

Planning Statement- Flat 2, 39 Kirkstall Road

1. Introduction

This supplementary document supports a full planning application submitted to Lambeth Council.

The document should be read in conjunction with all other supporting documents and drawings within the referenced planning permission application. This Planning Statement document has been prepared in line with the Lambeth Local Plan 2015 and the Lambeth Local Application Requirements 2016.

2. Site Description

The existing property is the **second floor flat** in a 3 flat dwelling, situated on Kirkstall Road, accessible from Thornton Avenue (West) and Kirkstall Gardens (East). The site is located within the Telford Park Conservation Area of Streatham Hill. It is a residential street with the immediate surrounding area, characterised by residential properties, known to have been built in the late 1800's.

The dwelling is constructed over three stories, in the centre of a row of adjoining properties on the north side of Kirkstall Road. The adjacent houses are all very similar in appearance and structure. The front facade consists of typical bay windows prominent in the local area, beside attractive and traditional London Stock Brick with slate roof features.

3. Planning History & Development

There is only 1 previous planning application to the property showing for 39 Kirkstall Road as recorded by Lambeth Council.

To remove one Ash tree in rear garden.

3 Flats 39 Kirkstall Road London SW2 4HD

Ref. No: 02/02778/TCA | Received: Thu 19 Sep 2002 | Validated: Thu 19 Sep 2002 |

Status: Decided

4. Conservation Area & Historical Background

The Telford Park conservation area is considered to be an area of special historic interest with an identifiable character which is desirable to preserve and enhance. Essentially, the character of this area lies in the appearance, style and setting of the architecturally special houses designed by Victorian architect, EJ Tarver. None of these buildings are listed but they all possess quality and merits as a collective group.

No two houses in the conservation area are exactly the same. A wide variety of Dutch gables, turrets, double and single fronted versions with an astonishing range of external decoration are visible. However, all these houses with original windows demonstrate that the linking feature of the estate, is its distinctively Queen Anne fenestration. Although the estate stretches over a

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considerable area, taking in Telford, Criffel, Killieser, Thornton, and Sternhold Avenues, Streatham Bill and Kirkstall Road, their bespoke large front bay window layouts are clearly recognisable.

5. Proposed Design & Appearance Impact

All building materials for the proposal will be selected to closely match the existing elements of the building, along with those of its immediate context, aiming to significantly respect the form and proportions of the property. Currently the windows are made up of UPVC to the front elevation and original single-glazed sash windows of wooden construct to the rear elevation, all showing a great deal of wear and dis-repair. Therefore, new timber sash double-glazing will be installed throughout to improve appearance and heat retention performance of the dwelling. These will carry a very light touch in terms of interventions to the overall building envelope and will be painted white in keeping with other properties in the locale. The proposal will continue to respect the appearance and 'special interest' of the Conservation Area. The implementation of the proposal would cause no loss of privacy to the neighbouring properties.

6. Conclusion

The proposed alterations are subordinate and in keeping with the appearance and aesthetic of the existing terraced dwelling. Original features and details have been maintained throughout and are in keeping with its historical value.

We trust that your local planning authority will come to the conclusion that our proposal is appropriate.

Joseph Evans
Proposer

16th February 2024