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Planning Department
Richmond Council

Heritage Statement for single storey side and rear extension at Toad Cottage, 61 Station Road, Hampton, TW12 2BT

1. Drawings

This statement should be read in conjunction with the drawings submitted as part of the planning application:

21/12-01, 21/12-02 Rev B, and 21/12-03.

2. Brief description of proposal.

The works comprise of:

- Hand demolition of existing garden wall and repositioning back into correct location.
- Provision of new foundation and rebuilding of garden wall ensuring bricks are same stock as existing wall if needing to be replaced due to damage.
- Provide new mono-pitched slate roof with box gutter
- Provide flat roof for new WC

3. Existing house and surroundings.

The property is situated to the south of the Conservation Area.

Station Road is a main thoroughfare in the village of Hampton with varying styles of Architecture from different eras. The properties on Station Road are a mixture of small cottages, shops with traditional protected shopfronts and low-level blocks of flats towards the High. The immediate street scene is predominately that of terraced cottage properties that share eaves lines and ridge heights.

The walls are smooth rendered, painted in soft colours with, bands and mouldings. The embellishment with decorative plaster, timber bracketed eaves, carved stone lintels, string courses and corbelled chimneys gives a rich architectural diversity to the road. Roofs are



natural slate with tall brick chimneys adding to the attractive qualities of the roof scape of this area.

4. Design

Use

The proposed extension will continue to be used as living space for the property. The extension will create a much more usable kitchen space for modern living.

Size

The proposal will relocate the garden wall into its correct position. The proposal although creating space inside for the homeowner will be modest in size and also has been designed so that the roof pitches away from the neighbour thus reducing its visual height

Landscaping

Landscaping will not be changed or affected by the proposal as the wall exists.

Appearance

The extension will be constructed using brickwork to match the existing garden wall. The roof will be finished with slates and it is proposed to have low profile roof glazing incorporated to provide additional natural light to the kitchen below.

5. Planning Policy

The properties of 51-61 Station Road have been the subject of an Article 4(2) Direction since October 1992.

6. Amenity

Amenity will not be affected by this proposal.

7. Conclusion

The planning application proposes a single storey rear replacement extension to continue to provide additional living space to a family house with the dormer allowing for the introduction of a second bedroom to the first floor flat. The impact on the conservation area in practice has been carefully considered, however, as the proposed extension is located to the rear of the property and is not visible from road it therefore does not have any adverse impact on the character of front elevation when viewed at street level.

