light within the proposed dwellings.

The report concludes

No undue loss of daylight or sunlight will be experienced by neighbouring properties

The proposed new units will enjoy satisfactory levels of internal daylight and sunlight

Following the pre application advice an acoustic report has been submitted as part of the application.

The report provides guidance on the materials to be used to satisfy the requirements of Part E building regulations for noise and sound.

Amenity Space

The Council's planning guidance relating to the provision of amenity space is set out in policy 7D of the Ealing Development Management Development Plan (2013) and the London Housing Supplementary Planning Guidance Standard 4.10.1 which requires that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.

The Ealing DPD specifies that this minimum requirement set down in The London Plan should respond to the physical context, respecting the established local character and pattern of building, public space, landscape and topography and that typically it would equate to 15sqm per flat.

All seven flats would be provided with private amenity space, either with a balcony over 5sqm or a private garden of a policy compliant size.

A communal outdoor amenity space has been included in the rear garden part of the proposal equating to 287sqm. All 7 units would have access to the communal amenity space. Ealing DPD has a requirement of 15sqm of communal amenity space per dwelling, therefore the proposed communal amenity space exceeds the policy requirements, this is welcomed.

PRE APPLICATION ADVICE & DISCUSSIONS

In accordance with paragraph 39 of the NPPF, the proposal has been developed through pre-application process. A pre-application meeting was initially held on 22 January 2021 with Jenny Knox and Olivier Nelson.

Following the meeting additional details were submitted by email.

The final advice letter was received on 15 February 2021.

The executive summary of the pre-application advice is as follows: We have responded to the recommendations in blue.

1. The principle of conversion to flats on this site is acceptable subject to compliance with other policies;
2. The demolition of the existing extensions is acceptable
3. Roof extension needs to be set down from the ridge, in from sides, - and up from eaves where possible.

The plans have been revised so that the roof extension is set down from the ridge and set back 300mm from the sides.

4. Consider revising roof level accommodation to smaller unit i.e. 1 bed and studio potentially.

The plans have been revised to show the 2 bedroom apartment being reduced into a studio unit. The room layout has also been designed more efficiently

5. The balcony/terraces at 1st floor level are too large and have potential to cause overlooking to the garden and rear windows of neighbours.

*Both balcony/terraces have been reduced in size.
Flat 4 from 18.8m² to 11m²
Flat 5 from 10.2m² to 8.58m²*

6. Further information regarding the height and material of the balustrades are required, consider revising.

The plans have been revised to show the balustrades in glass at a height of 1.8m. Both sides are shown in opaque glass.

7. Mixture of units looks positive however any reduction in building massing should not reduce the number of 3-bedroom units on the site;

We have maintained the 3-bedroom unit.

8. The sedum roof might present problems in terms of maintenance in the future.

The plans have been revised to a grey roofing felt with lead dressing.

9. The communal and private amenity space provided looks acceptable.

10. In general Option 1 layout is preferred but has some issues which would need to be overcome to ensure an acceptable scheme is created.

The plans have been submitted based upon Option 1 with an overall reduction in bulk and mass. We have added room sizes and window sizes.

11. Removal of trees would harm the character of the Creffield Conservation Area and cause harm to the amenity of nearby residents;

No Trees are to be removed.

12. A tree survey will be required due to the site being within the Conservation area and the Green Corridor;

A tree survey has been submitted with the application.

13. Clearer information to be provided on materials – required for future submission.

The plans and elevations include details of materials, room sizes and ceiling heights.

14. All flats are dual aspect, and this should be retained going forward.

We have retained the dual aspect design.

15. As the site is located within a CPZ – Ealing common Zone E - and 4 car parking spaces are provided on site, a section 106 agreement may be required to ensure that the remaining flats are car-free.

A Transport Statement has been submitted with the application. This concludes that the parking stress survey favourably supports the application and clearly demonstrates there is more than sufficient on street parking availability within the CPZ to accommodate the development proposals. Thus, there is no need to require a s106 or unilateral undertaking to restrict access to residents parking permits for residents.

CONCLUSION

The site presents an opportunity to redevelop and refurbish an existing building in an excellent location and to provide 7 new high quality homes suited to the needs of the London Borough of Ealing.

The proposed extensions and alterations follow a prevailing pattern of development along the street which is subordinate to the host building in terms of height, scale and design.

Formal pre-application advice has been sought and detailed within this report demonstrating the principle of conversion into flats should be acceptable to the Local Authority.

The proposal is considered to be satisfactory in the context of

- *Policy 3.3 of The London Plan (2016) refers to the need to increase housing supply to meet demand within London. This is supported by policies 1.1(a) and 4.1(a) of the Ealing Development (Core) Strategy (2012) which seeks the provision of 14,000 additional homes within the borough by 2026*
- *Policies 7.4 and 7.6 of the London Plan (2016)*
- *Policy HC1 Heritage conservation and growth of the publication London Plan (2020)*
- *Policy 7C 'Heritage' of the Ealing Development Management DPD (2013)*
- *Policies 3.5 and 7.6 of the London Plan (2016)*
- *Policies 7.4 and 7B of the Ealing Development Management DPD (2013)*

and would make efficient use of urban land and would contribute towards both Borough specific and London-wide strategic housing targets.

The existing building would be significantly upgraded to a highly sustainable manner, addressing all the drivers of good design currently advocated by central and local government.