

2 — CONTEXT

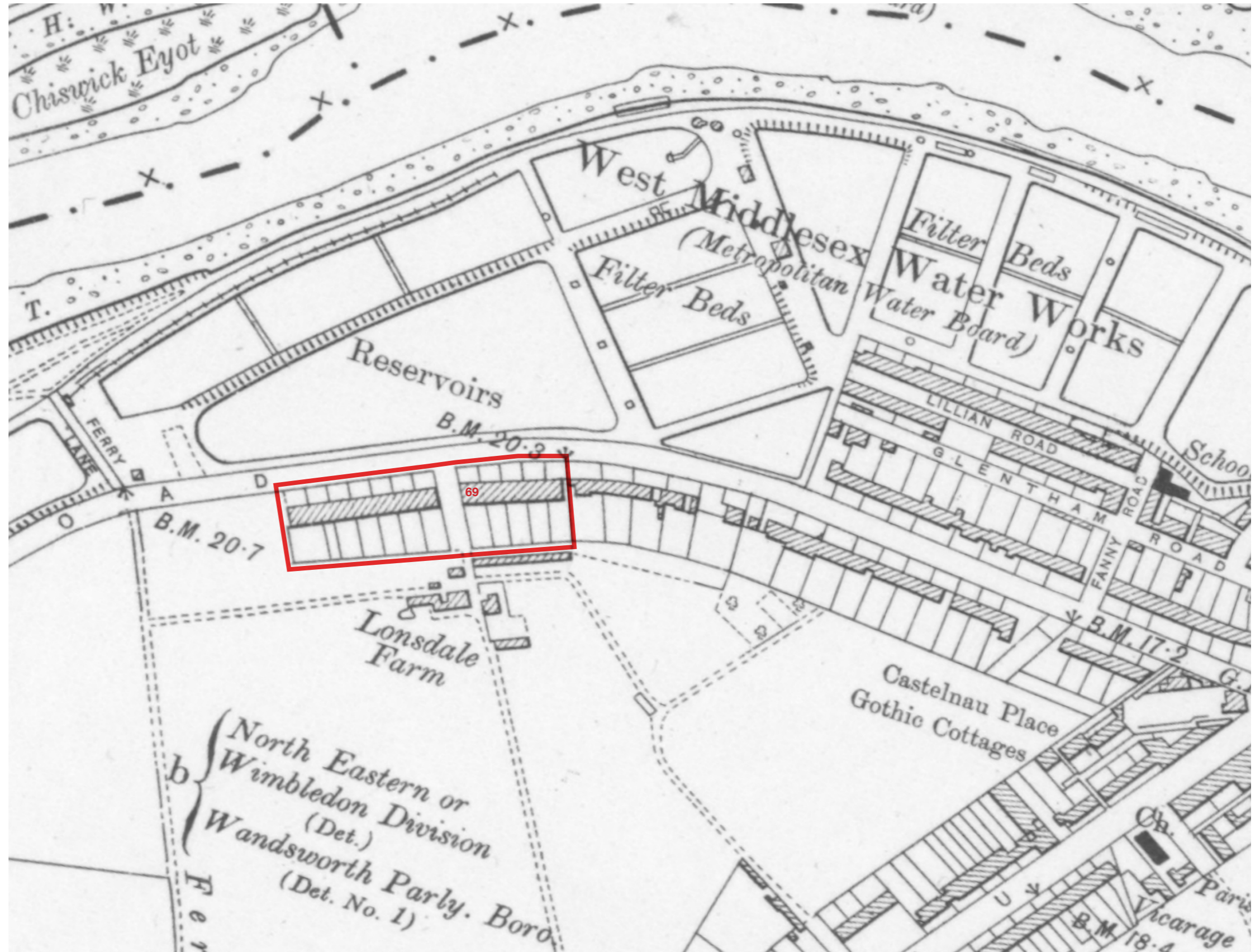
2.1 HISTORIC CONTEXT

69 Lonsdale Road is located on the southern side of the road amidst similar neighbouring semi-detached houses. Along this street there have been wide array of amendments to the properties, building a rich and characterful suburban assembly.

51 to 97, and possibly to 99, were built together in the first decade of 1900. They were built in a rhythm of semi-detached pairs with arts-and-crafts inspired embellishments.

Lonsdale Farm no longer exists and the agricultural and industrial surroundings have been subsumed by a rich patchwork of London suburbia, to which the property is suited, and a collection of schools.

69 Lonsdale Road sits just beyond Castelnau Conservation Area which encompasses a collection of classical villas about the intersection of Lonsdale Road and Castelnau. From 51 Lonsdale road onwards there are no conservation areas to mention, however this design proposal rigorously understands the local historic character and respectfully embraces such scale, proportion, and styles.



1910 Ordnance Survey Map.

51 to 97 Lonsdale Road first recorded, they were built together in the same style and presumably by the same builder as was the economy of housebuilding at that time.

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2.2 PLANNING HISTORY

Before 2000 there had been several additions in the rear threshold to the garden, these had not been subject to planning.

In 2002 there was a successful planning application (ref. 02/1547) for a three floor side extension to the original property. The scheme included; a brickwork addition extending to the perimeter across all three floors, new skylight and dormer windows, new windows across the side elevation to Kilmington Road, the removal of existing chimneys, and additional entry way at ground floor. The scheme was never realised and planning lapsed in 2007.

In 2012 a revised planning application was approved for a ground floor side and rear extension (ref. 12/2200/HOT) which replaced the previous side extension. This approval was realised through construction and constitutes the property in its existing form.

In 2024 an application (ref. 24/1043/HOT) was approved for minor exterior alterations including enlarging windows, skylights and closing the secondary front door, this approval remains valid but has yet to be realised in construction.



2.3 SUBURBAN CHARACTER

The suburban character of the surrounding area is rich, with historic progression legible in the built form as One walks West along Lonsdale Road tracing the route of urban expansion. Eclectic amendments and alterations have been made throughout this neighbourhood, some more successful than others, but all adding to the characterful milieu of properties.

Beyond 51 Lonsdale Road the properties are predominantly 2.5 floor semi-detached residences with varying adaptations to roofs and ridge-lines.

For passers-by and local residence walking or driving along Lonsdale Road the garden frontages are varied, some with off street parking and others with planted gardens fronted with low walls. On entering Kilmington Street the greatly varied rear elevations of the properties along Lonsdale Road are revealed against a traditional suburban network of fenced rear gardens.

There are many large trees along Lonsdale Road, both in front gardens and as street planting, along the North of the road school playing fields grant wide and green views.



Amongst 51 - 97 Lonsdale Road only two of twenty-four properties retain their original form.

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2.3 SUBURBAN CHARACTER

All reasonable opportunities to develop infill sites and side-lots have been taken along Lonsdale road with properties consistently meeting shoulder-to-shoulder but a narrow pathway between for shared rear access.

39 Lonsdale Road a 2014 application approved the conversion and expansions of existing outbuildings, this property is within Castelnau Conservation Area.

41 Lonsdale Road, also within Castelnau Conservation Area, similarly built a three story side extension where a garage had once stood. Planning for this scheme was approved in 2002.

97A is an infill property built considerably later than the completion of the adjoining 97 and 99. 97A was built in the side garden of 97 which was the only other property of the 51-97 Lonsdale

Road development other than 69 to have had a side garden.

A contemporary two story side extension was approved at 99 Lonsdale road in 2000, this replaced a single story garage.

These developments and the general arrangement along Lonsdale Road establish a site specific density, 2.4 Facade Proportion Study analyses this further with focus on 51-97 Lonsdale Road.

69 Lonsdale Road does not meet this site density being the only property with a single story side extension, the property stands out for this reason. The approved but unrealised 2002 planning application for a full three story extension would have better conserved the local character and appearance, whereas the current single story extension serves to distract.



39 Lonsdale Road. 2014 approved scheme. Remodelling and extension to existing out houses. 14/4217/FUL.



41 Lonsdale Road. 2002 approved scheme. Construction of three floor side extension. 02/2226.



97A Lonsdale Road. 2 Storey dwelling built in the side garden of 97 Lonsdale road in the late 20th century. No associated planning application found.

99 Lonsdale Road. 2000 approved scheme. Wrap around extension rear and side of property replacing garage, two stories. 00/0375.

2.4 FRONT FACADE PROPORTION STUDY



Existing



Observed Alterations ■ Changes, removals, and additions of dormers ■ Changes to the volume and ridge-line.



Proposed



Street Scene Elevation

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2.4 FACADE PROPORTION STUDY

Policy DM DC 1 of the Development Management Plan (2011) notes that development must respect local character and connect well with its surroundings. The current side extension fails to achieve this in form, material, and decoration. The proposed elevations have been composed to match all the prominent proportions of the original 51-97 development.

The front dormer windows, where original, are of a squat stature fitting to the arts-and-crafts inspired style to which the development adheres.

The maximum ridge height is consistent from 51 to 97 Lonsdale road, as are the gutter-lines, sill heights, and linear decorations around the bay windows and across front porches.

The casement window panels mostly remain in their original formation.

The proposed front elevation follows all of these established principles. In completing the current idiosyncratic single story extension this proposal would successfully conserve and enhance the character and appearance the local area.



Existing front elevation



Proposed front elevation in-keeping with established proportions and rhythm

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2.5 REAR FACADE ARRANGEMENTS

The rear facades of 51-97 Lonsdale Road are a varied assembly of alterations, pertinent to this proposal 16 of the 23 rear dormers are formed with flat roofs.



Composite of the most recent Google Earth images available, dated in 2020.

97 - 95 93 - 91 89 - 87 85 - 83 81 - 79 77 - 75 73 - 71 Kilmington Road 69 - 67 65 - 63 61 - 59 57 - 55 53 - 51