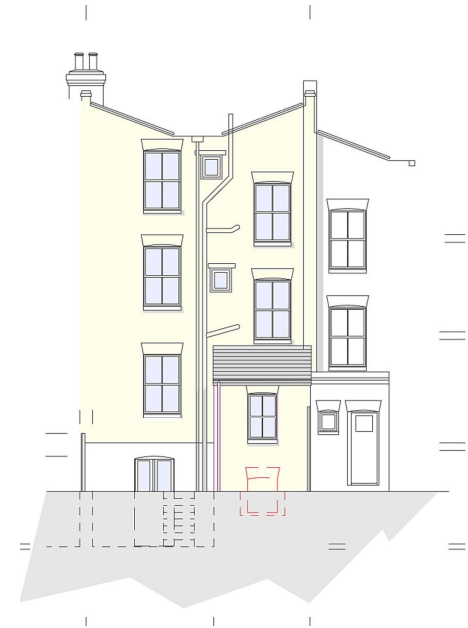


11A LAMBOURN ROAD SW4 0LX . FRENCH DOORS AND REAR ADDITION

Design and Access and Heritage Statements



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SUMMARY . The document is in two parts:

PART D DESIGN AND ACCESS STATEMENT PART H HERITAGE STATEMENT

SCOPE OF WORK

Application for consent to (i) install traditional timber French doors in existing rear basement window structural opening (W4) and (ii) minor amendments to approved application (23/03746/FUL) to rebuild rear closet extension to include; increase in width by 200mm, omit basement window (W5) in rear elevation and replacement of door (D8) in flank elevation with-casement window to match original windows(W6) (W6A)

PART D . PLANNING BACKGROUND

The site is within the Clapham Conservation Area but is not listed, on the local heritage list or subject to an Article 4 direction or tree preservation order.

The building was converted into three self contained dwellings in 1984 when permitted development rights were removed requiring a planning application for the above alterations. A Heritage Statement is also required for works in a Conservation Area.

The NE facing rear elevation and kitchen/dining area (R3) receive no direct sunlight. The proposed doors would improve daylight access, passive ventilation, outlook and access to the rear garden. The increase in width is to accommodate an independent flank wall adjacent to (9) and adequate internal space for a small bathroom and utility room as approved (23/03746/FUL)

PART H CONSERVATION AREA .

A 2.6m traditional rebuilt extension remains subordinate to the host building and timber French doors finished white closely match the existing sash windows. The proposals do not therefore harm the character and appearance of the historic asset or conservation area.

PLANNING BACKGROUND

1 APPLICATION . SCOPE OF WORK
The application is for consent to (i) install Timber French doors in existing rear basement window structural opening (W4) and (ii) minor amendments to the approved consent to rebuild the rear closet extension.

2 SITE LOCATION AND CONTEXT
No11 Lambourn Road is at the Northern end of the Clapham Conservation Area to the south of Wandsworth Road.

3 REAR ELEVATION
The main rear elevation retains its original London roof, proportions, sash window dimensions, gauged arch heads and fenestration.

Rear additions in Lambourn Road are much altered, vary in width and roof configuration and proximity to the principal windows in the rear elevation.

The rear basement level is below the height of boundary fences and cannot be seen from surrounding streets. The elevation of (11A) is not overlooked as 22B Broadhinton Road enclosing the Northern end of the garden does not have windows.

4 PLANNING HISTORY

4.1 ORIGINAL DWELLING CONVERSION

The building was converted into 3no self contained dwellings in 1984. The lower ground and ground floors form a two bed maisonette (11A) with one bed apartments at first and second floors.

4.2 REBUILDING OF REAR ADDITION
23/03746/FUL
GRANTED 23.01.24
Demolition and rebuild of 2 storey rear addition in a traditional style.

5 CURRENT APPLICATION
180.200.002

5.1 MINOR AMENDMENTS
To existing consent 23/03746/FUL.

5.1.1 EXTENSION WIDTH
It is proposed to increase the width of the approved extension from 2400mm to 2600mm to accommodate a new flank wall adjacent to (9) and sufficient internal space for a small bathroom at ground floor and utility room at basement level as approved.

REASON
Detailed inspection of additions (9) (11) show (9) to be constructed first with (11) butted up against the flank wall of (9) with the upper wall (11) built atop of (9). (11) does not therefore have an independent flank wall. The rear elevations are not toothed in and settlement has caused the walls to move apart at the junction between (9) (11).



11 REAR ELEVATION

There is also cracking where the wall of (11) sits atop of the flank wall (9). The rebuilt addition will have independent foundations and enclosing walls.

5.1.2 OMIT BASEMENT UTILITY ROOM WINDOW (W5)

REASON

Space constraints. Installation of Window (W11) in lightwell wall to provide natural ventilation.

6 FRENCH DOORS

Install timber French doors within existing window structural opening (W4) to improve daylight penetration, passive ventilation, outlook and access to rear garden (180.200.002).

7 PLANNING POLICY

7.1 PERMITTED DEVELOPMENT

The proposed works to install French doors and amendments to the rear addition are permitted development in single family dwellings which are not listed or subject to an Article 4 direction. There are a number of properties in Lambourn Road with basement French doors and sliding folding door sets. Sliding folding doors have been granted at (7) Lambroun Road 13/021189/DET 12.06.13.

7.2 PLANNING CONSENT

Single family dwellings which have been

converted into flats do not retained their permitted development rights and planning permission is required for the proposed minor works. The alterations are therefore required to comply with relevant Local Plan policies.

7.3 CONSERVATION AREA

Lambourn Road is in the Clapham Conservation Area. It is not listed, on the Local Heritage List or subject to an article 4 direction or Tree preservation order.

7.4 LOCAL PLAN POLICY

Lambeth Local Plan (2020-2035) policies ,Q2 Amenity, Q5 Local Distinctiveness ,Q8 Design Quality and Construction Detail and Q22 Conservation Areas are relevant to the application, most importantly compliance with policies and guidance relating to AMENITY AND LOCAL DISTINCTIVENESS.

The proposed French doors are designed to improve the daylight access into the kitchen and dining area which is the principal communal space within the dwelling. The rear elevation of number 11A is North East facing with no access to direct sunlight.

It is considered that a modest increase in glazed area in the rear elevation can be achieved sympathetically and would not result in the loss of amenity to neighbours (Q2) or result harm to the architectural character of the host building (Q11) or



CONSTRUCTION Settlement. No independent flank wall to (9)

Conservation Area (Q22) whilst retaining local distinctiveness.

7.5 LOCAL GUIDANCE DESIGN CODE 5. BASEMENTS 2022

7.5.1 CODE 5. Provides supplementary guidance to the Lambeth Local Plan Policy (Q27) concerning Basements.

In particular, the Quality of residential accommodation at basement level (5.34) should address the issue of outlook, amenity, daylight and sunlight.

With the limited outlook of lightwells designers should consider layouts that optimise daylight penetration, good ventilation and guard against poor outlook and an oppressive sense of enclosure.

The conversion (1984.) retains much of its original Victorian floor plan and internal architectural detail but at the expense of the environmental quality of the communal space (R3) and bathroom provision.

7.5.2 AMENITY AND PRIVACY

Policy (Q2) seeks to protect the privacy and amenity of adjoining residents.

The proposed doors and existing window head height are maintained at 600mm below boundary fence height (180.200.002) (Section 3) and will not be visible from adjacent properties and

outlook from the doors would not reduce the amenity of neighbours. Number 22B Broadhinton which encloses the North end of the rear garden of (11A) has no flank wall windows and therefore suffers no overlooking or loss of privacy.

7.5.4 SUSTAINABLE DESIGN AND CONSTRUCTION

Code 5 (5.81) and CODE 4 sustainability (4.107 .1.2). promote energy efficiency measures in basements including passive design measures to optimise natural ventilation (1) and reliance on artificial lighting (2).

the The replacement of sash window (W4) with slimline French doors promotes natural ventilation and improves daylight access reducing reliance on artificial lighting and mechanical cooling improving the environmental quality of dwellings principal communal space.



OVERLOOKING AND PRIVACY
No windows in the elevations of adjacent buildings.

- HERITAGE STATEMENT
- 1 HERITAGE ASSET SPECIAL INTEREST
As the site is in a Conservation Area a Heritage Statement is required to assess the significance of historic asset and its setting and to consider the impact of the proposed works on that significance.
 - 2 AMENITY AND LOCAL DISTINCTIVENESS
The proposal is to increase daylight penetration, natural ventilation, outlook and garden access by introducing a set French doors. The importance of amenity (Q2) (CODE 5) needs to be weighed against any harm caused to the character of the host building.

The proposed doors are at the rear basement level within the existing window opening (W4) the head of which is only 1000mm above the rear garden ground level and 600mm below the fence line. The doors would not therefore, be obtrusive and would not harm appearance of the four storey building.
 - 3 HERITAGE ASSET
11 Lambourn Road is not listed. The rear elevation has been much altered with the addition of service pipes and bathroom windows. Rear closet addition has been partially rebuilt and has a corrugated sheet roof and structural damage (5.1.1). The widths of additions vary (compare (11) and (17) Lambourn Road.

- 4 ARCHITECTURAL DETAIL
Basement level detail in historic assets CODE 5 (5.64.1 Architectural Integrity) and Design Code 4 Alteration and Extensions 2020 (4.37) figure 3 rear closet extensions are a consideration.
- 4.1 MASSING AND WIDTH
It is proposed to increase the width of the addition to 2600mm. Victorian closet additions remain subordinate to the host building and do not encroach on the centre line of the rear elevation. Design Code 4 figure 3 shows closet flank walls are generally on the centre line of the valley gutter and rear elevation and this is taken to be the maximum recommended width of a closet addition. The proposed increase in width still remains set back from the centre line and approximately 1000mm from window (W4).
- 4.2 MATERIALS AND FINISH
Painted semi hardwood engineered timber doors painted white are proposed to match the materials and finish of the original sash windows.
- 4.3 ARTICULATION OF BASEMENT LEVEL
The basement level of the property is rendered. This is a familiar feature of the Victorian terraces in the Clapham Conservation Area. Installation of French doors within the existing window structural opening retains this traditional basement feature.



REAR ADDITION . VARIATION IN WIDTH
Proximity of closet addition flank wall to window reveal

no17 2no bricks
no11 5no bricks



PROPOSED FRENCH DOORS AND REAR CLOSET ADDITION REBUILD