HERITAGE STATEMENT

FOR

Erection of single storey rear extension and ancillary works

to be carried out at

9 BRIDGEFIELD ROAD
SUTTON, SM1 2DG

terrarossa project ltd
DESIGN CONSULTANTS

9 Elgin Crescent, Caterham, CR3 6ND
[redacted]

SEPTEMBER 2026

TR/9374

PROPOSAL:

The proposed single storey rear extension is located at the rear of the property and will replace an existing extension and conservatory, neither of which forms part of the original building.
Furthermore, the rear elevations of these properties do not exhibit the same architectural quality or significance as their principal frontages, which largely contribute to the character and appearance of the designated Conservation Area.

1. Sources consulted

Sources: National Planning Policy Framework (Section 16), Sutton Local Plan 2018 (Policy HE1), Landseer Road Conservation Area Character Appraisal, Historic England National Heritage List for England, and local planning precedents.

2. Significance of the asset and setting

9 Bridgefield Rioad is a semi-detached Edwardian house, dating from around 1900, arranged over three storeys. It is within the Landseer Road Conservation Area and is recognised as a positive contributor to the street scene.

Its significance lies primarily in its ornate front elevation, yellow brickwork, decorative render and original architectural detailing. The rear setting faces towards a garden which backs onto York Road and has low public visibility.

3. Principles, justification and sympathetic form

Highly sympathetic massing and form

The proposed design is for a single storey rear extension, which is rooted in the existing geometry and structural rhythm of the original building.

The proposed extension is located at the rear of the property and will replace an existing extension and conservatory, neither of which forms part of the original building, and which are both in poor condition and not in keeping with the conservation area aesthetic, into one improved family living space.

Furthermore, the rear elevations of these properties do not exhibit the same architectural quality or significance as their principal frontages, which largely contribute to the character and appearance of the designated Conservation Area.

4. Safeguarding neighbouring amenity and conservation value

1. Protection of neighbouring amenity: this addition does not change the outlook, light and privacy of neighbouring properties at Nos. 11 and 7.

2. Preservation of the front facade: works are confined to the rear of the property, leaving the contribution of No. 9 to the streetscape unaltered.

5. Assessment of impact and level of harm

- Street-scene impact: Zero. The single storey rear extension is not visible from the street, leaving the primary street frontage unaffected. It is also not visible from York Road to the rear, as only the top of the rear of the house if visible from the street.

- The current extension and conservatory are not part of the original house, are in poor condition and are not in keeping with the conservation area aesthetic. Replacement of these with a new single storey rear extension will add rather than subtract from the look and feel of the property.

6. Conclusions

In conclusion, the proposed development has been carefully considered in relation to the architectural character, appearance and historical significance of the surrounding Conservation Area.

The proposal is sympathetic to the existing built environment and will neither detract from the significance of the heritage asset nor adversely affect the character and setting of the wider area.

It is therefore considered that the proposed works will result in no detrimental impact on the Conservation Area, preserving its character and appearance in accordance with the relevant provisions of the National Planning Policy Framework (NPPF) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.