

WESTON RENGIFO ARCHITECTS PRACTICE

56 BEECH WAY

**Heritage statement – Planning Application**

56 BEECH WAY – TW2 5JT

August 2021

WRAP

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

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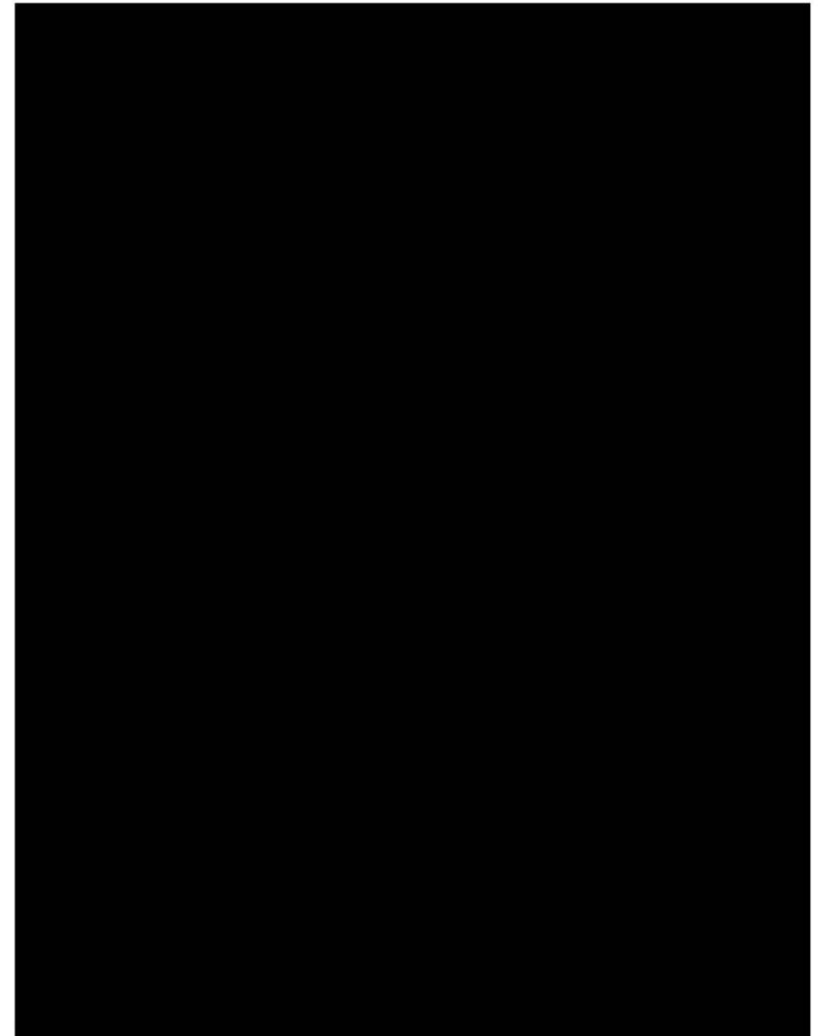
## 56 BEECH WAY

### 01 INTRODUCTION

#### 1.1 - INTRODUCTION

The Heritage Assessment Chapter aims to support the planning application for the reconstruction and improvement of an outbuilding for 56 Beech Way, Twickenham, in the London Borough of Richmond.

The Assessment considers the effect of the proposed works on 56 Beech Way, designated a Building of Townscape Merit, Reference number 83/02914/BTM with date 05/09/1983



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 02 LEGISLATION, POLICY AND GUIDANCE

#### 2.1 – NATIONAL PLANNING POLICY

##### **The National Planning Policy Framework (NPPF), 2019**

Section 16 of NPPF establish the preservation and consideration of heritage assets and the enhancement of the historic environment.

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

In paragraph 194 the NPPF states that applicants are required to ‘describe the significance of any heritage assets affected, including any contribution made by their setting. It also states that the level of detail should be proportionate to the assets’ importance and no more than sufficient to understand the impact of the proposal on their significance.’

#### 2.2 – PLANNING PRACTICE GUIDANCE

The PPG notes that setting is defined in the NPPF and that *‘all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent’*. It goes on to say, *‘the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each’ (18a-013).*

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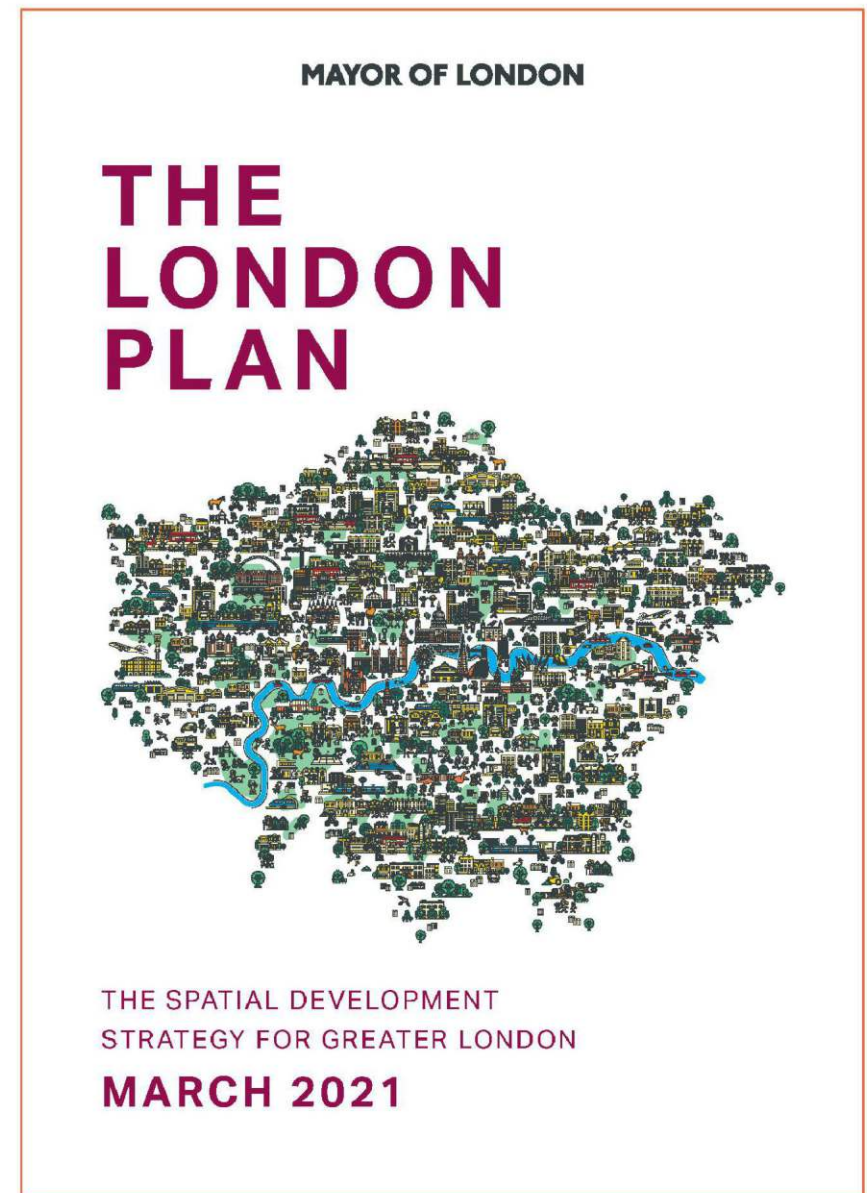
### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.3 - REGIONAL PLANNING POLICY

###### **London Plan (2021)**

The new London Plan was adopted in March 2021. Policy HC1 *'Heritage conservation and growth'* deals with matters relating to heritage assets and states at part C that, *'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'*.





# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 02 LEGISLATION, POLICY AND GUIDANCE

#### 2.4 – LOCAL POLICY AND GUIDANCE

##### London Borough of Richmond – Core Strategy

##### Policy LP 4 - Non-Designated Heritage Assets

‘The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

There will be a presumption against the demolition of Buildings of Townscape Merit.

4.4.1 The borough’s exceptional historic environment is central to its character. Locally listed buildings, i.e. Buildings of Townscape Merit (BTM), and memorials (particularly war memorials, including those on private land or within buildings) as well as other local historic features such as statues, plaques, horse and cattle troughs, historic bollards, post boxes and historic telephone boxes are historic assets worthy of protection.

4.4.2 Buildings of Townscape Merit are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The Council’s adopted SPD on BTMs sets out the criteria that will be taken into account when considering whether a building or structure should be designated as BTM. (...) Locally specific guidance on design and character is set out in the Council’s Village Planning Guidance SPDs, which applicants are expected to follow for any alterations and extensions to existing BTMs, or for any replacement structures.’

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

###### **Twickenham Village Planning Guidance SPG:**

The document helps to understand and identify key features of each character area within the village, including the most important aspects and features that contribute to local character in order to guide those seeking to make changes to their properties.

Character Area I: Rivermead and surrounds is the relevant character area for 56 Beech way. In the detailed description of the character area it does identify the presence of a number of Art Deco houses as the main assets that enrich the area:

*‘The inter-war Rivermead Estate is located to the north of Staines Road and has a distinctive triangular residential form arranged as an outer and inner cul-de-sac with green open space at its centre. The estate is built in the garden city style and has a consistent character of predominantly semi-detached houses in red brick and white render, with relatively few exceptions. A number of corner positions have attractive art deco houses which enrich the area.’*

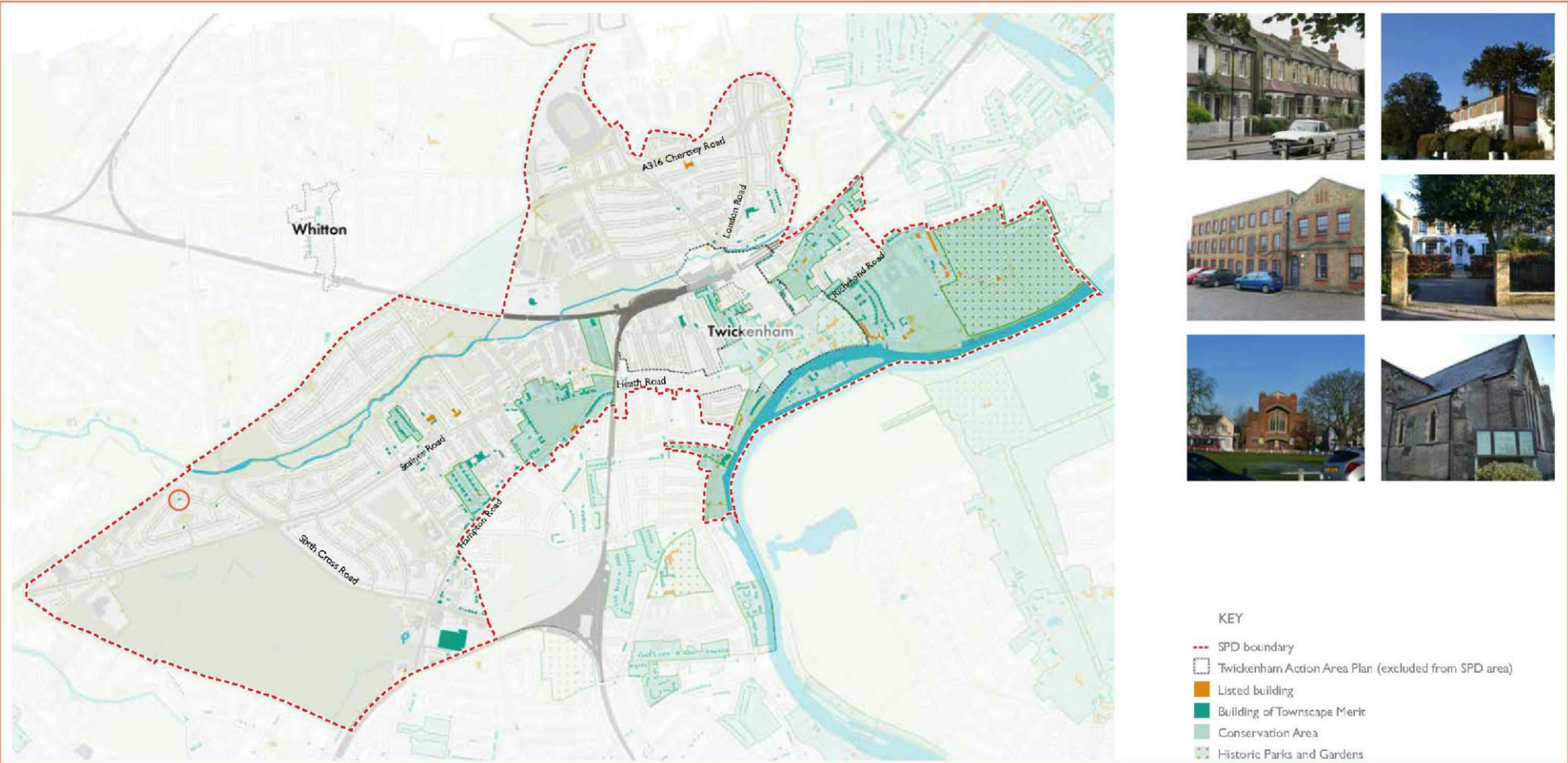
*The document also outlines the importance of buildings’ features and materiality to the character of an area:*

*‘The architectural features and palette of materials used in the construction and decoration of buildings are a large part of what makes up the character of an area. They vary depending on when and where a building was constructed. Even for buildings of the same period, subtle differences in construction materials can be what distinguish buildings in one part of the country from another, contributing to local distinctiveness.’*

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02 LEGISLATION, POLICY AND GUIDANCE



HERITAGE ASSETS IN TWICKENHAM, Source: Twickenham Village Planning Guidance SPG



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

###### **Buildings of Townscape Merit SPD:**

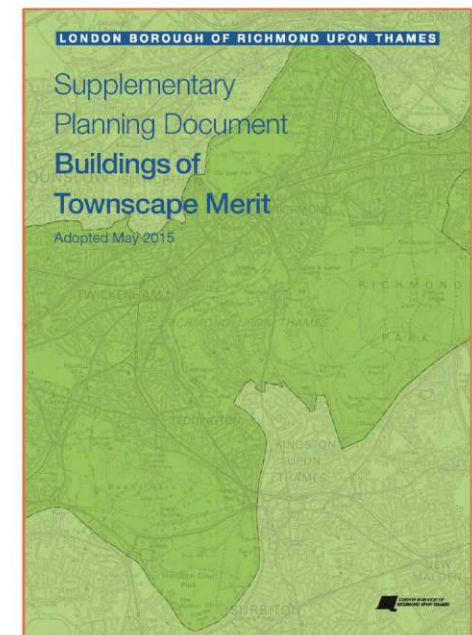
The documents defines what a Building of Townscape Merit is (BTM) as:

*‘Within the London Borough of Richmond upon Thames there are many buildings and structures that, due to their historical associations, architectural style and visual interest, as well as possibly their siting within an area, are of significance to the history and character of the environment. However, they may not possess sufficient interest to warrant statutory listing as being of ‘special architectural or historic interest’ by the Secretary of State for Culture, Media and Sport.’*

Chapter 3 ‘How and why are the buildings chosen’ explain the criteria for which a particular building is designated as BTM. Apart 3.2 identify the criteria for designation:

- ‘Any building or structure which dates from before 1840 or
- Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders. Particular attention will be paid to buildings which:
  - a) Have important historic associations, in terms of famous people or events;
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  - e) Form part of a distinctive and cohesive group of buildings;
  - f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;
  - g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.’

(The ones in bold text we believe are relevant to 56 Beech way)



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

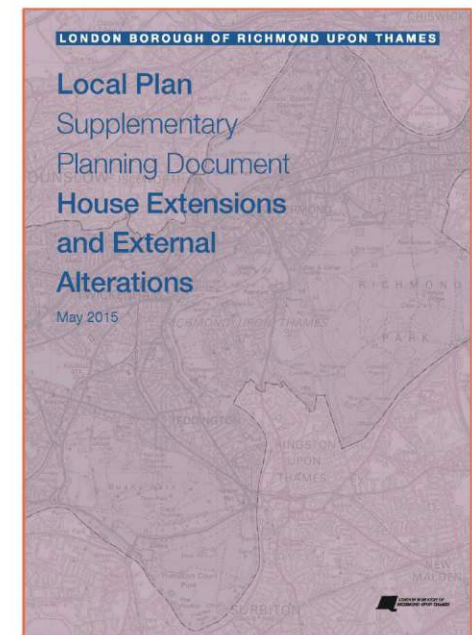
On chapter 4 the document explains the Council's Approach to BTM's, the extract below is important and relevant for 56 Beech Way proposed works:

*'4.1 It is hoped that by drawing attention to the historic, architectural and townscape interest of such buildings and structures, owners and others will regard them more carefully when considering any proposals for alteration, extension or replacement. The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials can not only destroy the visual quality of one building but erode the entire character and interest of an area. Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area.'*

#### **House Extensions and External Alterations SPD:**

The document provides a clear set of guidance of how changes such as rear or side extensions should be designed.

In several paragraphs the document makes specific reference to other SPD listed in this heritage statement being the most relevant: The Core plan, Buildings of Townscape Merit SPD, Village Planning Guidance SPG among others.



## DESIGN AND ACCESS STATEMENT

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#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

In paragraph 4 the document states the need to reflect existing character /detail and the importance of the continuity of the whole. It also provides guidance on Original features and the benefits of retaining or returning architectural features back to its original appearance.

Paragraph 5 states that *‘There is a variety of ways in which the living accommodation of a house can be extended, the most common are side and rear extension, either one or two storeys height.’*

5.2.1 States that *‘The overall shape, size and position of a side or rear extension should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes. (...) Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character.’*

5.2.2 States: *‘Avoid side extensions that project beyond the existing front elevation – Where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation’*

5.4.1 States *‘Windows are important features and an inappropriate choice can easily spoil an otherwise satisfactory design. Adding an extension with different windows from those used on the original house may provide for a particular need but will do little to create a well-mannered unified exterior.’*



## DESIGN AND ACCESS STATEMENT

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#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

- *Maintain consistent detail – In most cases use the same kind of window throughout, with the proportions and sizes of new window openings generally echoing those of the main house.*
- *Line up new detail with existing – New lintel and cill heights should line up with those around existing openings.*
- *Maintain consistent style – Changing the internal divisions (mullions, transoms and pane shapes and sizes) within the window can completely alter the effect of the overall proportions. Ensure that new windows reflect the style and details of the existing windows.*
- *Repair or replace with same/similar – When an original window requires attention, the best course of action wherever possible is to repair. If however the window is beyond repair, it should be replaced with a window of the same shape, size and design.*
- *A void mixing styles – Mixing different types of window on the front elevation should be avoided*
- *Retain character – By modern living standards some older houses may be considered to be under-lit. A common, but normally unsatisfactory method of increasing day lighting is to insert a bow window, which invariably looks very out of place. With sash and casement windows it is better to add single or double width lights at either side.*

Paragraph 9 states requirements for Materials and Details

9.1 States criteria for Materials: *‘In general, a standard condition of a planning permission will require that the materials used on the external elevation shall match those of the existing building.(...) Extensions to recently built houses should be constructed in the same materials as originally used, if they are still available.’*

9.2 States criteria for Details: *‘Retain any decorative and ornamental architectural details, in stone, cut, rubbed or glazed brick, terracotta, ceramic, stucco and wood, which give your home its own distinct character.(...) Maintain authentic detail – Take great care in adding features to give individuality to a house. Ensure that the details match up to the age, style and quality of the property and try to avoid shoddy, phoney or ‘folksy’ additions.’*



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 03 SITE AND HERITAGE CONTEXT

#### 3.1 – THE SITE

##### Location

Beech Way is located in Twickenham. The house is situated in the junction between Beech Way and River Way and is adjoint to No35 River Way to the east and No 54 Beech Way to the South West. The site is not within a conservation area.

The Site comprises a residential semidetached property designated as Building of Townscape Merit (in conjunction with No 35 River Way) for its distinctive Art Deco style.

The building is two stories faced in white render with an original stair tower to access to the flat roof. The front façade comprises three staggered volumes both in plan and in elevation. The further west volume is a later addition of only one storey. To the front there is also a separated one storey garage to the west.

The rear elevation was subject to a recent one storey rear extension (in conjunction with No. 35 River Way). There is an outbuilding to the back of the triangular shape site of unremarkable quality and unsympathetic with the merits of the existing house. Original Crittal Style windows have been replaced by unsympathetic UPVC windows.



Excerpt from Richmond Council Proposal Map



Location Map

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 03 SITE AND HERITAGE CONTEXT

##### 3.2 – HERITAGE CONTEXT

There are a reduced number of Art Deco Houses in the area of similar quality and designation (BTM)

The site lies in the interwar Character Area I: ‘Rivermead and surrounds’ as per Twickenham Village Planning Guidance SPG:

*‘The inter-war Rivermead Estate is located to the north of Staines Road and has a distinctive triangular residential form arranged as an outer and inner cul-de-sac with green open space at its centre. The estate is built in the garden city style and has a consistent character of predominantly semi-detached houses in red brick and white render, with relatively few exceptions. **A number of corner positions have attractive art deco houses which enrich the area.**’*

The site is not located on a conservation area.

The houses surrounding 56 Beech (apport from 25 River Way) way are unremarkable semidetached interwar houses.

Assessment of the proposal and its impact on the heritage significance.

This section describes the proposed development as relevant to the consideration effects on heritage significance. Refer to drawings and DAS.

Corner Art Deco Houses in the area



9 Willow Way and 12 Bye Ways



42 and 23 River Meads Av



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#### 03 SITE AND HERITAGE CONTEXT

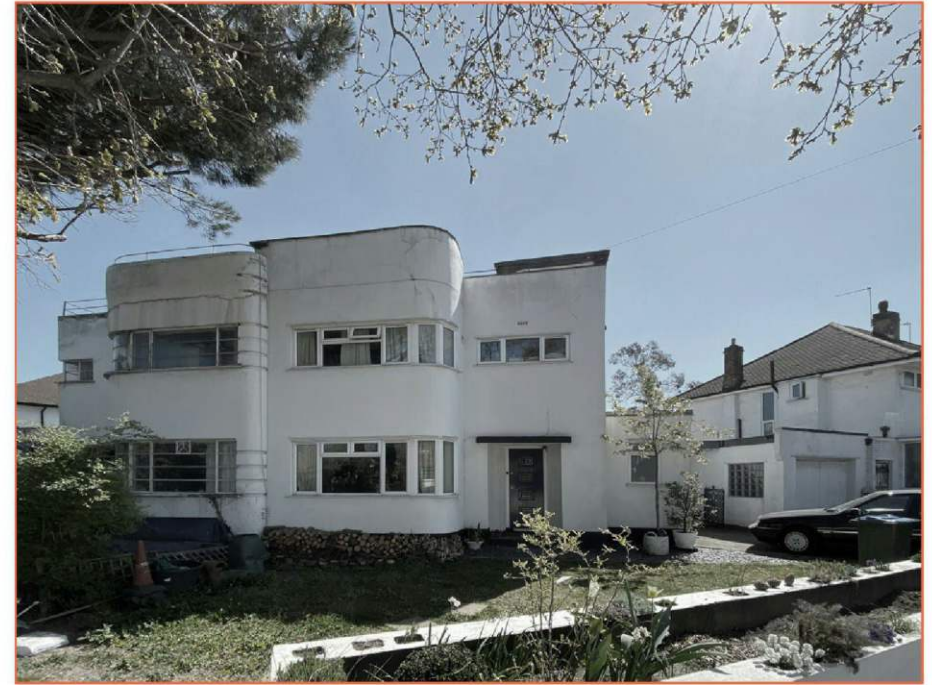
##### 3.3 – DESCRIPTION

The proposed development comprises:

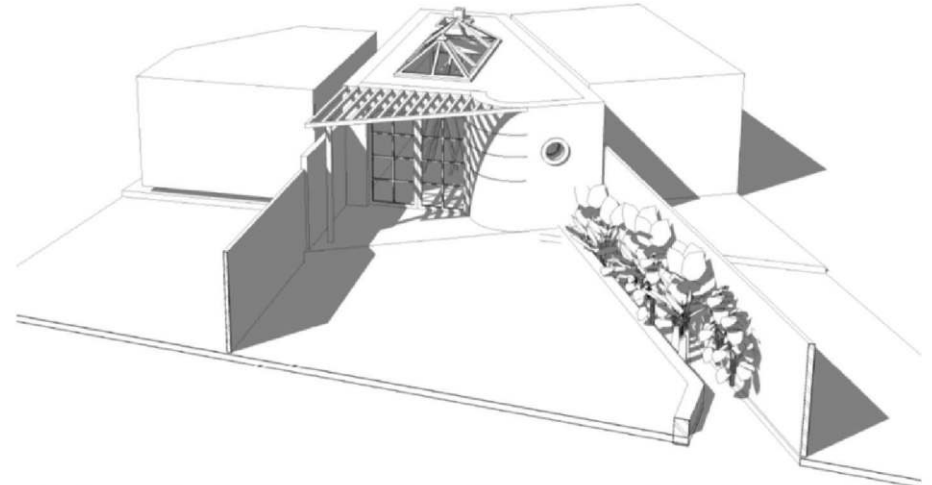
Rebuild of a single storey outbuilding to the rear of the site.

The outbuilding is of one storey in height with a central vaulted skylight and front Crittal style glazed doors. Its massing has been inspired by the curved corners and detailed Art Deco features of the main house. The outbuilding will be faced in render to match the material of the existing house.

The outbuilding rebuild allows of a slight increase in usable and would be used as a painting workshop area. The envelope will be of high thermal standards, making the space highly sustainable and efficient to heat.



56 Beech Way (recent front photograph)



56 Beech Way Artist impression of the proposed development

## DESIGN AND ACCESS STATEMENT

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#### 04 ASSESSMENT OF THE PROPOSAL AND HIS HERITAGE SIGNIFICANCE

##### 4.1 – ASSESSMENT

The proposed development is well considered and based on a clear understanding of the Site and the merits of the existing building. The works proposed will enhance the uniqueness of the building paying tribute to its designation as a Building of Townscape Merit.

In line with Core Strategy policy LP 4 the Proposed development respects, complements and enhances the form, setting and architectural merits of the original building by matching original materials, respect massing and architectural detailing. The re-instatement of Crittal Style doors (adequate for Art Deco Style buildings) will enhance, the significance, character and setting of a non-designated heritage assets, in this particular case a Building of Townscape Merit.

In line with the SPD's the outbuilding, has been designed sympathetically and in keeping with the host house. As a result the characteristics and integrity of the host house are enhanced and there is no detriment impact in townscape terms on the neighbouring properties. Furthermore the celebration of the directive Art Deco style will positively contribute to the surrounding area.



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 05 CONCLUSIONS

##### 5.1 – CONCLUSIONS

The proposed development is a carefully considered and informed response to the site and its heritage designation. It is based on a clear understanding of the design principles of the host building.

The outbuilding replacement are of high-quality design respects the character and proportion so the host building.

The proposed development constitutes a positive contribution to the host house and its designation as a Building of Townscape Merits and therefore accords with the policies and guidance set out in the NPPF, PPG, local policies and Guidance and HE guidance.

WESTON RENGIFO ARCHITECTS PRACTICE

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**Heritage statement – Planning Application**

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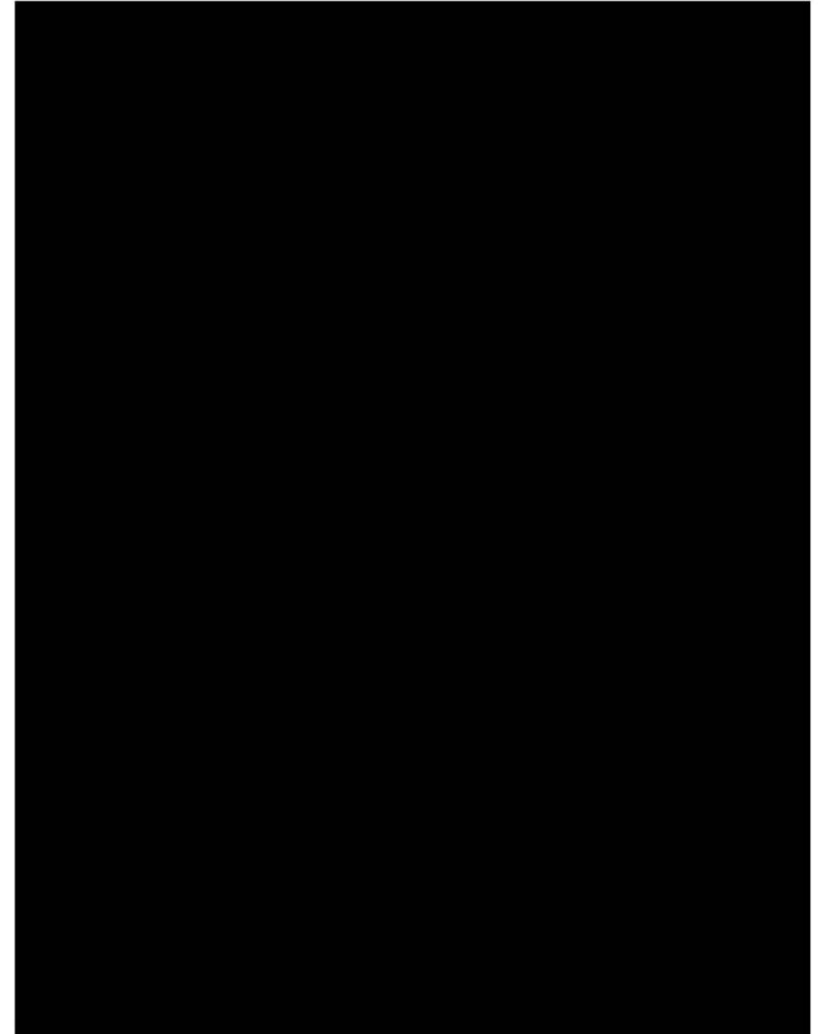
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## 56 BEECH WAY

### 02 LEGISLATION, POLICY AND GUIDANCE

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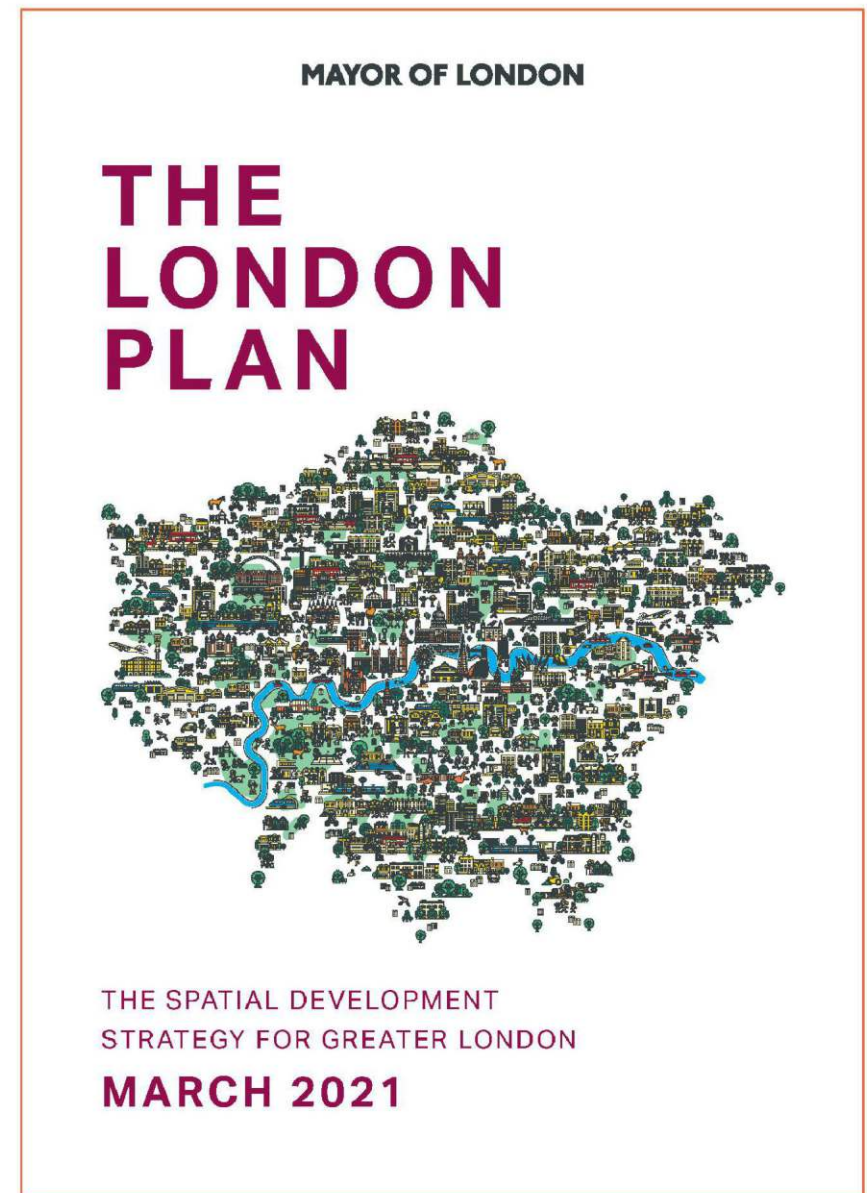
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#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.3 - REGIONAL PLANNING POLICY

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## 56 BEECH WAY

### 02 LEGISLATION, POLICY AND GUIDANCE

#### 2.4 – LOCAL POLICY AND GUIDANCE

##### London Borough of Richmond – Core Strategy

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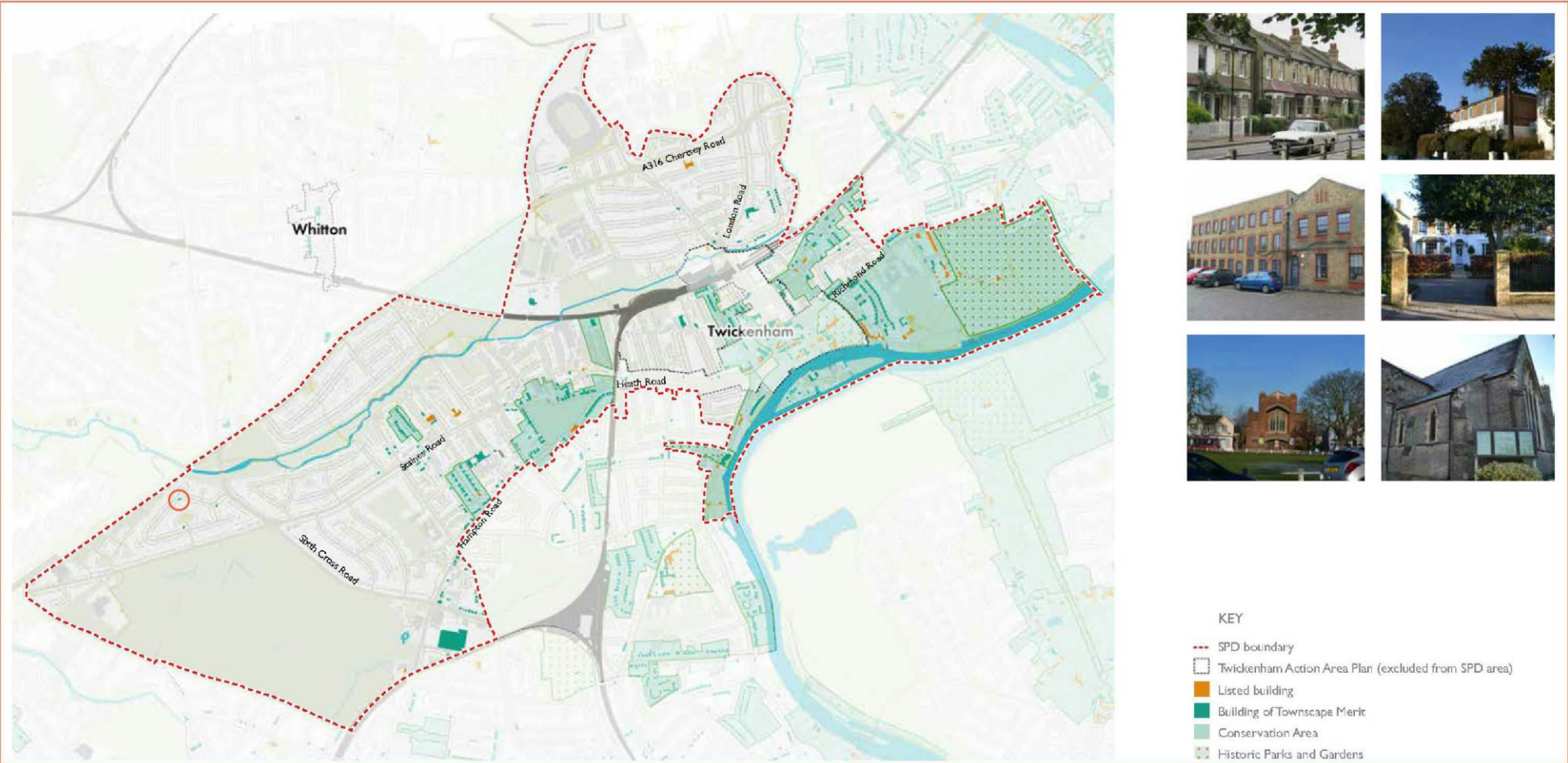
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02 LEGISLATION, POLICY AND GUIDANCE



KEY

- SPD boundary
- Twickenham Action Area Plan (excluded from SPD area)
- Listed building
- Building of Townscape Merit
- Conservation Area
- Historic Parks and Gardens
- 56 BEECH WAY

HERITAGE ASSETS IN TWICKENHAM, Source: Twickenham Village Planning Guidance SPG



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

###### **Buildings of Townscape Merit SPD:**

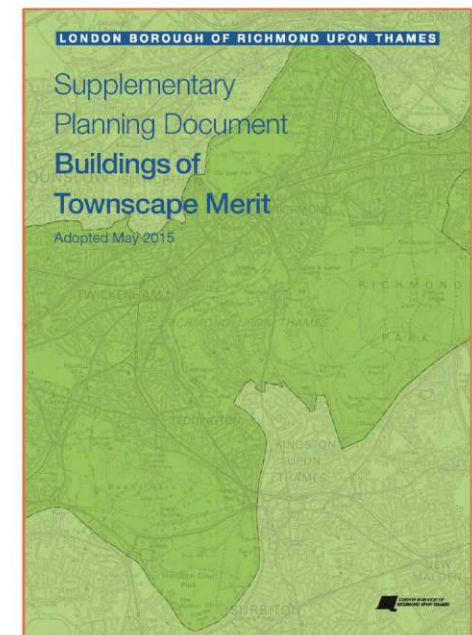
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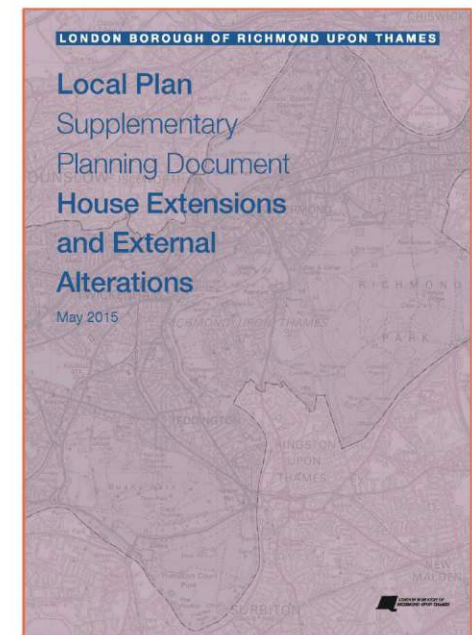
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*'4.1 It is hoped that by drawing attention to the historic, architectural and townscape interest of such buildings and structures, owners and others will regard them more carefully when considering any proposals for alteration, extension or replacement. The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials can not only destroy the visual quality of one building but erode the entire character and interest of an area. Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area.'*

#### **House Extensions and External Alterations SPD:**

The document provides a clear set of guidance of how changes such as rear or side extensions should be designed.

In several paragraphs the document makes specific reference to other SPD listed in this heritage statement being the most relevant: The Core plan, Buildings of Townscape Merit SPD, Village Planning Guidance SPG among others.





## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

In paragraph 4 the document states the need to reflect existing character /detail and the importance of the continuity of the whole. It also provides guidance on Original features and the benefits of retaining or returning architectural features back to its original appearance.

Paragraph 5 states that *‘There is a variety of ways in which the living accommodation of a house can be extended, the most common are side and rear extension, either one or two storeys height.’*

5.2.1 States that *‘The overall shape, size and position of a side or rear extension should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes. (...) Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building’s original scale and character.’*

5.2.2 States: *‘Avoid side extensions that project beyond the existing front elevation – Where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation’*

5.4.1 States *‘Windows are important features and an inappropriate choice can easily spoil an otherwise satisfactory design. Adding an extension with different windows from those used on the original house may provide for a particular need but will do little to create a well-mannered unified exterior.’*

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 02 LEGISLATION, POLICY AND GUIDANCE

##### 2.4 – LOCAL POLICY AND GUIDANCE

- *Maintain consistent detail – In most cases use the same kind of window throughout, with the proportions and sizes of new window openings generally echoing those of the main house.*
- *Line up new detail with existing – New lintel and cill heights should line up with those around existing openings.*
- *Maintain consistent style – Changing the internal divisions (mullions, transoms and pane shapes and sizes) within the window can completely alter the effect of the overall proportions. Ensure that new windows reflect the style and details of the existing windows.*
- *Repair or replace with same/similar – When an original window requires attention, the best course of action wherever possible is to repair. If however the window is beyond repair, it should be replaced with a window of the same shape, size and design.*
- *A void mixing styles – Mixing different types of window on the front elevation should be avoided*
- *Retain character – By modern living standards some older houses may be considered to be under-lit. A common, but normally unsatisfactory method of increasing day lighting is to insert a bow window, which invariably looks very out of place. With sash and casement windows it is better to add single or double width lights at either side.*

Paragraph 9 states requirements for Materials and Details

9.1 States criteria for Materials: *‘In general, a standard condition of a planning permission will require that the materials used on the external elevation shall match those of the existing building.(...) Extensions to recently built houses should be constructed in the same materials as originally used, if they are still available.’*

9.2 States criteria for Details: *‘Retain any decorative and ornamental architectural details, in stone, cut, rubbed or glazed brick, terracotta, ceramic, stucco and wood, which give your home its own distinct character.(...) Maintain authentic detail – Take great care in adding features to give individuality to a house. Ensure that the details match up to the age, style and quality of the property and try to avoid shoddy, phoney or ‘folksy’ additions.’*

# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 03 SITE AND HERITAGE CONTEXT

#### 3.1 – THE SITE

##### Location

Beech Way is located in Twickenham. The house is situated in the junction between Beech Way and River Way and is adjoint to No35 River Way to the east and No 54 Beech Way to the South West. The site is not within a conservation area.

The Site comprises a residential semidetached property designated as Building of Townscape Merit (in conjunction with No 35 River Way) for its distinctive Art Deco style.

The building is two stories faced in white render with an original stair tower to access to the flat roof. The front façade comprises three staggered volumes both in plan and in elevation. The further west volume is a later addition of only one storey. To the front there is also a separated one storey garage to the west.

The rear elevation was subject to a recent one storey rear extension (in conjunction with No. 35 River Way). There is an outbuilding to the back of the triangular shape site of unremarkable quality and unsympathetic with the merits of the existing house. Original Crittal Style windows have been replaced by unsympathetic UPVC windows.



Excerpt from Richmond Council Proposal Map



Location Map



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 03 SITE AND HERITAGE CONTEXT

##### 3.2 – HERITAGE CONTEXT

There are a reduced number of Art Deco Houses in the area of similar quality and designation (BTM)

The site lies in the interwar Character Area I: ‘Rivermead and surrounds’ as per Twickenham Village Planning Guidance SPG:

*‘The inter-war Rivermead Estate is located to the north of Staines Road and has a distinctive triangular residential form arranged as an outer and inner cul-de-sac with green open space at its centre. The estate is built in the garden city style and has a consistent character of predominantly semi-detached houses in red brick and white render, with relatively few exceptions. **A number of corner positions have attractive art deco houses which enrich the area.**’*

The site is not located on a conservation area.

The houses surrounding 56 Beech (apport from 25 River Way) way are unremarkable semidetached interwar houses.

Assessment of the proposal and its impact on the heritage significance.

This section describes the proposed development as relevant to the consideration effects on heritage significance. Refer to drawings and DAS.

Corner Art Deco Houses in the area



9 Willow Way and 12 Bye Ways



42 and 23 River Meads Av



## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 03 SITE AND HERITAGE CONTEXT

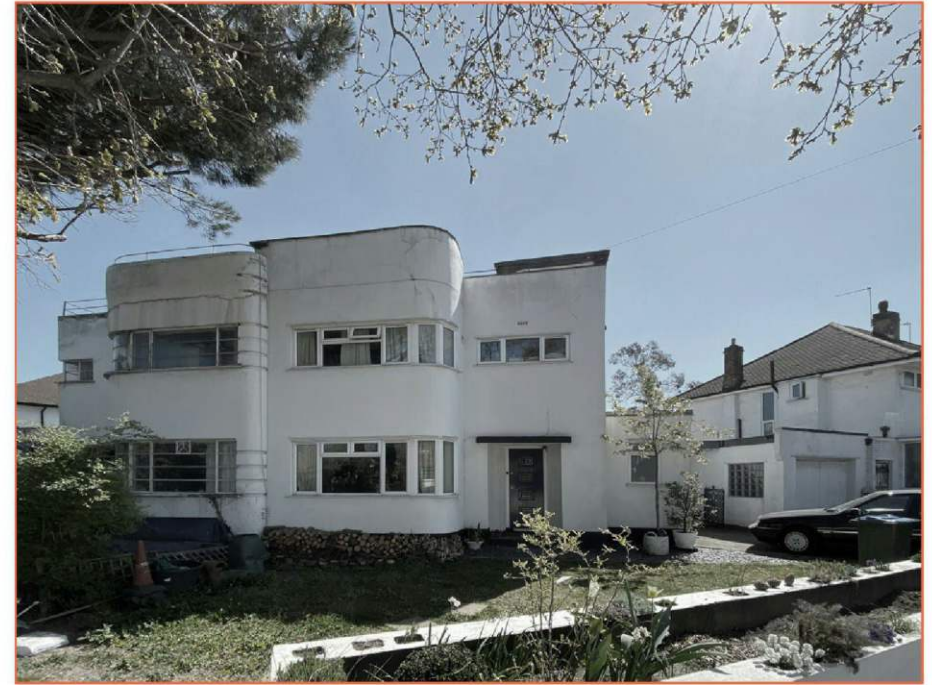
##### 3.3 – DESCRIPTION

The proposed development comprises:

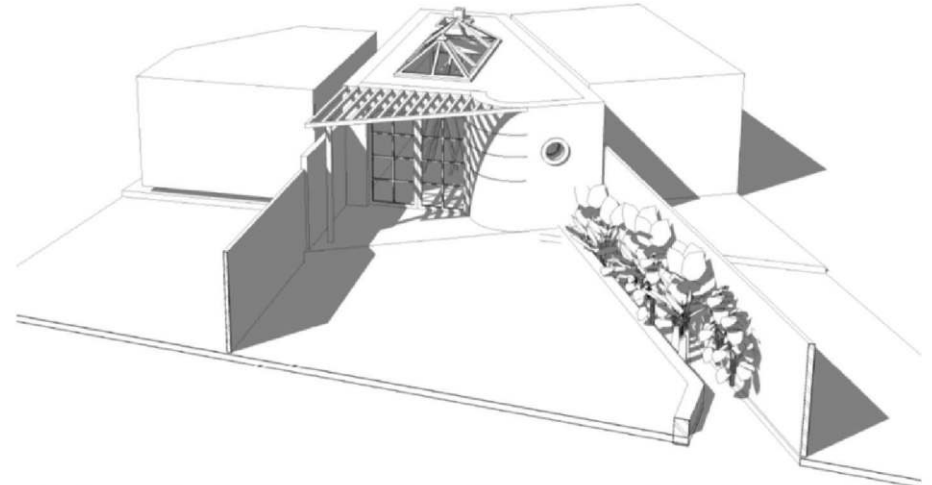
Rebuild of a single storey outbuilding to the rear of the site.

The outbuilding is of one storey in height with a central vaulted skylight and front Crittal style glazed doors. Its massing has been inspired by the curved corners and detailed Art Deco features of the main house. The outbuilding will be faced in render to match the material of the existing house.

The outbuilding rebuild allows of a slight increase in usable and would be used as a painting workshop area. The envelope will be of high thermal standards, making the space highly sustainable and efficient to heat.



56 Beech Way (recent front photograph)



56 Beech Way Artist impression of the proposed development

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 04 ASSESSMENT OF THE PROPOSAL AND HIS HERITAGE SIGNIFICANCE

##### 4.1 – ASSESSMENT

The proposed development is well considered and based on a clear understanding of the Site and the merits of the existing building. The works proposed will enhance the uniqueness of the building paying tribute to its designation as a Building of Townscape Merit.

In line with Core Strategy policy LP 4 the Proposed development respects, complements and enhances the form, setting and architectural merits of the original building by matching original materials, respect massing and architectural detailing. The re-instatement of Crittal Style doors (adequate for Art Deco Style buildings) will enhance, the significance, character and setting of a non-designated heritage assets, in this particular case a Building of Townscape Merit.

In line with the SPD's the outbuilding, has been designed sympathetically and in keeping with the host house. As a result the characteristics and integrity of the host house are enhanced and there is no detriment impact in townscape terms on the neighbouring properties. Furthermore the celebration of the directive Art Deco style will positively contribute to the surrounding area.

## DESIGN AND ACCESS STATEMENT

### 56 BEECH WAY

#### 05 CONCLUSIONS

##### 5.1 – CONCLUSIONS

The proposed development is a carefully considered and informed response to the site and its heritage designation. It is based on a clear understanding of the design principles of the host building.

The outbuilding replacement are of high-quality design respects the character and proportion so the host building.

The proposed development constitutes a positive contribution to the host house and its designation as a Building of Townscape Merits and therefore accords with the policies and guidance set out in the NPPF, PPG, local policies and Guidance and HE guidance.

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