

HERITAGE STATEMENT - PLANNING APPLICATION 21/0366/FUL

KEW GARDENS CONSERVATION AREA:

Kew Gardens conservation area lies within suburban Kew around Kew Gardens Station. It is located South of Kew Green and North of Richmond Centre, between the railway line to the East and the Royal Botanic Gardens and Old Deer Park along Kew Road to the West. It adjoins Kew Green (2), Lawn Crescent (20), Kew Road (55) and Royal Botanic Gardens Kew (63) conservation areas. History and Development

Kew Gardens conservation area is centred on the historic listed Kew Gardens Station building. This provides the gateway to this area and the Royal Botanic Gardens, and is the busy focus of activity here. The area is generally characterised by residential streets of substantial two to two and a half storey detached and semi-detached villas set in substantial garden plots with continuous front boundary walls or railings to the street. The mature planting of front gardens and street trees contribute to the pleasant leafy suburban character of this area.

HOW THE PROPOSAL WILL PROTECT THE ASSET:

The proposal refers to a window that is in the lower ground part of a large 4 storey Victorian semi-detached pair of houses, nos 12 and 13, at the corner of Kew Gardens Road where it joins with Cumberland Road.

The current window forms part of a post-war adaptation of the area under the main flight of steps up to the main door of number 12 Kew Gardens Road, and therefore is not integral to the late Victorian design of the rest of the building. Originally this understeps area would have functioned as an open storage area - for coal or such like. It would appear that, when the house was made into flats, sometime in the period between the end of the war and the early 1970's the under-steps area was closed off, and adapted to function as the bathroom for Flat no. 1, of which we are the current owners.

The window is fitted in the south facing wall, and has a crittle frame with a small opening flap at the top of the window (see photos attached) There is a matching window in the understeps of no.13 set into it's north facing wall that faces directly opposite (see photo) but this has a more modern wooden frame. To nullify the impact of replacing the old window in no.12 the new window will be custom designed to visually match the window in no. 13 exactly thereby creating a consistency between these two windows and the two parts of the building.

PROPOSED WINDOW REPLACEMENT AND HOW IT IMPACTS THE AREA:

The impact is very minimal from a visual point of view as it does not face straight onto the road. Rather it is somewhat below ground at a right-angle to the street, as shown in attached photos. Because of the size of the window (630mm X 900mm) and the way it will match the window in the house next door materially and visually, it is not expected that any change will be noticeable from the street, following the replacement.