



M74 Consulting Engineers Ltd.

24 Grasmere Gardens, Redbridge, Ilford,
Essex, IG4 5LF



Ref: TS/2283/hs-001

Date: 14th August 2023

Heritage Statement

34 WOODSIDE, SUTTON, SM1 3LJ

Site Address:
34 Woodside,
Sutton
SM1 3LJ

Proposal:
Ground Floor Rear extension, 1st floor conversion with rear dormer, front and side roof lights.

Content

- Introduction
- Site & Area Character
- Heritage Value and Significance of the site
- Proposed
- Use
- Design Principles
- Conclusion

Introduction

This Heritage Statement has been prepared to support the Full Planning Application for the proposed single story rear extension (part) and a 1st floor (loft) conversion to a single-family house at 34 Woodside, Sutton, SM1 3LJ.

Site & Area Character

Woodend in Sutton is in the London region of England. The postcode is within the Sutton North ward / electoral division, which is in the constituency of Sutton and Cheam.



Heritage Value, Significance of the Site, Proposal

The area of Woodside is dominated by residential nature premises. It is proposed to extend at the rear with a conservatory type extension to part of the rear elevation. The proposal retains most of the rear elevation.

The proposal also includes a 1st floor conversion into a habitable space with a rear the dormer and roof lights to the front and side elevations. The proposed dormer extension is well within the rear pitch of the existing roof and does not overburden the elevation. The proposed roof lights to the front and sides are not to project more than 150mm from the existing roof plain.

Use

Existing –Single family residential house.

Proposed –Single family residential house.

Design Principles

The design of both rear extension and dormer constructions were carefully considered not to be a standout design and to merge with the surrounding houses. None of the other building character would be unaltered. The proposed internal layout aims to maximise use of the property. The principle of development was thought to be an improvement to the existing, with minimal impact identified towards the neighbouring properties. Overall, the proposed development would make a positive contribution to the Area and Town Centre.

Conclusion

As demonstrated in this document design principles were based on Local Planning Policies and Core Strategy and produced high quality design that respects the existing special character of the building and immediate area and aims to contribute to the local built environment.

The proposal has no adverse impact on the surrounding properties and the character of the Conservation Area.

We have considered all relevant planning and design aspects in the proposal and believe that this proposal would be very beneficial to the local area.