

## **18 EAST SHEEN AVENUE HERITAGE & CONSERVATION STATEMENT**

The Site is located on the west side of East Sheen Avenue at the rear of the garden to 18 East Sheen Avenue. It falls within the East Sheen Avenue Conservation Area (no. 52) which was originally designated in 1988 and extended in 2002. There is an Article 4 Direction removing permitted development rights in the Conservation Area.

East Sheen Avenue is a wholly residential street with two storey houses in comparable styles and periods fronting the road on both sides. There is variety in house types, but they are largely grouped in rows of similar styles.

The proposal is to replace the existing garage and shed at the end of the garden with an attractive minimalist garden room, clad in timber and aluminium, with Crittall style windows and doors. The garden room is of a scale and nature appropriate for an outbuilding of this nature and characteristic of other outbuildings on the road. It is considered that the carefully selected materiality and design will be an improvement on the existing situation in the context of the main dwelling and the conservation area as a whole.

Local Plan Policy LP3 (Designated Heritage Asset) requires all proposals in a Conservation Area to preserve and where possible enhance the character and appearance of the conservation area. As can be seen from the photographs the existing shed and garage make no positive contribution to the character and appearance within the conservation area setting.



*View from the rear lane looking back at the garage*

For the reasons set out above the proposed development would preserve the character and appearance of the Conservation Area and comply with adopted policies LP1 in relation to local character and design and LP3 regarding the designated heritage asset by providing a sensitive

addition, compatible with the local character and advice set out in Supplementary Planning Guidance.