



252 SHEEN LANE

Design, Access and Heritage Statement

September 2024

1104

ABL3 ARCHITECTS

INTRODUCTION

252 Sheen Lane, SW14 8RL

Householder Planning Application: Single storey side extension, basement extension, loft conversion with velux windows and rear dormer, removal of chimney, internal reconfiguration including replacement garage door to match adjoining property, installation of Air Source Heat Pumps and Air-con units and rear garden landscaping.

This design and access statement has been compiled by ABL3 Architects on behalf of Mr & Mrs Harwood.

The following statement accompanying this planning application explains how ABL3 Architects have considered the proposal, understands what is appropriate and feasible for the site in its context. It will describe and provide justification of the proposal in a structured way, demonstrating compliance with current planning policies.

Local Site Context

No.252 Sheen Lane is a 5 bedroom, two storey semi-detached house built circa 1920. It is situated on the western side of Sheen Lane, nearby to Richmond Park. The property is not listed but lies within the Sheen Lane (Mortlake) Conservation Area. In similar fashion to the neighbouring properties the dwelling is a red brick building with painted render. On the front elevation No.252 presents a two storey bay window, timber door with decorative architrave and a garage that adjoins to the garage of No.254. The front elevation of the building is set back from the street by the front garden with vehicle parking space. The boundary of the front garden is treated with a low, long-format brick wall.

Sheen Lane comprises a mixture of detached and semi-detached houses of 1920's and 1930's designs. The houses along the street have largely been altered and extended, most often with ground floor and roof alterations. An example of such alteration with a further basement project is No.256 Sheen Lane, planning references for this property have been listed in Relevant Neighbour Application History.

LOCATION PLAN



Figure 1: Location plan

The predominant materials characteristic to the area are red and brown brick with painted render walls below clay tile roofs.

The proposed modifications are designed to be in harmony with the existing single family dwelling and the wider context of the street and conservation area. The proposal has been considerably designed to prevent adverse effect to the amenity of the neighbouring properties.



Figure 2 - Streetview of No.252 Sheen Lane (left) and No.250 Sheen Lane

Previous Planning History

No previous planning history.

Relevant Neighbour Application History

07/1676/HOT - 2007 - Erection of single storey ground floor extension to side and rear of the property. Granted Permission.

07/3652/HOT - 2007 - Addition of basement with front and rear lightwells. Granted Permission.

07/3753/HOT - 2007 - Amendments to approved scheme 07/3652/HOT to include new ground and first floor bay window to rear, replacement garage and pergola, new windows to rear and side elevation to replace existing, erection of canopy over ground floor doors to rear, and additional roof lights to approved side extension. Granted Permission.

08/0191/HOT - 2008 - Proposed extension of previously approved basement (07/3652/HOT). Granted Permission.

08/1824/HOT - 2008 - Increase size of ground floor side extension by 1.2m, omission of two rooflights to side extension and enlargement of rooflight to flat roof, omission of raised rear patio area with doors lowered to match, alteration to size of front basement lightwell to create stepped planter, alteration to shape of basement, alterations to size and fenestration of rear dormer, alteration to fenestration sizes and design, rebuild of chimney on south elevation, and three front rooflights reconfigured from previously approved schemes. Granted Permission.

EXISTING PHOTOGRAPHS



Streetview of No.252 Sheen Lane (left) and No.250 Sheen Lane (right)



Dormers of neighbouring properties as viewed from 252 Sheen Lane



Rear Elevation As Existing



Dormers of neighbouring properties as viewed from 252 Sheen Lane

PRINCIPLE OF DEVELOPMENT

Principle of development

Core strategy Policy CPI (Sustainable Development) seeks to maximise the effective use of resources, including land. Development Management Policy DM HO1 seeks to retain existing housing. Existing housing is valued in the borough and the LPA encourage retention and refurbishing existing building as the more sustainable option to home improvements.

The principle of extending and improving an existing residential property in East Sheen, an established and sustainable suburban location, is acceptable, subject to compliance with other relevant policies within the Local Plan.

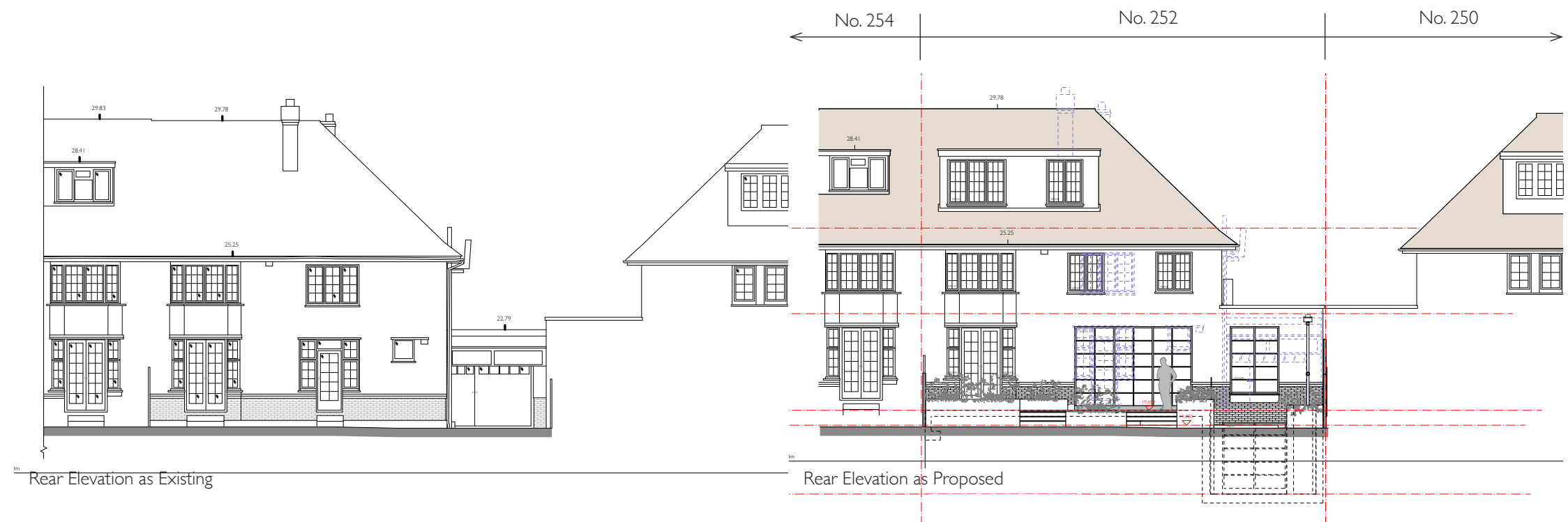
With regard to the principle of constructing a basement, policy LPI 1 of the Local Plan states that basements are only acceptable outside of flood zones 2/3. The Site lies within Flood Zone 1 and therefore the proposed basement is acceptable in principle in this location.

Policy LP 11 refers to Subterranean Developments and Basements which states the Council will resist subterranean and basement development of more than one storey below the existing ground level to residential properties.

This development consists of just one storey below existing ground level.

The policy also states that proposals should not extend over 50% of the existing garden land and must provide 1 meter of natural draining permeable soil. The proposal will conform to these requirements and is comprised of significantly less than 50% of the existing garden land. The proposed basement footprint is largely limited to the existing footprint of the dwelling, and the proposed side extension. The basement does not extend beyond the main form of the house or beneath the garden.

The site falls in flood zone 1 and therefore there are no restriction on new basements.



HERITAGE - CONSERVATION AREA

Paragraph 130 of the NPPF (2021), seeks to ensure that developments be visually attractive through good architecture and be sympathetic to local character and history.

Policy LP1 of the Local Plan (2018) seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 of the LP relays the values of the boroughs townscape by encouraging a positive contribution towards the local character. The policy requires all proposals in Conservation Area to preserve, and where possible, enhance the character or the appearance of the Conservation Area. Alterations, and extensions, should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, materials, and plan for and features that contribute to the significance of the asset.

Local heritage policy has been taken into account in the preparation of this assessment, with particular attention to the council's appraisal of Sheen Lane (East Sheen) Conservation Area.

Sheen Lane Conservation Area

The character of Sheen Lane (East Sheen) Conservation Area (Figure 4) is summarised in the council's appraisal as follows:

"The area mainly consists of detached and semi detached residential properties dating from 1900-1935 and is characterised by distinct groups of similar properties. The cohesiveness of the area is provided by the linear feel of buildings of similar height, punctuated by key focal buildings of different styles and heights all fronting the ancient highway of Sheen Lane.

The route is not straight, but weaves gently, with two narrow points at the Coach House and the Red House. Not only does the road change direction at these junctions, it also changes width, widening towards the Park. The goal of Richmond Park is visible past the Red House junction at Vicarage Road. A number of high, stock brick boundary walls from the former estates survive along some road frontages.

The earliest detached and semi detached properties are of more individual designs, but from about 1910, there is more uniformity, with terraces and semi detached properties predominating. The predominant materials are red and brown brick, white painted render and the use of red plain tiles for roofs and tile hanging. Many corner buildings are individually designed, either using turrets in the Edwardian era, or open angled corners of the 1920's. Red brick chimney stacks provide punctuating features in the rows of semi-detached houses.

There are a number of key buildings usually located at road junctions. These include the Coach House, the Tudor style No. 228 Sheen Lane and the Red House, designed by Arthur Young, set behind high brick walls. All these properties are Buildings of Townscape Merit and there are others in the conservation area.

This area has a feeling of being well landscaped, with mature trees in front and back gardens making a positive contribution to the townscape and front gardens contain an enormous variety of trees, shrubs and hedges. Street trees are mainly located on Sheen Lane, Sheen Gate Gardens and Christ Church Road. Many of these trees are mature, pre-dating the surrounding housing."

252 Sheen Lane

The dwelling stands on the west side of Sheen Lane (Figure 3). Map evidence indicates that it was built between 1925 and 1928 (Figures 1,2 and 3).

The building, 252 Sheen Lane, is not listed or locally listed, and it is not a heritage asset in its own right.



Figure 3 - Extract from the council's map of the conservation area, with 252 Sheen Lane circled



Figure 4 - Extract from London (South) (Special sheet) Revised: 1912 to 1914, Minor corrections: 1925, Printed: 1925



Figure 5 - Sheet 106 - NW London and Watford, Revised: ca. 1928 to 1935, Published: 1935



Figure 6 - Extract from the O.S. map published 1935, revised 1933.

HERITAGE, DESIGN AND SITTING

The proposals have taken a sensitive approach to the design by keeping the architecture consistent with the established context of the area. The Sheen Lane (East Sheen) Conservation Area statement states that there is pressure of development losing traditional architectural features and materials due to unsympathetic alterations. The proposals have sought to carefully balance preservation of the character and appearance of the host building through retention of its principal-built form, red and brown brick and white painted render facades, and red plain tiled roofs.

Single Storey side extension

The single storey side extension is less than half the width of the original house. The materials will be in keeping with the character of the property, which comprises of red and brown brick, with a white painted render beneath red plain tiles. The front elevation will remain unaffected with the retention of the garage and replacement garage doors.

The approach to the design has paid due regard to House Extensions SPD, which at paragraph 5.2.1 states that, "The overall shape, size and position of side extensions should not dominate the existing house. They should harmonise with the original appearance [...] the extension is made to appear as an obvious addition which is subordinate to the main structure, so that the original form can still be appreciated. In such circumstance the ridge of the extension should be set lower to that on the main house [...] Two storey side extensions [...] should not be greater than half the width of the original building.

The one-storey side extension from the main house is designed to appear subservient, is less than half the width of the original house, and comprises a flat roof to keep the perceivable massing as low as possible, respecting the host. The rear façade is elevated with glazed doors, consistent with local examples.

The basement will conform to the proposed dwelling footprint, served by a lightwell. The lightwell is served by a patio which then steps up to the rear garden level.

At roof level, the proposals include the provision of a conservation style roof lights to the front, side, and rear slopes, consistent with other local properties where the roof space has been converted. To the rear façade, a modest and appropriately scaled dormer window is also proposed to serve the roof space, again consistent with the general form of dormers approved locally, of which there are many styles.

The height will remain the same, as well as the urban pattern and materials. The proposal will only increase in scale and mass but due to the carefully designed extensions the impact to the local character will be minimal

For these reasons set out above, the development would not appear out of character and would appear proportionate and subservient to the host building. The proposals have adopted good design guidelines and have paid due regard to local precedent where similar extensions have been granted by the LPA.



Figure 7 - Google earth view of rear elevations of 252 Sheen Lane and neighbouring properties

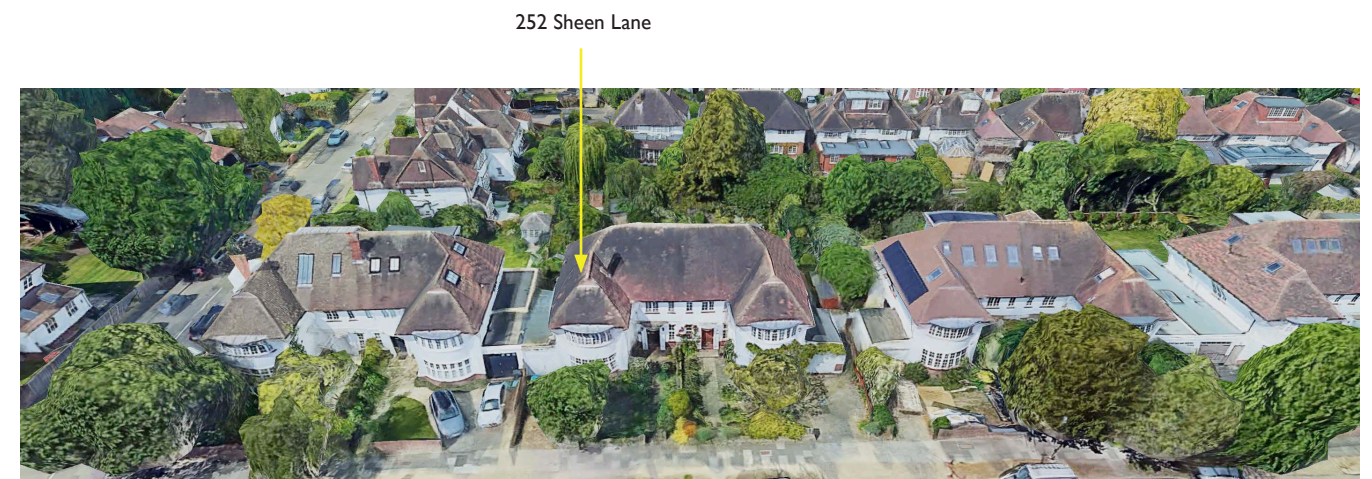


Figure 8 - Google earth view of front elevations of 252 Sheen Lane and neighbouring properties

THE PROPOSAL

252 Sheen Lane, SW14 8RL

The semi-detached property mirrors its adjoining building and has no recorded history of alterations.

The design approach for this proposal is to increase the habitable space via side extension, expansion of the basement and loft conversion in order to create a dwelling with a more functional and effective open plan family living space and generous bedrooms.

The proposed side extension is similar to the consented side extension of neighbouring property No.254 ref.14/3707/HOT. It is a single storey, to be situated discreetly behind the existing garage with the rear wall flush with the rear wall of the existing house. In scale it is deemed to be subservient to the existing.

At basement level, the space is to be expanded to house a home gym, kitchenette and additional storage space with easy access to the garden. The access to the basement will be served by new internal stairs. A small patio will allow for natural light into the space and also provides access to the garden via exterior steps.

The proposal includes a loft conversion with rear dormer and three velux windows, to allow for two bedrooms, a new bathroom and space for storage. The proposed rear dormer is similar in size and scale to the consented scheme of No.254 ref.14/3707/HOT.

The proposal also includes internal reconfiguration at ground and first floor level and a terrace to the rear garden at ground floor level.

All alterations will only be visible from the rear of the property, with the exception of new velux windows to the front elevation and replacement garage door, to match No.254. Neighbouring properties have already demonstrated that the addition of such windows does not detract from the quality of the architectural style nor from the street scene and character of the Conservation Area.

Layout

The position and orientation of the property remains unaffected within the site.

Access

The current access remains unaffected by the proposed scheme.

Use

The existing use is residential and this will be retained under the proposals.

Materials

The new extension will be of contemporary aesthetic, including good quality contemporary joinery for example powder coated aluminium windows to match the existing front facade windows. The new doors on the rear elevation will be powder coated aluminium.

Scale

Total new GIA is 114sqm split between lower ground floor, ground floor and loft.

The majority of the increase occurs at the lower ground floor level and loft level, thus the changes to the view from the street are either completely unnoticed in the case of the lower ground floor; or there is minimal change in the case of the loft conversion.

Daylight Impact

The proposal is deemed to have insignificant impact upon privacy, daylight, sunlight, and outlook to neighbouring properties, or the sense of openness between properties.

Biodiversity

This development would be exempt from the Biodiversity Net Gain as it is a 'Development below the threshold'.

CONCLUSION

The proposal will greatly improve the spacial quality of the dwelling, in line with changing needs. Additionally, the proposed works have been considerately designed, in keeping with alterations which have already been made in the area.

The proposed works are considered not to have an adverse impact on the amenities of neighbouring properties nor street scene, as such preserving the character and appearance of the Conservation Area.

