

**19/12/24**

**233 Sheen Lane, London, SW14 8LE**

**Design and Access / Heritage Statement.**

## **Context and Use**

The property, which is a semidetached property lies within the Sheen Lane, East Sheen Conservation Area (no 64). The conservation area lies north of the East Sheen Gate of Richmond Park and adjoins the boundary of the Christchurch Road Conservation Area (no 13).

Sheen Lane dates back to medieval times when it formed part of the main route to Kingston however it wasn't significantly developed until the sale of the Palewell Estate in 1896.

233 Sheen Lane is a well proportioned, gabled Edwardian semidetached house with square bay windows, plain red tile roof and rendered façade. The use of the building will not change under the proposal.

## **Amount**

The proposal is to extend the property at the rear to a depth of less than 3 metres as well as a demolition of the existing garage and replacement with a garden house annexe. The proposed rear extension is in keeping in terms of scale with similar extensions on neighbouring properties.

The proposed garden house has a similar footprint to the garden house at No 237 Sheen Lane but is a single storey building rather than two storey and has a hipped roof similar to the neighbouring garages.

## **Layout**

The internal layout of the property is amended under the scheme in order to form a living space more suited to modern needs and tastes however many of the existing spaces will be retained.

## **Scale**

The proposed extensions are in proportion with the existing building.

## **Landscaping**

There are minor landscaping amendments in the scheme including the demolition of 1 small cherry tree which lies too close to the extension for it to be retained (marked on existing site and ground floor plans).

## **Appearance**

The extension is to be constructed using materials to match the existing. The garden house is constructed in London Stock Bricks with timber sash windows and a timber front door.

## **Access**

There is no change to the access to the property.

## **Environment**

The building will benefit from the thermal envelope of the rear extension and the insulated roof conversion.

## **Conclusion**

The proposal is in proportion in terms of scale, will benefit the property and is in keeping with similar neighbouring extensions. The careful detailing and matching materials enhance the property and the wider Conservation Area as a whole.