

# Conservation and Urban Design Observations

Ground Floor Flat, 43 East Sheen Avenue, East  
Sheen, London  
24/3215/FUL

## Proposals:

Removal of existing garden shed and construction of detached garden building.

## Relevant Planning History:

None relevant.

## Legislation, Policies and Guidance:

### Local Plan (2018):

- LP1 (Local Character and Design Quality)
- LP3 (Designated Heritage Asset)
- LP4 (Non-Designated Heritage Assets)
- LP17 (Green Roofs and Walls)
- LP20 (Climate Change and Adaptation)
- LP22 (Sustainable Design and Construction)

### London Plan (2021):

- Good Growth Objectives – GG1-6
- D3 (Optimising site capacity through the design-led approach)
- D5 (Inclusive Design)
- HC1 (Heritage Conservation and Growth)
- G5 (Urban Greening)

### Material Considerations & Guidance:

- National Planning Policy Framework, Chapter 12 (Achieving well-designed and beautiful places)
- National Planning Policy Framework, Chapter 16 (Conserving and enhancing the historic environment)
- Design Quality SPD (February 2006)

- Housing Extensions and External Alterations SPD (May 2015)

### **Main Issue(s):**

- Design and Conservation: The proposal comprises high-quality, sustainable and inclusive design and would have an acceptable impact on the host property and wider surroundings, including the character, appearance and significance of 43 East Sheen Avenue as a Building of Townscape Merit ('BTM') (non-designated heritage asset), the East Sheen Avenue Conservation Area and the East Sheen Village (Character Area 10).

### **Design and Conservation:**

#### Site and Significance:

The East Sheen Avenue Conservation Area is a distinctive part of the suburban development of East Sheen from the later C19 into the Edwardian period. It comprises a peaceful residential area of predominantly large semi-detached houses lining a wide avenue of mature trees in an eclectic mix of revivalist styles, from Tudor Gothic to Arts and Crafts, amongst others, set in generous plots.

The site represents a good example of one such Arts and Crafts paired semis, part of a short group on east side of East Sheen Avenue which are particularly well-detailed and Arts and Crafts Neo-Vernacular, with its roughcast render, tilework, leaded casements and moulded timber bays. The secondary rear elevation remains handsome and adds to the overall integrity and authenticity of the host which makes a positive contribution to the character, appearance and significance of the Conservation Area and is of local significance in its own right as a BTM (non-designated heritage asset).

#### Proposal:

Replacement of shed with erection of a rear garden outbuilding (4.6m deep x 3.1m wide x 2.4m high). It would be clad in timber board with UPVC fenestration.

### Impact Assesment:

The proposed outbuilding would not be visible, given its siting and the narrow gap between the semi-detached pairs, which would still allow an appreciation of the open and verdant rear garden condition. The integrity and character of the main house would be preserved.

I raise the following observations / concerns:

- However, it is unclear if the proposals would affect x2 trees in the rear garden which could result in the diminishment of the green and verdant nature of the rear garden condition. This should be made clear and new tree planting proposed if these are to be lost.
- Whilst the proposal would not be seen from the public highway it would be visible from rear gardens which are still important in an appreciation of the Conservation Area. The applicant should confirm the material appearance of the timber cladding to ensure it is of high-quality appearance.
- Should the applicant want to include a green roof with photovoltaic tiles to enhance the sustainable design and response to climate change, then this would be supported.
- Policy D5 requires the highest standard of inclusive and accessible design possible. A staple of inclusive design is step-free access. It would appear the outbuilding is not step free. It should be to allow for disabled users to users access without separation and with dignity, in accordance with LP1 and D5.

### **Conclusion and Moving Forward:**

Subject to some further confirmation/clarification on the matters raised above, the proposal would preserve the character, appearance and significance of the BTM (non-designated heritage asset), the Conservation Area and that of East Sheen Village. It would then accord with D3, HC1, LP1, LP3, LP4 and D5.

Official

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