

bureau de change

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25 May 2021

Heritage Statement

Site Address: 43 Sheen Road, Richmond, TW9 1AJ
Application: 21/0317/HOT & 21/0318/LBC

Heritage Context

43 Sheen Road is a Georgian terrace house on the southern side of Sheen Road constructed in the early 18th Century. In 1950, 43 Sheen Road was added to the National Heritage List for England with a Grade II listing, along with the neighbouring 45 Sheen Road. The list number entry is 1252747 and Historic England provides the following description of the property:

1. 5028 SHEEN ROAD (south side)
No 43 TQ 1874 24/14 10.1.50

2. Early C18, 3-storey house with basement, 3 windows wide. Recessed panels beneath those of the first and second floors. Square headed, flush framed sash windows, retaining glazing bars. Built in yellow brick with red dressings and having a parapet. Good timber doorcase with fluted Corinthian pilasters and rusticated voussoirs. Stone steps and railings to entrance.

In 1977, the Sheen Road Conservation Area was created by the Royal Borough of Richmond upon Thames which encompasses 43 Sheen Road. The Conservation Area Statement describes Sheen Road as “the historic route from Richmond to London and retains high quality buildings including some 18th century development.”

The Conservation Area has two distinct characters: the development along Sheen Road, in which no 43 is located, includes 18th and early to mid 19th centuries buildings, while the later residential terraces and semi-detached houses running up to the railway line to the north were developed after the introduction of the railway in 1846. The former of these two characters include houses, like no 43, mostly set in large gardens with mature trees. A strong frontage is maintained by buildings or boundary walls set against the pavement.

The Conservation Area Statement lists the following issues of importance to Sheen Road:

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring

- Domination of traffic and poor pedestrian environment leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisements

Opportunity for Enhancement

- 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 and improvement in quality of street furniture and flooring
- Mitigation of impact of traffic and improvement of highways conditions and pedestrian convenience, and rationalization of existing signage and street furniture
- Retain and improve the quality of shopfronts and advertisements

The only issue identified above that is directly relevant to this proposal is the loss of traditional architectural features and materials due to unsympathetic alterations. This proposal seeks to preserve the existing host building and reinstate architectural quality by replacing a rear extension of poor design quality.

Overview of Heritage Assets

The scope of this proposal is to replace an existing single storey rear extension. This statement will therefore focus on the rear external fabric of the building and will not elaborate on the heritage value of the interiors, as this will not be affected by the application.

The property is a mid-row terrace house, situated between no 41 and no 45. The boundary treatments to the rear garden are solid brick garden walls appropriate for their context. The original form and materiality of the property has generally been very well preserved, except for alterations over time to the rear facade.

A two storey rear extension and single storey rear conservatory were built in 1990 (Refer Figure 1). The extension contained a galley kitchen on the ground floor and a bathroom on the first floor stair mid-landing. The two storey extension was clad in masonry on the ground storey and rendered brick on the first storey, while the conservatory was built of rendered walls punctured by glazed French doors and windows, and capped by a sloped glazed roof.



Figure 1. Rear elevation following 1990 extension

In 2010, the existing rear conservatory and ground floor of the rear extension were replaced with a fully glazed extension (Refer Figure 2). This alteration further extended the rear boundary into the garden and created an open-plan kitchen and dining area. The first floor bathroom remained untouched.

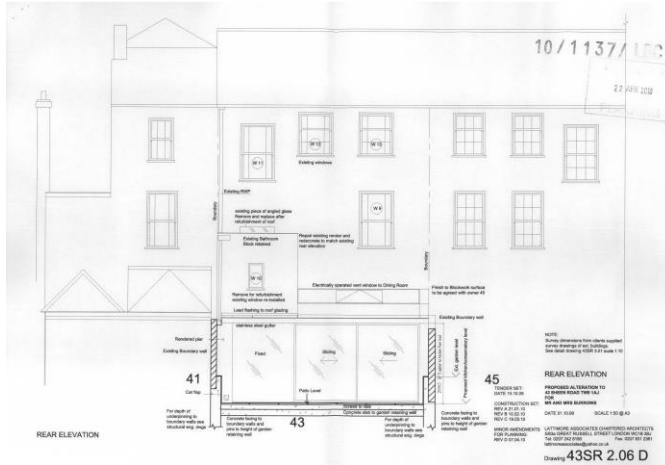


Figure 2. Rear elevation following 2010 extension

Apart from visible 20th Century alterations, the rear façade consists of original Georgian brickwork painted white. The rear elevation’s sash windows and ground floor French doors maintain their original configuration on the rear façade, however they are not original features. While the front façade’s original windows are still in place, all sash windows on the rear façade are early Victorian, with slender vertical glazing bars and horns typical of that era. The rear façades of no 41 and no 45 provide evidence of the original six pane division sash window in contrast (Refer Figure 3). The glazed French doors that connect the extension to the host building are also a later alteration.



Figure 3. Current rear elevation illustrating altered sash windows

Impact of Rear Extension on Listed Building

The proposed rear extension has been designed to respect the significance of the listed building and to avoid causing physical damage to it. It is intended to replace the 2010 glazed extension, which is bulky in its detailing and has been built of a low quality glass that is highly tinted and reflective. In addition, the current extension is poorly insulated and provides no protection from solar heating.

Visually, the proposed rear extension will be separated from the host building by large rooflights. These rooflights bring daylighting into the rear sitting room of the host building, and into the proposed new kitchen. The rooflights join the host building where the existing rear extension already does, so no further damage to the original building fabric will be made. Mortar joints will be raked out to allow for a thin band of traditional lead flashing. Masonry fixings into the brickwork will connect the structural support of the rooflights. Any new masonry required will be pointed and painted to match the existing.

Beyond the supports required for the rooflights, no demolition is required of any part of the original building, nor of its 1990 extension.

The proposed extension is designed to be read as a complementary structure to the host building. Glazing has been maximized along the rear façade to allow for visibility of the original rear ground floor elevation from the garden, whilst maintaining sufficient solid area for insulation and a reduction of solar heating.

As a result of the measures described, the proposed rear extension will provide a positive contribution to the significance and value of the listed building.

Impact of Rear Extension on Conservation Area

The proposed rear extension will not have any impact on the wider Conservation Area as the brick garden wall levels are such that the extension will be fully concealed from the public realm. Other than from the windows on the upper floors of the neighbouring properties (no 41 and no 45), the rear extension will generally not be visible from any of the surrounding buildings.

Conclusion

For the reasons outlined above, the proposed works will not harm the significance of the identified heritage assets or the contribution of the listed building to the wider Conservation Area. Therefore complying with Policy LP3 of the Local Plan, Policy HC1 of the London Plan, Section 16 of the National Planning Policy Framework, and the tenets of Historic England's Conservation Principles, Policies and Guidance document.