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# JEYH

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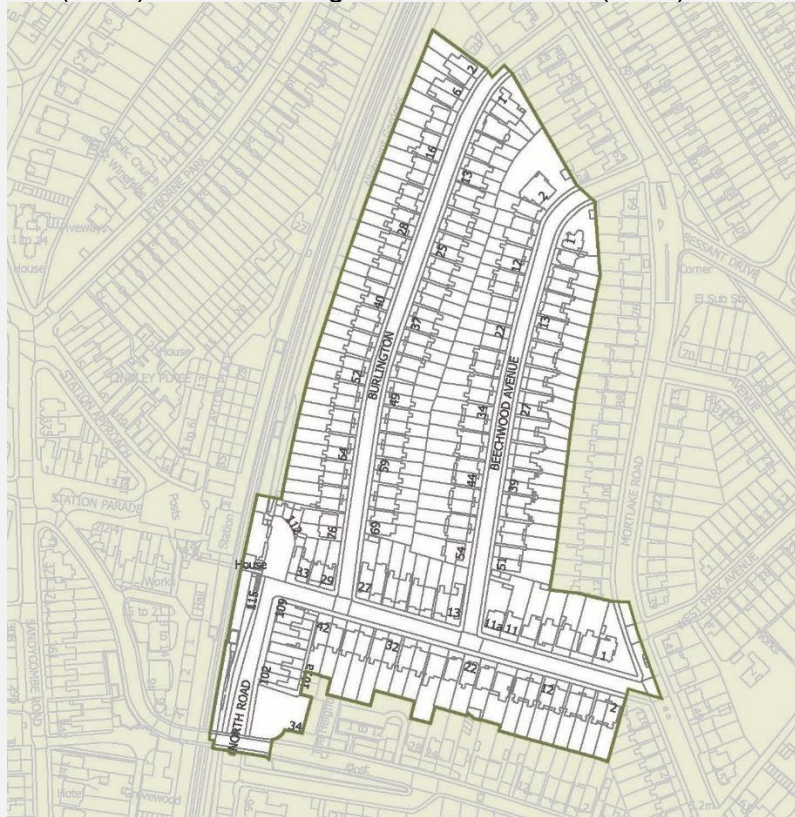
**HERITAGE STATEMENT AS SUPPORTING DOCUMENT FOR  
LOFT CONVERSION AT  
65 BURLINGTON AVENUE, TW9 4DG**

## Introduction

This Heritage Statement has been prepared to support our planning application for loft conversion including creation of small dormers and installation of conservatory style Velux windows to side elevation roof slope.

## The Conservation Area 73 and Kew

The site, 65 Burlington Avenue, TW9 4DG belongs to London Borough of Richmond upon Thames and lies within Burlington Avenue and West Park Road Conservation Area 73. The Conservation Area 73 is adjacent to Kew Gardens (formerly Lichfield Rd) Conservation Area 15 with nearby listed buildings/structures Grade II such as Kew Gardens Station (1869) and Footbridge at Kew Gardens (1912).



The area 73 consists of Burlington Avenue, Beechwood Avenue, West Park Road and north part of North Road and being located on the east side of the railway with houses built at 1900s, which is speculatively one of the first areas developed on that side of the railway. Some part of Beechwood Avenue was damaged during the World War II and rebuilt with later style but other parts of Area 73 were unaffected.

Vision of the Kew is to maintain its character as a residential area. The Kew Village area is divided in character areas, each defining its own character and conservation area 73 is under character division 13. The Character Area 13 also includes two sub-areas with each having a different characteristic from the rest of Conservation area 73. On the west-south side (Kew Garden Station) we have a pedestrian area with cafes and shops including Kew Gardens Station which is widely used by the public for enjoyment, shopping and transportation. The other sub-area is on the Mortlake Road side with a large and visually pleasant houses with red brick and all slightly earlier than the rest of the area.

## **Burlington Avenue and Site**

Before the area was designated as conservation in 2017, large number of houses were extended under Permitted Development Rights (PD) by changing the side sloping roofs to gable end and creation of full width dormers at the back or, dormers extended in a way to reach a maximum volume allowance. Despite this, some number of houses have been untouched, retaining the original roof lines at the front and side.

Burlington Avenue consists of a very attractive Edwardian properties which are equally set back from the street with a small front gardens, low wood or brick fences and trees on street`s paved areas. Majority of the houses still have front garden tilled with Art Deco pattern pathway leading from pavement to front entrance door. All the houses are semi-detached, two storey buildings with pitched roofs and gable end above bay windows. Front elevations dominate with opened wood frame porches which include carved timber railing and fretwork patterns painted white which are distinctive feature of the south side of the street. Majority of the properties include a large bay windows with ornamental bargeboards at front gable end above the bay. Sloping roofs include a mix of clay or concrete tiles, plain or Roman style. Front chimneys are sited halfway down the front sloping roof plane and are finished with yellow brick and red corbel on upper part of stack. Windows are either wood sash or hung casement which are typical for Edwardian period and front door are large and heavy with some touch of Art Nouveau.

Materials dominating are red brick on ground floor front elevation and render on upper level. First floor front elevation features pepper dash render (originally unpainted) with a touch of a Tudor style timber frame, and some houses includes clay tile as a cladding.



*Typical style houses at Burlington Avenue*





65 Burlington Avenue

House 65 Burlington Avenue is a two-storey semi-detached property with a pitch roof and small front garden. Main feature of the principal elevation are:

- a large bay windows, a timber frame side hinged casement windows with a small top hung opening panel
  - red brick on the lower part of the building
  - red clay tiles as a cladding on upper level
  - timber frame open porch with carved timber railing and fretwork patterns, all painted white
  - wide timber frame entrance door with side panels
  - Art Deco path leading to front entrance door
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