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8A Shardcroft Avenue

517SA
Design, Access & Heritage Statement

P1
July 2026

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PL1
August 2026

1.0 - Information

This Design, Access and Heritage Statement has been prepared in support of a householder planning application for extensions and alterations at 8A Shardcroft Avenue, SE24 0DT, for Simon & Jane Bampfylde. This statement should be read in conjunction with the following information:

517 : 51 PL1 - Ground floor plan as existing
517 : 52 PL1 - First floor plan as existing
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517 : 100 PL1 - Site & location plans as proposed
517 : 101 PL1 - Ground floor plan as proposed
517 : 102 PL1 - First floor plan as proposed
517 : 103 PL1 - Elevations as proposed
517 : 104 PL1 - Sections as proposed
517 : 105 PL1 - Section as proposed

Fire Statement
Householder planning forms
CIL Forms

2.0 - Site & Context



Figure 1 - Aerial view - Google maps

8A Shardcroft Avenue is located in Herne Hill, within the London Borough of Lambeth. The property sits on Shardcroft Avenue, a residential street close to the Southwark boundary and east of the Herne Hill railway line. The house is located on the corner of the intersection between Shardcroft Avenue and Gubyon Avenue.

Shardcroft Avenue and Gubyon Avenue are both predominantly residential, with substantial terrace and semi-detached family houses arranged over multiple storeys. The street is generally characterised by red brick front elevations, yellow stock brick to side and rear elevations, two storey bay windows, street facing gables, white painted timber sash windows and painted render or timber detailing.

The street has experienced a degree of domestic adaptation over time, including loft conversions and rear extensions. These alterations form part of the evolving residential character of the area, provided they remain sympathetic to the host property and preserve the character and appearance of the local area.

The property is not listed, nor is it located within a conservation area.

3.0 - Planning History

Relevant planning applications:

25/01045/FUL - 12 Shardcroft Avenue London Lambeth SE24 0DT - Granted Permission

Erection of single storey ground floor rear and side extension.

23/00440/FUL - 8 Shardcroft Avenue London Lambeth SE24 0DT - Granted Permission

Erection of a ground floor rear extension, first floor rear bay window, and formation of basment and installation of air conditioning condenser and 2x heat pumps within an outbuilding.

24/03565/FUL - 11 Woodquest Avenue London Lambeth SE24 0HD - Granted Permission

Erection of a single storey ground floor rear extension, together with alterations to the fenestration on the rear elevation.

26/01249/FUL - 4 Shardcroft Avenue London Lambeth SE24 0DT - Granted Permission

Erection of a single storey side infill extension at ground floor level and the replacement of the ground floor window to the rear elevation of the rear return with aluminium frame glazed doors.

21/04515/FUL - 42 Kestrel Avenue London Lambeth SE24 0EB - Granted Permission

Erection of a single storey ground floor rear extension and erection of a rear dormer roof extension.



Figure 2 - 12 Shardcroft Avenue - Rear elevation as existing



Figure 3 - 12 Shardcroft Avenue - Rear elevation as proposed

4.0 - Site Photos



Figure 4 - View of existing front elevation



Figure 5 - View of existing side elevation



Figure 6 - View of existing rear elevation



Figure 7 - View of the existing kitchen extension



Figure 8 - View existing kitchen extension from dining room



Figure 9 - Existing kitchen extension



Figure 10 - Existing kitchen extension



Figure 11 - View of rear garden from the rear living room

5.0 - Design



Figure 12 - Rear elevation as existing



Figure 13 - Rear elevation as proposed

This application seeks permission for extensions and alterations to 8A Shardcroft Avenue, including a modified ground floor rear extension with new rooflight, a revised internal layout, and amended rear openings.

The proposal retains the principal front and side elevations and main roof form of the property, preserving the established character of Shardcroft Avenue. The main external works are concentrated to the rear, where the existing ground-floor arrangement is reconfigured to create a more generous and better-connected kitchen area.

At ground floor level, the proposed alterations improve the relationship between the house and the garden. New, minimal-framed sliding doors and windows create both a visual connection and also an easier physical connection to the garden with a flush threshold. The small kitchen extension will combine with the existing dining room to create a generous kitchen which is more in keeping with the scale of the house. The new kitchen has a taller, flat ceiling with a single large rooflight to allow natural light to reach deeper into the plan.

The rear extension walls will be extended up to create a horizontal parapet, with dogtooth brick detailing to give the extension more aesthetically pleasing proportions. The footprint of the existing kitchen extension will remain and will not be extended further.

The proposal includes new minimal sliding doors to replace the existing timber French doors to the current rear living room. The superficial render surround will be removed and the brickwork made good to offer more consistency with the other new ground floor openings.

Overall, the proposal provides a sensitive and practical improvement to the property. The works enhance the usability, daylight and quality of the internal living spaces, while preserving the character of the principal elevation and respecting the scale, form and roofscape of the host building and the neighbouring houses.

6.0 - Appearance + materials



Figure 14 - Illustration of the rear elevation



Figure 15 - View from the kitchen to the rear garden

Appearance

The proposal has been developed to retain the established character of the existing house while introducing a discreet additions to the rear.

The main external alterations are concentrated to the rear, where the existing kitchen extension is modified to create a flat roof and dogtooth brickwork parapet in lieu of a pitched roof. Larger, minimal-framed windows and doors and a taller ceiling will create a better connection to the rear garden.

The existing timber French doors to the rear living room will be replaced with more elegant, slimline sliding doors to increase natural light into the new family dining area. The render details around this opening will be removed to create a consistent appearance to ground floor rear facade.

Materials

The proposed material palette has been selected to create a refined and durable rear addition that sits comfortably against the existing building.

The modified walls to the new extension will be reused or reclaimed London Stock to match the existing brickwork.

The dogtooth detailing to the parapet will also be in matching London Stock brickwork, and will give the extension balanced, pleasing proportions.

Overall, the proposed materials and techniques distinguish the new rear intervention from the existing house while remaining durable, modest and sensitive to the surrounding residential context.

7.0 - Sustainability & Daylight

As part of the practice's commitment to sustainable building, the proposed alterations at 8A Shardcroft Avenue incorporate a number of low-energy and environmental design measures intended to improve the home's long-term performance and comfort. The following strategies are proposed:

Daylighting and Solar Gain

The proposal has been developed to improve natural light within the ground floor living spaces, particularly to the deeper parts of the plan where daylight is currently more limited.

A new, larger rooflight is proposed above the kitchen area, which allows daylight to enter from above, improving the quality of light within the kitchen and dining area, and reducing reliance on artificial lighting during the day.

The size and position of the proposed openings have been carefully considered to improve daylight and outlook without creating unacceptable overlooking or loss of privacy to neighbouring properties. The taller ceilings and larger glazing with minimal frames all contribute to increased natural light within the house.

Low Energy Construction

The proposal adopts a fabric first approach to sustainability, prioritising improvements to the building envelope as part of the new rear extension and associated alterations.

New walls, floors and roofs will be insulated to meet or exceed the relevant requirements of Part L of the Building Regulations. New glazing will be specified to provide improved thermal performance when compared with the existing rear arrangement.

The proposed materials and construction methods have been selected for their durability, longevity and suitability to the residential setting. These measures will help improve the long term performance of the house, while reducing future maintenance demands.

The reconfigured ground floor layout also improves the efficiency and usability of the home, creating a more adaptable family living space with better access to daylight, ventilation and the garden.

Together, these measures contribute to a more comfortable, efficient and resilient home, balancing improved environmental performance with a high level of architectural quality.

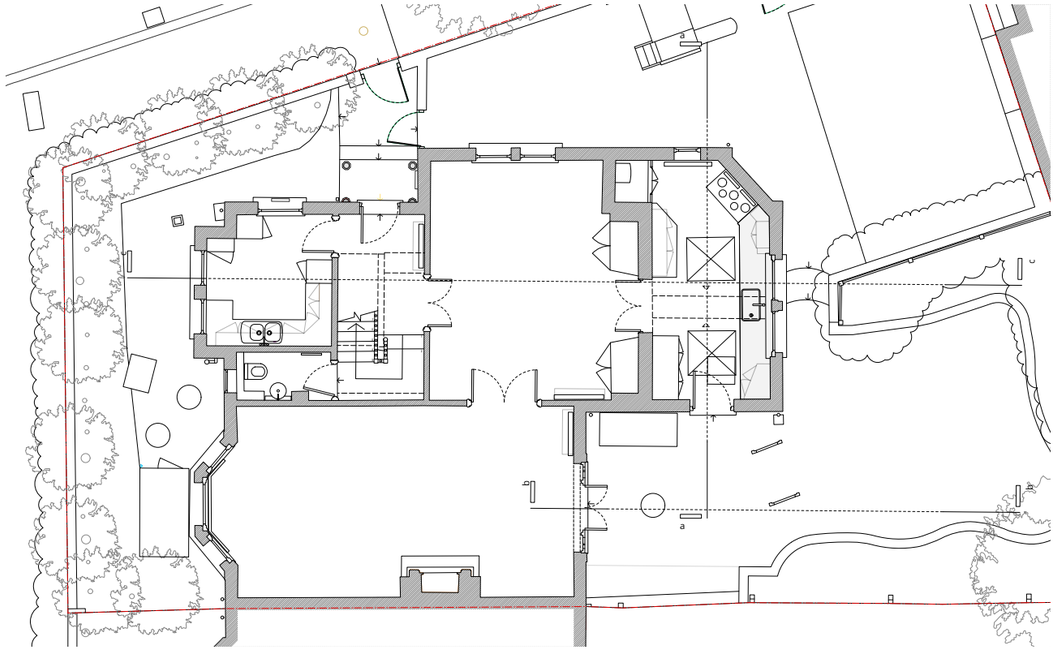


Figure 16 - Ground floor plan as existing

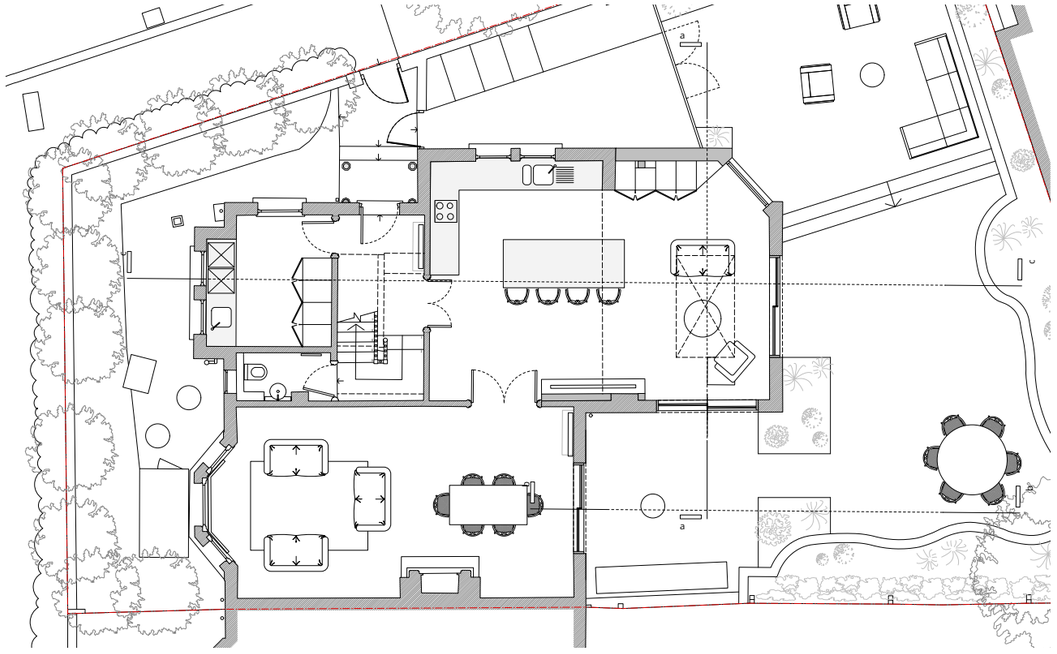


Figure 17 - Ground floor plan as proposed

8.0 - Access, Parking & Consultation

Access & Parking

Primary public and private access to 8A Shardcroft Avenue remains unchanged. The applicants have never used the garden for parking in their 10 years at the property, therefore the alterations will not give rise to any additional parking demand on the street.

Consultation

The clients have consulted the immediately affected neighbours and no objections have been raised.













Figure 18 - 23 - works by DO+CO Studio