

Heritage Statement

65 Elm Grove Road, Barnes SW13 0BX, 14th MAY 2021

Context and assessment of significance

The planning application relates to a three storey mid terrace dwelling. The property is situated on Elm Grove Road and it lies within The Barnes Common Conservation Area, it is listed as a Building of Townscape Merit (BTM). The Edwardian dwellings of Rectory, Bellevue, Cardigan, Elm Grove and Meredyth Roads are largely similar in design and style and carry the ornate detailing from the dwellings fronting the common. However, they are much simpler in design, with forward projecting bay windows and a smaller feature gable roof. While the rear elevations differ from each other since they have been altered by several extensions.

Design and concept for the proposed development

The proposal is for a loft conversion and a rear dormer loft conversion over the existing rear outrigger. Both similar in design to previous works carried out along the road. Significantly an outrigger dormer was approved to connect into the existing main roof dormer to N° 94 Elm Grove Road ref 18/1473/HOT, and a full rear width dormer with outrigger dormer approved to N° 74 Elm Grove Road ref 18/1806/HOT and the most recent to N° 87 and N°81 Elm Grove Road ref 19/0372/HOT and 19/2551/HOT.

-Ground floor

The proposed scheme includes the front door and windows (existing UPVc windows) to be upgraded in line with the character of the street (timber frame sash windows with double/triple glazing). Front garden paving and fence to be upgraded. The intention is to improve the overall housing quality to suit the new living standards but maintaining the character of the house, using materials to match the existing and recovering the original appearance and style of the windows and entrance door.

-First floor

Internal distribution to be upgraded. 2x chimney stack to be removed. Front windows to be upgraded (same as ground floor). Rear window (A) to be upgraded and resized (new double timber sash window with double glazing, refer to pages 01 and 03 of householder planning application document). Side uPVC windows (B+C) to be upgraded and resized (new frosted glass sash window with double glazing, refer to pages 01 and 04 of householder planning application document).

-Loft floor

Loft conversion extending over rear outrigger to mirror n°63 Elm Grove Road, creating a symmetry between both properties and following the appearance of the existing in the area, characterized by numerous extensions of the same proportions. The pod extension will be set back from the eave 200mm and lower than the loft conversion over the main building. Installation of 2x new skylights to the front roof, 1x

new flat skylight on top on loft extension and 1x new flat skylight on top of pod extension.
New rear window with fixed bottom panel on loft extension.

-Roof

Ridge line to be raised by +250mm to match n°67 (planning application ref. 08/2710/HOT). New skylight to first-floor back addition roof. 2x chimney stack to be maintained externally.

-Windows and doors

The proposed extensions and elevation alterations have been designed to respect and complement the character and appearance of the overall property and to avoid any detrimental impact on the residential amenities of neighbouring properties.

In formulating our proposals, we have been mindful of similar extensions to the neighbouring properties and in the near environmental context.

Impact

Due to the mid terrace location of the property, there will be no impact to the street scene other than the conservation style Velux windows to the front elevation. There would be no loss of original features and the design of the loft and pod extensions ties in with other properties in the road. The amount of development proposed is very similar to that which is displayed by the neighbouring properties to either side and at the rear of the application property creating a symmetry between n°65 and n°63 Elm Grove Road.

Access

Access to the property will remain unchanged by the proposals. No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required.