

# HERITAGE STATEMENT

15, Downton Avenue, London, SW2 3TU



London 10 November 2023

## **CONTEXT:**

15 Downton Avenue was constructed circa 1900. The property is a two-storey Victorian terrace with a combination of red and yellow solid brickwork laid in Flemish bond, pitched roof covered in plain tiles and natural slates, with dormer windows. Rainwater goods comprise of cast iron and UPVC gutters and downpipes. There is a combination of single glazed timber sash and casement windows along with timber framed doors to be provided to the front and rear elevations.

The site is within a designated conservation area (Leigham Court Estate) and is subject to an Article 4 Direction.

No pre-application advice has been submitted, although prior advice has been sought by a member of Lambeth's Councils conservation team.

## **ASSESSMENT OF IMPACT**

Materials are to be retained and salvaged where possible to preserve the special architectural and historic interest of the building. These works will have a positive impact on the aesthetics of the buildings thus in keeping with the setting and conservation area. The works aim to restore the original characteristics by retaining materials, providing general maintenance and thermal improvements.

## **WINDOWS /DOORS**

Rear Elevation – The existing single glazed timber sash/ casement fenestration are to be replaced with double glazed timber sash/ casement slim heritage profiles, ensuring the new fenestration is in accordance with Local Authority requirements and remains in-keeping with neighbouring properties.

## **EXTERNAL WALLS**

Rear and Side Elevation - Brickwork comprises of red and yellow stock brickwork. Repointing will be undertaken where existing pointing is worn. Specialist lime mortar will be prepared to repoint brickwork and pointing will replicate the same profile and finish as the existing. A sample of pointing will be presented for approval.

## **RAINWATER GOODS**

Rear and Side Elevation – The existing UPVC rainwater goods are to be replaced with new cast iron equivalents, in accordance with Local

Authority requirements. Any previously installed UPVC items would not have been accepted by the Local Authority and are therefore deemed to be non-compliant.

## CILLS AND DETAILING

Front Elevation - External window cills are formed in stonework, where spalling and cracking is evident to cills and detailing repair is required to isolated locations. Areas of stonework are to be hammer tested to identify areas of failure, defective areas will be removed, and sections reformed to match the existing appearance.

## **LOCAL PLAN POLICY:**

### POLICY Q2 AMENITY

Given the nature of the proposed repairs and refurbishment works, we consider the proposed works to impose no amenity issues to neighbouring properties. There would be no increase in floor space or accommodation within the property nor new development that imposes any visual and physical impairment to the neighbouring properties.

### POLICY Q5 LOCAL DISTINCTIVENESS

Policy Q5 states that the local distinctiveness of Lambeth should be sustained and reinforced through new development and that proposals will be supported where it is shown that design of development is a response to positive aspects of the local context and historic character in terms of: (i) urban block and grain, patterns of space and relationship, townscape/landscape character; (ii) built form (bulk, scale, height and massing) including roofscapes and (iv) materials. As formerly mentioned, all the above shall remain unaffected given the nature of the works, materials and appearance of the proposals adopted.

### POLICY Q11 BUILDING ALTERATIONS AND EXTENSIONS

Policy Q11 of the Local Plan requires designs to positively respond to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced. We consider that our proposals honour the original architectural character of the property by retaining the original fabric as far as practically possible. Where the roof coverings are to be replaced,

our proposals are in keeping with the original material and design.

## POLICY Q22 CONSERVATION AREAS

Policy Q22 (a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by: (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc; (ii) protecting the setting (including views in and out of the area).

## **CONCLUSION**

This formal submission has been drawn up having regarded advice received together with the detailed information provided in the 'Lambeth Council Supplementary Planning Guidance' for Leigham Court.

The application seeks to repair/ replace failed building elements whilst thermally improving the property. There are no changes in materials to the front elevation which will affect the character of the surrounding Conservation Area. The works are deemed a requirement to preserve the characteristics of the subject property and ensure that it does not fall into disrepair.