

# HERITAGE STATEMENT

PROJECT ADDRESS: 69 LONSDALE ROAD SW13 9JR

## APPLICATION SITE

69 Lonsdale Road is located in Barnes, Richmond. It sits outside of all conservation areas and so falls within the remit of The London Plan 2021 and Richmonds Local plan 2019-2040. Special consideration is given to the 2023 Richmond Urban Design Study, in particular the Barnes Residential strategy. The building is not listed.

The Property was built in the first decade of the 19th Century as a part of twenty four dwelling houses assembled as twelve semi-detached buildings. The style that these houses were built in is best described as arts-and-crafts

inspired as the decorative elements emulate that period retrospectively. The area around these properties has since been developed to take on a characterful suburban mixed typology of varying scale and proportion.

Properties along Lonsdale Road have generally undergone layers of alterations and remodelling over the century. 69 Lonsdale Road specifically has undergone particularly idiosyncratic remodelling in 2012 which extended only the ground floor to the rear and to the side.

## DESIGN PROPOSAL

The proposed development is to extend the 2012 extension up to the existing roof-line. Internally this brings all bedrooms to the first or second floor level, externally this recomposes the front and rear facades as well as the side elevation, becoming once again more regular and so unified with the rhythm of the street.

The additional volume is in-line with a previously approved planning application (02/1547) which was never realised in construction but stands a precedent for approving this scheme.

The external form, from a street level perspective, of the design proposed matches that of 71 Lonsdale Road which stands on the opposing flank of Kilmington Road acting as a second important precedent for this development.

The property has a large front and rear garden, both of which host established and large scale planting, these also offset and impact on the public realm. Overall the design as proposed would improve the current adjunct of a side extension and bring the property back to a cohesive whole.

## HERITAGE DESIGN CONSIDERATIONS

In developing the scheme careful attention has been taken to analyse the local context and ensure that the proposed design preserves or enhances this character.

The proposal respects the design principles established in the original 51 to 97 Lonsdale Road development, adhering to these proportions and alignments as well

as conforming to the material palette. As such; in scale, proportion, and style the proposal is sympathetic to the local character and history.

Illustrated explanation of the context is found in the Design and access statement section 2 Context.

## POLICY AND GUIDANCE

The National Planning Policy Framework (NPPF)

Policy 124.e. states that planning decisions: *“should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene”*

The 2023 Richmond Urban Design Study

The Study designates 69 Lonsdale Road to be in an area of both medium-high capacity for development (figure.370) and also Low Sensitivity (figure.351). This proposal meets all guiding principles set out by the study.