

## HERITAGE STATEMENT

- 1.1 The application site, 22 Brentham Way located on the eastern side of the Brentham Way, Ealing. It contains a two-storey semi-detached dwelling.  
The site is located within the Brentham Garden Estate Conservation Area. The dwelling is not a listed building and is subject to an Article 4 Direction.

The house is designed by Cecil George Butler.

*"This type is a single fronted brick house with pointed hipped roof. A lower hipped roof projects forward over the front bay, with wide overhanging soffits. The front bay has curved metal windows and the horizontality is emphasised by projecting brick band courses at either ground or first floor level. Front doors sit in a slightly recessed porch with distinctive "moderne" details. There are a number of variations on this theme, some of which have first floor balcony over the front door."*

- 1.2 The proposed alterations will not affect Brentham Garden Estate Conservation Area and have no significant impact on the external features of the property as it would not require any additional volume to be added to the existing property.
- 1.3 Submitted proposal of conversion of integral garage to habitable room for a habitable room with associated alternations to front fenestration, would not have an adverse impact upon the visual amenities of the wider street scene.  
All external finishing materials will be similar in appearance with existing house and in keeping with local context and requirements of the conservation area.
- 1.4 There are two existing off-street car park spaces (2.4x4.8m each). Min. 50% of soft landscaping will be retained.
- 1.5 Border planting will include ground cover, shrubs and varieties of small growing trees which will provide continuous greenery and maximum foliage whatever the season.  
Front boundary planting in the form of dense hedge will provide a partial screening for parked cars and will help counteract exhaust fumes.
- 1.6 The proposed window will be made of timber, similarly as existing, with profiles to match the existing windows, and finished in white paint. The proposed glazing will be slimline sealed glazed units with white thermal spacers. The glazing bars will be solid with a traditional putty, or putty sculptured timber beads– as such it would be a proportionate and subservient addition to the host dwelling and would therefore respect the established pattern of development in the surrounding area, similarly to the recently approved neighbouring application ref. 224282HH at no. 13 Brentham Way, Ealing, London, W5 1BJ.
- 1.7 Apart from insertion of new window in lieu of existing garage door, there will be no other changes to the front elevation.



**Existing front elevation**



**Proposed front elevation**

2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that that as here, with regard to applications relating to land or buildings within a Conservation Area, 'special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area'.

2.2 The Revised National Planning Policy Framework (2019), section 16, paragraph 196 states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*'

And paragraph 200 states: '*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.*'

2.3 Policies 7.4 and 7B of the Ealing Development Management DPD (2013) state that developments should complement their street sequence, building pattern, scale, materials and detailing and should have high quality architecture.

2.4 Policy 7.8 of the London Plan and policy 1.1 of the Council's Adopted Development (or Core) Strategy, (Core Strategy), and policy 7C of the Council's Adopted Development Management Development Plan Document, (DPD), seek to ensure that new development conserves the significance of heritage assets. Development should be sympathetic in its materials and architectural detailing and the introduction of designs or materials that undermine the significance of heritage assets should be avoided.

The proposal aims to provide additional habitable room on the ground floor level. Matching red brick will be used to fill the space around the proposed new white timber Butler's A2 style window.

- 2.5 The proposed works/alterations are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works have a positive impact on the overall character of conservation area.

### 3. Conclusion

- 3.1 The proposed alteration aims to complement and enhance the existing property. The proposed insertion of new window in lieu of existing garage door would respect the established pattern of development and architectural features of existing property.
- 3.2 The aim of the proposals is to provide a usable living space for all members of the family. In our opinion the proposals reflect the historic character of the surrounding area.
- 3.3 We welcome the opportunity to discuss the application and possible planning conditions where necessary.