

**17 Gladstone Avenue
Twickenham
TW2 7PS**

14th May 2021

HERITAGE STATEMENT :

Demolition of Garage and Shed to Replace with Garden Office and Relocate Fence

This document is in response to the London Borough of Richmond upon Thames request for a Heritage Report to support the proposals for the demolition of a garage and shed to replace them with Garden Office to the rear of the above property and the taking down the existing fence and replacing it with a new one relocated to as shown on the proposed plan.

Heritage Listing

The above address resides in The Rosecroft Gardens Conservation Area 46 which has been assigned an Article 4(2) Direction 2010 restricting certain permitted development rights. In 'The Schedule (Schedule part 1 of the schedule 2 1995 order)' lists of the restrictions impacting on the proposed Planning Application are:

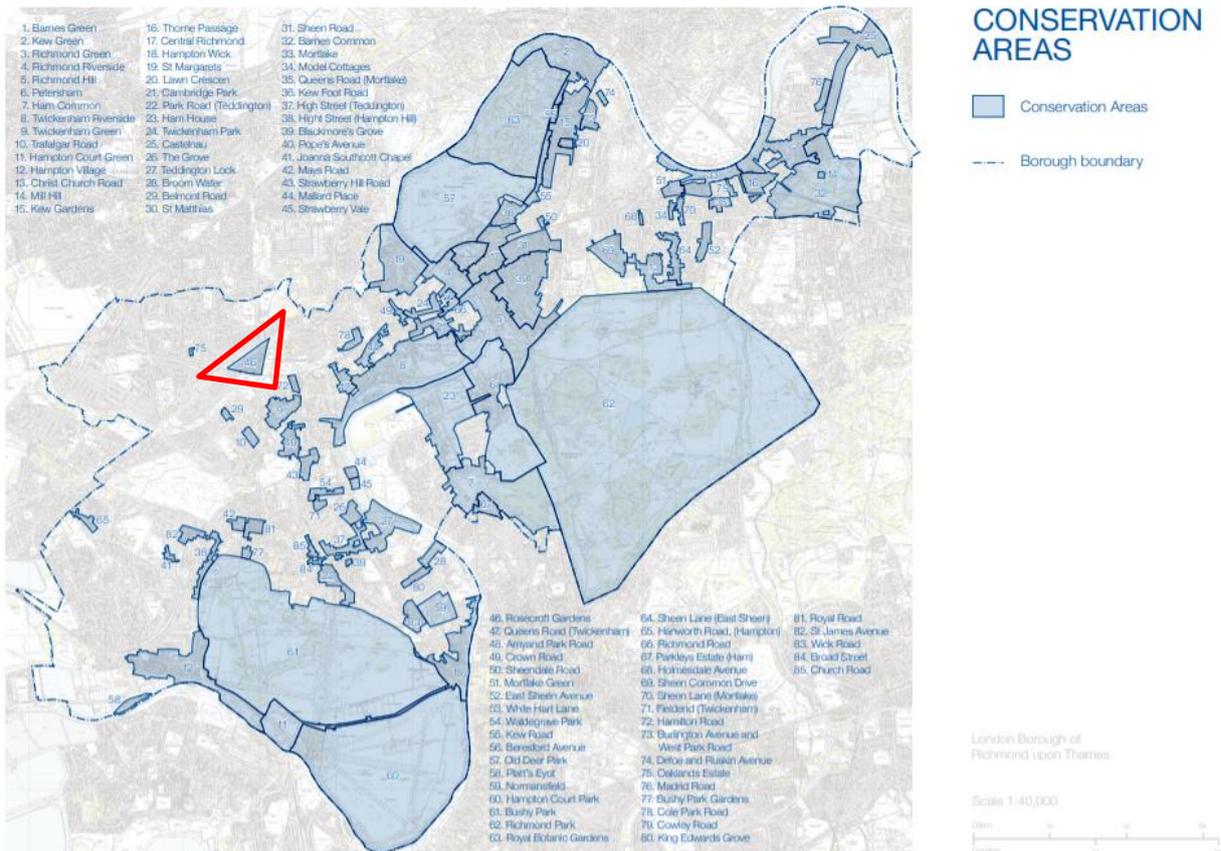
item (i) The enlargement improvement or other alteration of a dwelling house (Class A)

Item (iv) The construction erection or maintenance improvement or alteration of a gate wall or fence or other means of enclosure (Class A)

History and Development

The Description of the significance of the heritage asset is taken from the London Borough of Richmond upon Thames Conservation Statement.

This estate was developed as a single residential estate around 1930 on former nursery lands. This was contemporary with the arrival of the Chertsey Road and much of the suburban development to its North West.



Character

Rosecroft Gardens Conservation Area 46 is an isolated distinctive model 1930s estate of mostly semi-detached and some detached bungalows. The houses are laid out on a tightly contained triangular plan of Gladstone Road and Rosecroft Gardens on the perimeter and Denehurst Gardens at the centre. Here cohesive rows of bungalows in garden plots are set behind small well planted front gardens and low boundary walls.

Bungalows are of painted render over brick plinths with brick surrounds to doorways and linking band course. They have curved bays below deeply projecting eaves and plain tile roofs. A number of houses still retain original features such as distinctive curved glass within metal window frames and glazing bars and three light insets to vertically divided front doors, architectural details so evocative of this period.

The resources used to prepare this report are:

- Conservation areas map - London Borough of Richmond upon Thames
- Conservation area statements - London Borough of Richmond upon Thames
- Conservation area studies - London Borough of Richmond upon Thames
- Article 4 Directions - London Borough of Richmond upon Thames

Opportunity for Enhancement

In the conservation designation, the opportunity for enhancement is identified as follows:

- 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

THE PROJECT

The proposal is to demolish the existing garage and shed and build a garden room to create two offices, utility and a WC enclosure. The new building is more in keeping with the 1930's style than the current concrete panelled garage. We also propose to take down the fence between the house and the garage and replace it with a new timber fence in a new position perpendicular to the house and new building.

The siting of the building will align with the front of the neighbouring garage and be lower than the ridge (15 Gladstone Avenue). The new building will run parallel to the boundary with 15 Gladstone Avenue to leave a 2m wide flower bed at the bottom of the garden where the site bounds with 2 Rosecroft Gardens.



15 Gladstone Avenue

17 Gladstone Avenue

View of existing garage front elevation and from the driveway

The Garden office (proposed)

The Building statistics:

Area (existing footprint Garage and Shed)	22.20 m ²
Area (proposed building footprint)	40.10m ²
Additional area of foot print proposed	17.90 m ²
Height	2.7m (from ground level)
Width (as see from the garden)	10.50m
Depth	3.64m (front)/4.24m (back)

The building will **not** affect the host house nor the front garden of the property

Many other properties along Gladstone Avenue have built garden offices as the Covid lockdown has meant many people are working from home which will be here to stay in some form. My clients wish to have the practical benefit of working from home for the foreseeable future.

In terms of appearance, the proposed new structure offers an additional component to the overall composition of the plot and therefore the proportion of the design has been carefully considered. The overall impact will be minimal and will improve the visual street scape by adding small a complimentary intervention replacing an outdated, out of character garage frontage (galvanised metal door).

The external treatment will be white painted render echoing the original rendered facades and to compliment the existing house. The front elevation is set back from the the main public frontage and Gladstone Avenue

SUMMARY

The project has been designed to be sympathetic to the conservation status of the estate. The proposals demolish the out buildings that have been added over the years have not enhanced the original style. The proposals allow for improvement and enhancement of the character whilst offering an my clients a comfortable and practical home working environment separate from the main house for the foreseeable future in a more sustainable environment.