

HERITAGE STATEMENT

ASSESSMENT

1. Name & Address of the Site
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36 Sheendale Road, TW9 2JJ

2. List Description

The property is a single dwelling.

3. Proposed development

Proposed side and rear ground floor extension to enlarge current kitchen/dining area and create a downstairs shower room. Inclusion of bifolding doors to improve access to the garden area.
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4. Assessment of Setting/Surroundings
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The site is located within the identified settlement area and on the east side of Sheendale Road. The site is located within the Sheendale Road Conservation Area and is also defined as a 'Building of Townscape Merit'.



FRONT ELEVATION



REAR ELEVATION

INVOLVEMENT

5. Consultation

There has been consultations carried out between the owner of number 36 Sheendale Road with their adjoining owner.

DESIGN

6. Proposed Use

The proposed scheme involves creating a new single storey side and rear extension. This will provide an enlarged kitchen/dining room and a shower room. The proposed materials in the construction of the development have been chosen to match the existing materials so as to preserve and enhance the appearance of the surrounding buildings. The proposed design has been chosen so as to blend into the existing rear elevation by using matching materials.

7. Amount of Development

The proposed development has been designed to match the size of previously approved extensions on the road and to minimise impact on adjoining owners.

8. Layout & Appearance

The proposed layout enhances the usable space at ground floor. The proposed development would be constructed of matching materials which will match the existing street scene to the rear. All the materials are to match existing and so preserve and enhance the appearance. The detailing is intended to be in keeping with the character of the exterior of the main house. Permanent, quality materials will be used. The extension will be subordinate to the main house and this will give a distinct visual appearance. We feel the proposed development will be aesthetically pleasing. We feel the proposal would be in keeping with the character of the neighbouring properties and in harmony with its surroundings.

9. Landscaping

The proposed scheme will mean new plants will be introduced to the rear garden and this will enhance the surrounding area.

ACCESS

10. Technical Advice

The proposed development would not impact on road safety or emergency access to the surrounding area and or increase overspill of on street parking in the close vicinity of the property.

11. Relevant Policies

We have proposed a scheme that will fall within current planning policy and will also enhance the current building and its surroundings.

12. Significance

We consider this proposed development will not result in significant demonstrable harm to the amenity enjoyed by neighbouring properties.

13. Development

The proposed materials to be used in the construction have been chosen to match the existing materials so as to preserve and enhance the appearance of the surrounding buildings.

14. Features

The existing features to the property will be unchanged and the proposed development would be constructed in matching materials. We feel that the proposed development and the proposal to match the existing materials would be in keeping with the character of the existing property and that of the neighbouring properties. There are no proposed alterations to the historic fabric of the building.

15. Impact

We feel the proposed development will be aesthetically pleasing. We feel the proposal would be in keeping with the character of the neighbouring properties and in harmony with its surroundings. We consider this proposed development will not result in significant demonstrable harm to the amenity enjoyed by neighbouring properties.

16. Sustainability

The property is in a highly sustainable location being within walking distance of a number of shops and frequent bus routes serving neighbouring towns.

17. Sunlight and daylight Privacy

The proposal takes account of the light reaching habitable rooms of the immediate neighbouring properties.