

L + A R C H I T E C T S

Project: 19 Model Cottages, Richmond, SW14 7PH

Heritage Statement

May 2021

This Heritage Statement has been prepared by L+ Architects in support of a Planning Application for the redevelopment of 19 Model Cottages in Richmond, SW14 7PH

The scheme consists of the following works:

- Removal of the glass roof area above the kitchen
- Rear Conservatory.

Internal refurbishments and optimisation of thermal performance.

- replacement of some of the windows and creating new window to the stairs at the rear of the property.
- new roofs for the ground floor volumes to unify the massing and optimise the internal daylight.
- new retractable glass roof to the existing courtyard with high performance.

The purpose of this statement is to clearly set out and consider all the relevant planning aspects of the proposed development, the justification for the works, the national and local planning policy relevant to the application and an assessment of how the proposed development relates with those requirements.

Site Location

Model cottages are a row of mid-19th Century properties on a private road and accessible from Waitrose Car Park via a shared vehicle and pedestrian lane.

The first cottages were built in 1853 by the Labourers' Friendly Society, which may have been associated with the Metropolitan Associations for Improving the Dwellings of the Poor (1842). The east side was the first to be built. By 1862 ownership was in the hands of Major Penrhyn. By 1870 twenty-six cottages had been built, the last ten having been built by the Major.

Site Context

The semi-detached cottages are part of the Model Cottages Conservation Area and are set back from the lane by long front gardens. The gardens accommodate the parking, and the landscaping is relatively dense with typical English cottage gardens. The property is designated as a Building of Townscape Merit.

The cottages have all been extended and modified individually over time and as a result they are all different but retaining some common features that unifies the overall aspect of the streetscape.

Main Development Plan Policies

LBRUT Local Plan 2018

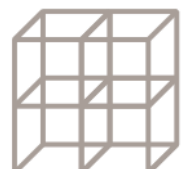
- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP 8 Residential Amenity and Living Conditions

Supplementary Planning Documents/Guidance

- House Extensions and External Alterations
- Building of Townscape Merit SPD
- Conservation Area Study and Statement

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Also, the design will follow the Lifetime Homes standards including:

1. Width of approach for parked car and adjacent to house
2. level or gently sloping approaches to the house
3. Illuminated entrance with covered porch and entrance area
4. Compliant external and internal door widths
5. Living room, dining room, kitchen, bedroom and bathroom at ground floor level. Bathroom and toilet to be fully accessible. First floor bedrooms for visitors and family
6. Living room windows glazing to begin lower than 800 mm
7. Electrical switches and socket outlets

Summary

The proposed removal of the conservatory, creating an outdoor space and the unification of the roofs of the ground floor which in turn would allow for high performance rooflights will benefit the property eliminating suboptimal areas and would allow to upgrade the performance of the envelope in general.

Analysis of the Proposed Works

The design of the internal layouts is proposed to suit the requirements of a modern single family dwelling requirements and aims to provide a natural relationship between interior/exterior for the floor as well as to provide good levels of natural light.

The proposal creates a building that adapts in its massing and morphology to the local built environment and the historic background, not only the adjacent pairs of semi-detached houses on both sides of the road.

The proposals follow the Planning office advice to obtain an integrated approach that amalgamates a contemporary intervention as well as blending in with the existing environment.

The back of the property perimeters will be in line and in keeping with the other house buildings on the road and fundamentally with its pair.

The proposals do not impact on daylighting and sunlight levels to neighbouring properties due to the location of the sun's path.

Use:

The building will remain as a single dwelling house as a family home.

Proposal Summary

The proposals have been sensitively designed, to be considerate, discreet and in keeping with the local area.

The massing of the building relates directly to the predominant architectural characteristics of the pair of houses and a restricted palette of sustainable materials addresses the original appearance of the building.

Overall, the massing, materials and careful details, amalgamated under a balance of traditional and contemporary architectural language, respond to the site in a proactive manner on several levels as per the Model Cottages Conservation Area, the proposals address the opportunities for enhancement:

- Improvement and protection of landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design, rationalisation and improvement in quality of street furniture and flooring

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