

Design Considerations

23 Saville Road, London W4 5HG

The following design considerations are offered to the Planning Authority in respect of the application made.

Environs

Saville Road is a east-west road bisected by north-south aligned Priory Road. The eastern end is a cul-de-sac, terminating some 25m beyond no 23.

No 23 sits towards the eastern end of the cul-de-sac, which is a quiet street in terms of both vehicular and pedestrian traffic. The most commonly appreciated view is from Priory Road.

Saville Road and the surrounding area is mostly comprised of two full-story late Victorian houses with 40° pitched roofs and some roof spaces inhabited with flat roof dormers in evidence along rear facades. Ridges mostly run parallel to their host streets, with occasional exceptions, such as those on the application site.

Site Frontage

The main frontage of nos 21 & 23 Saville Road, built around 1876, comprise a pair of street-facing twin gables. Additionally, no 21 which sits to the left, features a set-back pitched roof, aligned perpendicular to the front-to-back alignment of the main roof. No 23 features a large gap in the equivalent, mirrored location. A private driveway leads to the rear garden here instead.

Site Rear

The host house at no. 23 was substantially extended to the rear in the 1970s and 1980s, to a very poor construction standard and with impractical layouts, featuring sequential rooms at each level, compromising privacy between potential bedrooms.

There is nowhere adequately plumbed at ground floor presently for a kitchen and so the kitchen is situated at first floor, with significant resultant inconvenience.

The rear outrigger was constructed without the benefit of damp proofing.

Policy

The site is not located within a Conservation Area, nor is it subject to an article 4 Direction. The following apply to the site:

- Spatial vision for Ealing 2016 (e), (g), and (k)
- Delivery of the vision for Ealing (f)
- Ealing Development Management DPD (2013)
- 7.4 Local character
- 7B Design amenity
- SPD 4 - Residential Extensions
- National Planning Policy Framework (2021)
- 12 Achieving well-designed places
- London Plan (2021)

- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Ealing's Development (or Core) Strategy (2012)

Planning History

Application 21286HH proposed a wraparound ground floor extension and relocation of the kitchen to ground floor. It also proposed the occupation of the second-floor rear extension, separated from the rest of the house by separate stair. It also established the principle of a straightened and slightly widened rear extension, giving it a more ordered appearance than currently. This application was granted with conditions.

2022's application 222059FUL grew the rear extension in-line with the current host house, bringing the dormer window of the new second floor bedroom closer to no. 25. It was refused on grounds of harm Local Character and Design, specifically bulk and mass to the rear extension and Residential Amenity, citing loss of privacy to no. 25.

Approach

The proposals made in this application seek to resolve the considerable layout and amenity challenges of no. 23, while to the rear, staying broadly within the consented envelope of 21286HH. It does this by relocating mass from the rear extension to a position more natural to the urban grain, i.e. the building line parallel to the street.

The Planning Authority will be aware that a Daylight and Sunlight assessment of the neighbouring property was conducted and submitted with Application 225841HH to ensure that any potential impact of the proposed development has been independently and appropriately assessed, for the benefit of both the Planning Authority in their consideration of the proposed scheme and for the benefit of the proposers, their neighbours and in general.

Although this current application removes any significant first floor extension to the rear by staying broadly within the consented envelope of 21286HH, thereby avoiding the concerns previously raised by the Planning Authority, a copy of the Daylight & Sunlight Report is once again enclosed with this application, for ease of reference.

Local Urban Grain

As is typical of London Victorian Streets, most architectural mass is held along the streetside elevation, buffered from the public realm by privately-owned, variously planted front yards. Either side of the application site, circa 50% of dwellings in the terraces feature 35° three-light bay windows. To the rear, all dwellings have been extended at ground floor, most at first floor, and around half at second floor by way of large, flat roof dormers.

Dominant Forms of Nos 21 & 23

The twin gables of the application site, in place of bay windows, feature extended & enclosed entrance porches, each varying slightly in width and roof form. The pitched roof to number 21, perpendicular to its gable and parallel to the street, completes the lopsided impression of the application site.

The application site, being unusual in width and roof orientation, has been extended deeper. In the case of no 21, the second floor roofspace is occupied, but this area is separated from the main house by an area of flat roof above first floor level, terminating at the rear building line of the host dwellings. Between the twin ridges of nos 21 & 23 is an area of flat roof, invisible from all street-level vantage points, and being inboard of the building footprint, a poor solution in terms of roof drainage.

Aims and Objectives

The proposal takes into consideration relevant Planning Policies and the following objectives are sought to be addressed prior to and during the design stage:

- Extend available floor area.
- Improve the overall rear elevation of the pair of semi-detached properties.
- Make a positive contribution to the area.
- Create a more energy efficient building by introducing sustainable principles.
- Generate a residential unit with good standards for design and construction quality.
- Preserve and enhance the character of the area and the neighbouring buildings.

Planning History & Contextual Study

We have had the benefit of policy-related reasoning given in the officers' reports of previous applications, including the refused application 222059FUL.

Response

We have assembled these proposals to mitigate the concerns of the Planning Authority, such that massing and neighbours-amenity related matters fall within the accepted parameters of granted permission 21286HH.

In general terms, it could be said that this new design rebalances mass to the pre-existing building line alongside Saville Road and formalises the front elevations of nos 21 & 23.

Proposed Massing

These proposals locate mass in the natural building line parallel to Saville Road and simplifies and softens the facade of the rear outrigger.

At first floor level and above, at the rear extension, the envelope is largely kept within the consented 212868HH with the exception of the formally flat roof area and a 40cm - 70cm extension to the first floor side elevation.

It is proposed that the formally flat roof area is replaced by a glazed walkway being 2.7m wide or 14% of the roof span, the profile being taken from that of the host house. Our preference would have been for an extruded pitched roof to connect the loft to the front to the dormer to the rear, in an equivalent position to that of the consented 212868HH. However, it is thought that the Planning Authority may consider that glazing would soften the overall presentation of the connection between front and rear loft, whilst allowing occupation of the roof space. The new roof structure, whilst allowing occupation would lower the risk of water ingress from an inboard, sunken roof area which must be drained. The proposed glazed structure will not be visible from any ground level position and will not be impactful to the street scene.

The glazed structure will simply afford the Applicant the ability to connect the already consented front and rear loft spaces, without any adverse impact to neighbours or to the overall street scene. There will be no increase to the height of the roof – the Applicant's intention is to use internal steel fitch beams, lowering the internal floors to create the loft height needed.

As advised, in submitting this application, the proposed design has accepted the Planning Authority's previous concerns and has sought to develop a proposal which alleviates massing to the rear, whilst keeping a distinction between the outrigger and the host property.

However, in order that the Applicant can reduce the steels installation required to ground level, we propose extending to first floor level by up to 400mm to 700mm, to include brick width. As previously submitted to the Authority, a hand drawn plan is offered in support, with photos showing the current and differing widths of the outrigger at ground and first floor level.

Our proposal is that the recessed part of the outrigger nearest the host house will come out by 700mm, but that the main body and by far the greater length of the remainder of the outrigger will be extended only to 400mm (including brick width) to first floor level.

Local Character & Design

Through significant lessening the mass of the rear outrigger extension, we consider that this design complies with policy D4 of the London Plan and policy LV7.4 of the Ealing Development Management DPD, policies which address layout, scale, height, density, land uses, materials, architectural treatment, detailing and landscaping.

Residential Amenity

Policy 7B of the Ealing Development Management DPD addresses residential amenity. Previously, concerns had been raised vis a vis the loss of amenity to the neighbouring No. 25, and so the upper level facade position of the outrigger and dormer of these proposals have been constrained to the positions established in the consented 21286HH. We therefore assert these proposals also comply also with Policy 7B.

The effect is a formalised elevation, strengthened as a bookend and transitioning the two differing neighbouring terraces.

Store

Within the new extension, ground floor fenestration matches the wider, carriage-arch-reminiscent openings of the partner building at no.21, and that of the equivalent size no. 33 at the end of the cul-de-sac.

Proposed Exterior Design

The exterior design will be dominated by yellow London stock brick, coal spotted with weathered faces to match existing; mortar will be of Thames yellow sand to match existing.

Roofscape to employ feature natural slate to match existing.

Windows will be uPVC to the rear and side elevations, with first and loft east facing windows to have the benefit of privacy glass, to remain in perpetuity. Windows to the front will be traditional wooden sash in white.

Access

The access to the front of the main house remains unchanged.

Parking

Parking at the property remains unchanged.

Sustainability

All materials and techniques used in the construction of the building will be modern and applied in a sustainable way to comply with the requirements of Building Regulations.

All windows and doors will be double glazed with a good thermic performance to reduce the environmental impact.

Visit

The Planning Authority is invited and welcomed to visit the property to meet with the Applicant to discuss the proposal.