

**Attention: Gareth John**

*Dear Sirs,*

*I write on behalf of Ealing Fields Residents' Association (EFRA) to object to the following elements of the above planning application to construct three houses on the site of a single house and garden in Julien Road.*

*We are a long-established and active residents' association representing some 2000 households which are located across more than 30 streets. Our membership area is centred on Julien Road. We are therefore disappointed that the applicant has not sought to carry out any pre-application engagement with residents. We suggest that the majority, if not all, of our concerns could have been addressed and resolved as part of a pre-application community engagement process.*

*This objection is based on the information which has been placed in the public domain on the Council's planning website. It is possible that some, or all, of these concerns will be addressed by revisions and commitments by the applicant. The concerns which lead us to recommend the refusal of this application are as follows.*

**Absence of Section Drawings**

*We are disappointed by the absence of Section Drawings as these could have clarified many of our concerns.*

## **Absence of Existing Floor Plans for 7 Julien Road**

*The omission of 'Existing' Ground and First Floor plans for 7 Julien Road may result in unjustified reliance being placed on the structural integrity of the party wall between no's 7 and 9. The location of chimney stacks in the following front and rear elevation extracts suggests that the party wall has incorporated chimney flues, kitchen range breastworks and fireplaces.*





***It was the practice of the builder, often AJ Taylor of Overdale Road, who constructed many of these houses not to build a solid wall between the adjoining kitchen range breastworks and instead to rely on the brick projections of the kitchen range breastworks to provide structural strength. The space between the breastworks above the diagonal flue being infilled with rubble and lime mortar. Similarly, fireplaces and chimney flues in the habitable rooms were recessed into the party wall with only a single brick between neighbouring properties.***

***The drawings submitted with the application imply that the surface of the party wall is flush on the side facing no 7 Julien Road, and that no chimney breastworks or kitchen range breastworks exist or existed. This seems unlikely.***

***The presence of any of the above construction features at either no 7 or no 9 Julien Road will have a significant adverse impact on the structural integrity of this party wall.***

## **Absence of Construction and Demolition Statement**

*The exceptional nature of both the site and the proposed development is likely to result in a number of complex and potentially high-risk matters. These relate to the demolition of an end-of-terrace house and construction over a culverted stream which serves the area as far north as the allotments beside Loveday Road. It is also possibly that waste and foul water drains serving both Julien Road, and the roads to the north, follow the line of the culvert.*

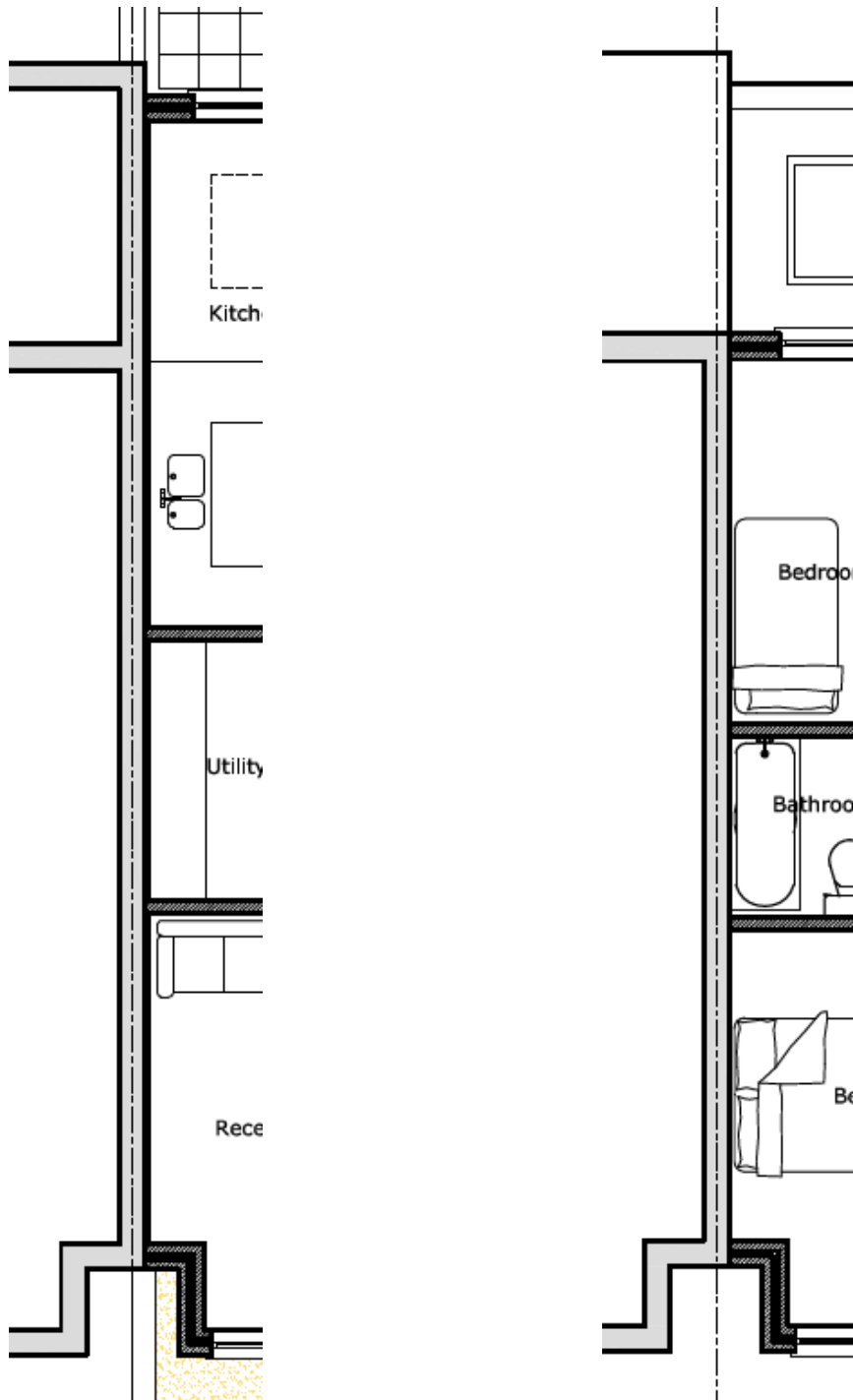
*The end-of-terrace house to be demolished, no 7, acts as the downhill 'anchor' for the terrace which has been constructed on sloping ground and extends upwards from 7 to 23 Julien Road. There is therefore a risk of settlement damage to the terraced homes which are uphill from the proposed demolition and development.*

*The following extracts from the ground floor and first floor plans suggest that the applicant, after demolishing no 7, is proposing to 'lean' the easternmost of the proposed new houses against the former party wall between no 7 and 9, rather than constructing a new freestanding structural eastern wall for the new house at no 7.*

### **Missing Structural Wall to Support New Building Alongside Boundary**

**Ground Floor**

**First Floor**

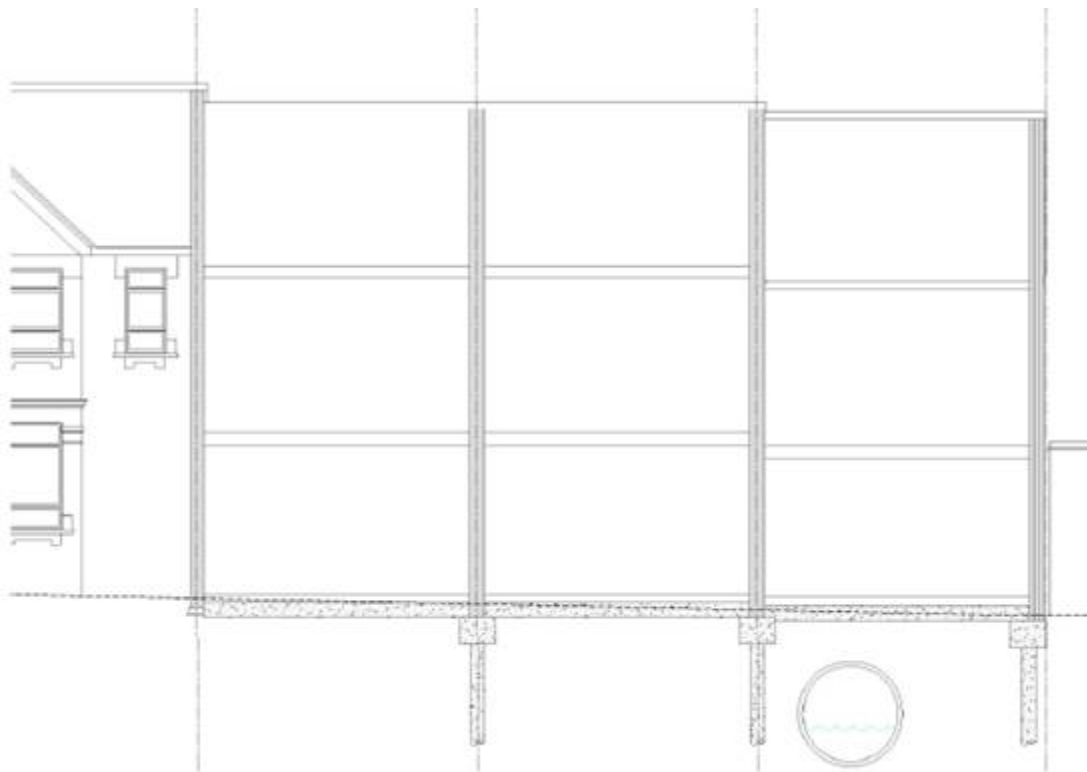


*We are also concerned by the apparent decision by the applicant not to underpin the party wall between no's 7 and 9 – please see the following extract from page 7 of the Design, Access & Planning Statement.*

*This original party wall will have been constructed above*

***the extremely shallow foundations which were the requirement when these houses were constructed over 100 years ago. It will have also been constructed without acoustic and thermal insulation.***

## **Failure to Underpin Party Wall between no's 7 and 9**



***We note that the applicant has stated on page 7 of the Design, Access & Planning Statement that, “A full structural engineers scheme would be produced in advance of any future commencement of work.”***

***Given the circumstances of the site, demolition of a ‘downhill’ end-of-terrace house and the presence of a culverted stream, we do not consider this to be adequate.***

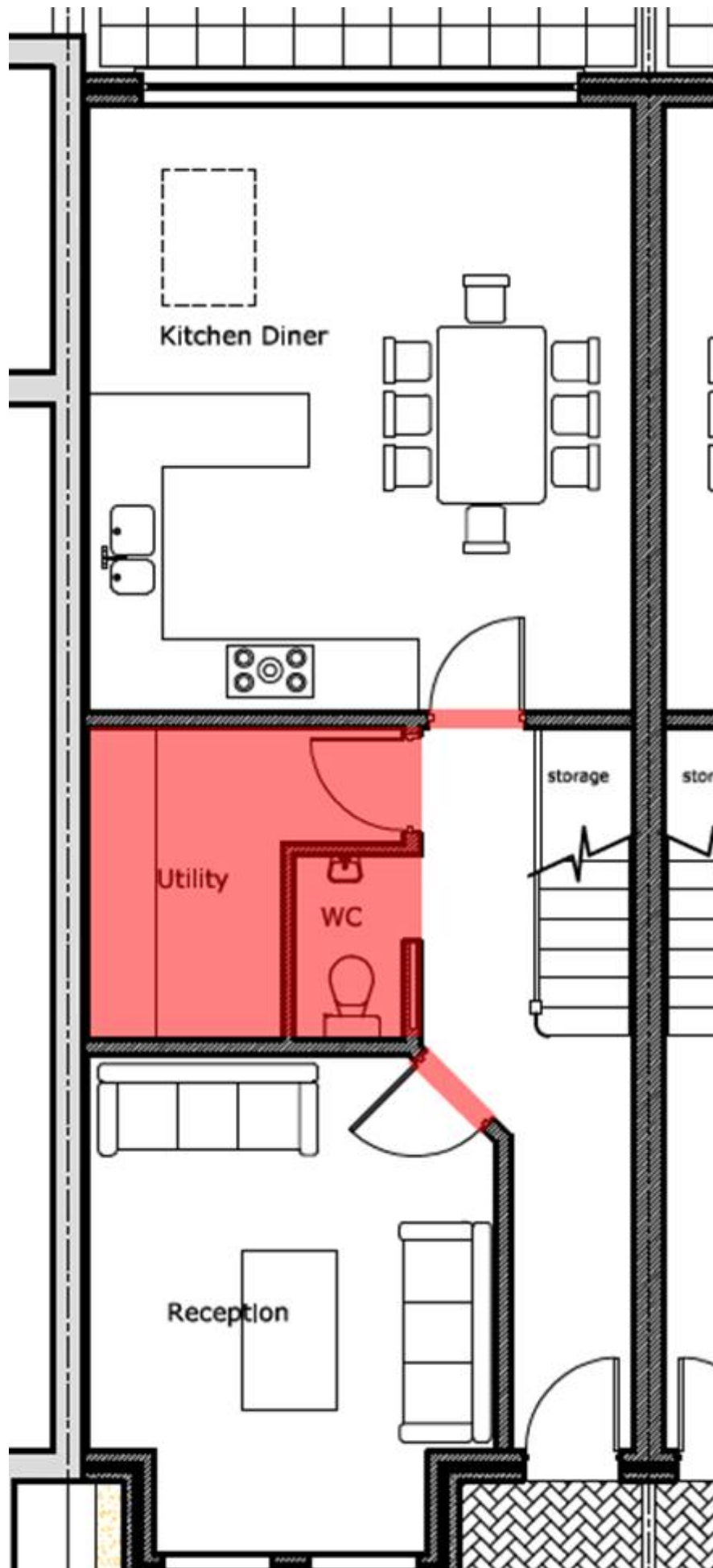
***We strongly recommend, given the amenity of neighbouring and future residents, that the applicant be required to***

*submit a comprehensive Construction and Demolition Statement for consideration as part of their planning application.*

### **Disabled Accommodation**

*With an increasingly aging and infirm population, we strongly recommend that the ground floors of all three proposed houses are constructed so that they are fully wheelchair accessible.*

*We therefore recommend that the ground floor utility and WC room, which we have shaded red on the extract below, are constructed and pre-plumbed in such a way that they can be easily converted to a combined disabled WC and wet room. We also recommend that all ground floor door widths are wide enough to easily accommodate a wheelchair, and the ground floor front reception room should be easily convertible to a bedroom for residents with mobility needs.*





## **Car Parking**

*Julien Road is subject to intense parking pressures.*

*We are concerned to note that the application will result in the deletion of the off-road garage parking space which currently exists at no 7.*

*We also note that the applicant has chosen to submit a design which omits the recessed off-road parking spaces which are a feature of the recent development of six houses on the Nodis Works / Newmount Court site further along Julien Road. Thus development, with its off-road parking spaces, is referred to on page 5 of the applicant's Design, Access & Planning Statement.*

*In these circumstances, we believe that none of the proposed three houses should be entitled to CPZ parking rights.*

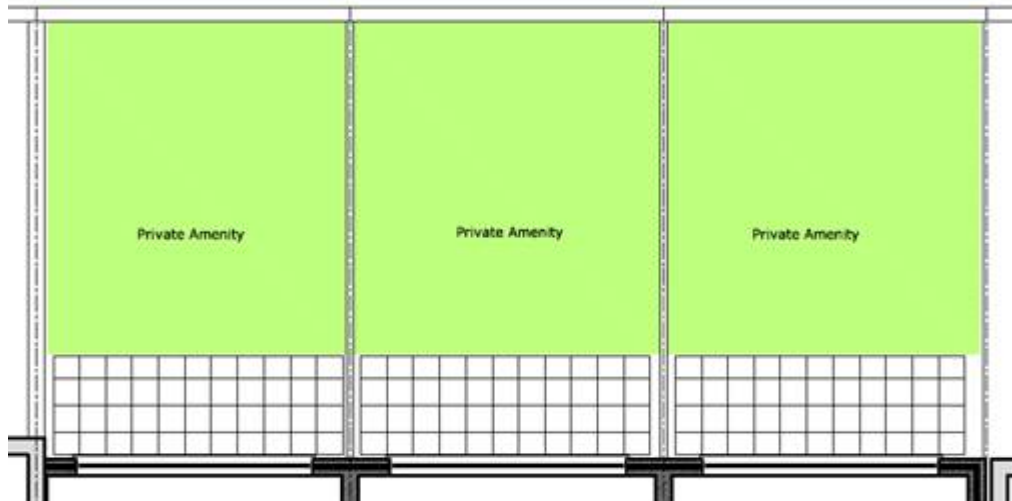
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## **Loss of Green Space**

*A number of residents have comments on the loss of green space which is currently located above plots 2 and 3.*

*We therefore request that a planning condition is included which prohibits the future occupants of all three proposed houses from paving over that part of the rear gardens which are marked as 'Private Amenity' and shaded green on the application drawings. These areas should be required to be maintained as lawns and/or plantings.*

## **Extract from Ground Floor Plan**



*We also note that it is proposed to construct flat roofs above the rear of each Kitchen/Diner.*

*We suggest that flat roofs at this location may be undesirable on crime prevention grounds - because they will provide burglars with easy access from property to property.*

*If it is decided to retain flat roofs at this location, we ask that there should be a planning requirement that, with the exception of the skylights, they are constructed with a green/sedum surface.*

**Extract from First Floor Plan – with flat roofs shaded green**



## **Level of Ground Floors**

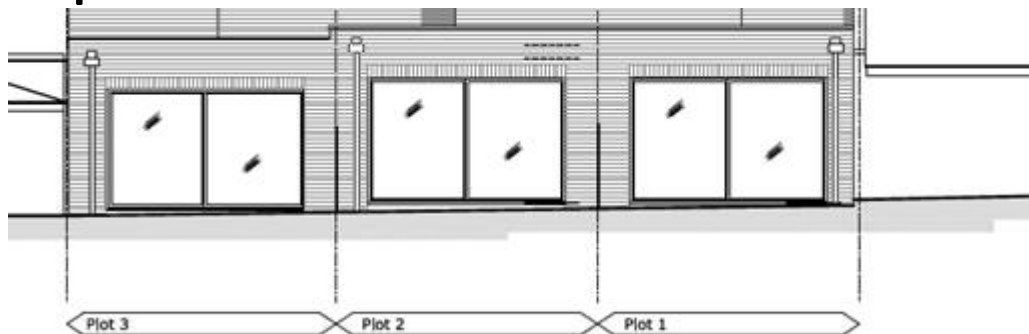
*Neighbouring residents have raised concerns in their responses over flooding at this, the lowest, point in Julien Road.*

*In these circumstances, we suggest that it would be inadvisable to construct the house on 'plot 3' with a lower ground floor level than the houses proposed for plots 1 and 2.*

**Extract from Proposed Front Elevation – showing step down at Plot 3**



**Extract from Proposed Rear Elevation – showing step down at Plot 3**



*For the reasons set out above, our residents' association objects to the above planning application.*

***Best Wishes***

***James Guest***

***Ealing Fields Residents Association (EFRA)***

***c/o 34 Wellington Road***

***Northfields***

***Ealing W5 4UH***

**EFRA Membership Area**

