

Heritage Statement

20a Lydon Road, SW4 0HW

Date: 19th January 2024
Ref: 1106_20aLR_Heritage Statement

1. Introduction

1.1 This statement is prepared to support a planning-application at 20a Lydon Road, SW4 0HW for the demolition of the existing rear extension and erection of new single storey rear extension. There are also changes to rear and side fenestration.

2. Site and Existing Building

2.1 20a Lydon Road is located in Clapham, in the London Borough of Lambeth, and forms part of the Clapham Conservation area.

2.2 The Clapham conservation area is centred around Clapham Common and has many historical buildings dating from the 18th and 19th centuries. There is also a great deal of mid-late 19th century residential developments beyond Clapham Common's edges which the council deems to be of special interest.

2.3 20 Lydon Road is a 3 storey mid terrace house built sometime around 1920. The property benefits from a two-storey extended portion to the rear, mirrored with its neighbouring property and typical along the road. The front elevation of the property is white painted brickwork with a single storey bay. The rear elevation is unpainted London brick.

2.4 The property is split into a number of flats, the one to which this application relates is Flat A.

2.5 20a Lydon Road is a two-bedroom, 1 bathroom ground floor flat. The flat shares the main entrance to the property with the above flats and has its entrance just inside this.

2.6 20a Lydon Road has already been extended to the rear. However, in comparison to other developments along the road it is a small addition.

2.6 The property also benefits from a generous rear garden accessed through the flat.



Figure 1, 2 – 20 Lydon Road viewed from the front, Google Maps



Figure 3,4 – 20 Lydon Road viewed from the rear. Existing rear extension.

2.7 Development is common in the area. There a number of built single storey side and rear extensions along Lydon Road. For example, numbers 12, 16, 18 in the same run of properties. And on the other side of road more substantial additions for example 17, 25, 27.



Figure 5 - Properties along Lydon Road aerial view – Google Maps



Figure 6 - Properties along Montserrat Road aerial view – Google Maps

3. Design Proposed

- 3.1 The proposed design involves the demolition of the existing rear extension and the construction of a new single storey rear extension. Additionally, there will be changes to the side and rear fenestration on the ground floor and internal reconfiguration.
- 3.2 The aim of the design is to create better internal living space whilst improving the connection between the internal and external spaces.
- 3.3 The proposed extension will be set out approximately 1.12m from the furthest element of the demolished rear extension. The proposal does not extend further than the neighbouring properties extension. The form of the extension mirrors the properties boundary line sitting a comfortable distance away from the boundary.
- 3.4 The style and character of the extension will be mainly traditional with hints of contemporary elements.
- 3.5 The rear corner of the elevation will be glazed sliding doors. The existing windows will be removed and replaced with a number of new windows of varying size aligning with the new internal layout. The style of the windows will match the host dwelling.
- 3.6 We have wrapped the glazed opening around the corner of the extension so that the opening aligns itself with the angle of the rear garden. This ensures a greater connection between the internal and external space.
- 3.7 The proposal also includes removing the window from the rear fenestration of the main building and replacing this with a glazed door, allowing for entrance to the garden from deeper in the floor plan.
- 3.8 The proposed materials are: brickwork chosen to match the host dwelling, GRP roofing material, uPVC or white painted timber for the windows, grey aluminium for the door in the proposed extension, white painted timber or uPVC for the door in the rear fenestration of the main building. The matching material pallet ensures coherence with the host dwelling.
- 3.9 The rear extension is a very typical proposal that can be seen in abundance throughout the area, including the adjacent property. Alterations are in keeping with those made along the road.
- 3.10 Overall, we feel the proposed extension forms a high-quality design which maintains the character of the property and the street, while enhancing the internal spaces, and introducing a complementary contemporary design.

4. Access

- 4.1 Access arrangements to the property will be unchanged by the proposed works.

5. Precedent

- 5.1 The following precedent is one of numerous examples in the immediate area. Many properties in the area have had a variety of proposals approved.
- 5.2 17 Lydon Road, London, SW4 0HP, planning ref: 18/04822/FUL. This is a recent application which mirrors our proposal in many ways. The proposal is for the demolition of the existing side and rear extension and construction of a new rear and side extension.

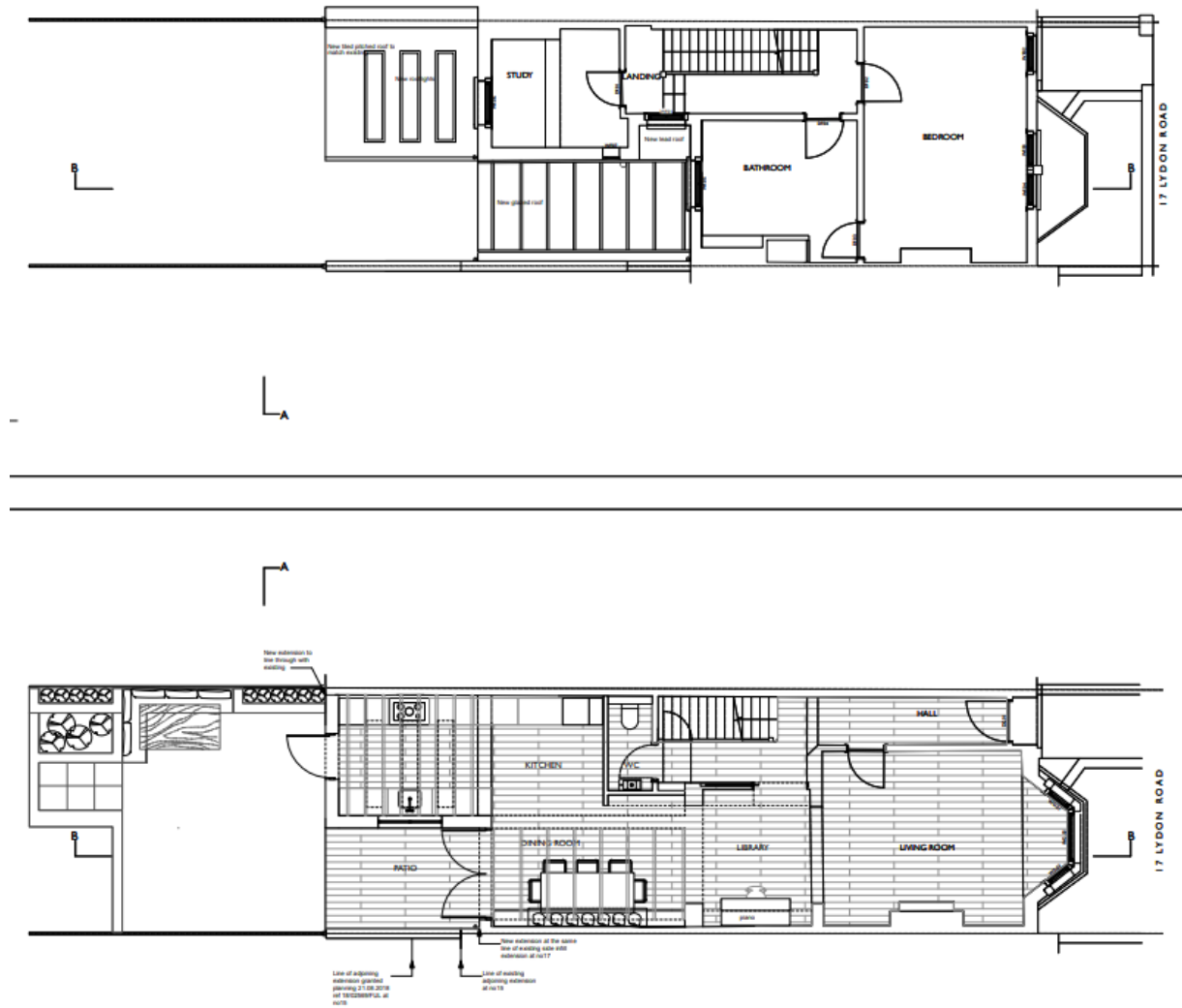


Figure 7: Excerpt from referenced planning application.

6. Summary

- 6.1 Overall, we feel the proposed extension forms a high-quality design which maintains the character of the host dwelling and introduces a complementary architectural style that improves the internal space, all whilst working carefully within the constraints of the area. Local precedents and approved applications all demonstrate that what we are proposing is acceptable within the area and provide support for the proposal. We welcome discussion from the assigned case officer for the application and can assist with any queries.