

7.6

HERITAGE COMMENTARY

FROM KMHERITAGE

The purpose of the proposed development is to secure the Site, which includes the Buildings of Townscape Merit fronting Sheen Road, in its optimum viable use. This will involve a programme of improvements to the fabric of the building, including the demolition and rebuilding of the unsuccessful 1990s extensions to the original building, in order to accommodate the new amenities and facilities associated with the proposed use.

The design objective, illustrated in the proposed drawings and views, is focused on respecting the character and appearance of the Sheen Road Conservation Area and the qualities and appearance of the Buildings of Townscape Merit that make up part of the Site.

The scheme will improve the appearance of the Buildings of Townscape Merit by replacing the existing render treatment to their street-facing elevations with an appropriate style of application, that is in-keeping with a property of its period. The distracting modern canopy over the main entrance will also be removed. The replacement extension to the rear, will maintain a subservient massing and a form that is more sympathetic to its setting within a conservation area. The proposals for the Sydney Road elevation will make more efficient use of the site whilst enabling a clearer reading of this element of the building.

The proposed scheme has been subject to a detailed heritage and townscape assessment and it is clear that the respectful and contextual approach taken in the design will certainly allow the scheme to preserve and enhance the character and appearance of the Sheen Road Conservation Area and the setting of nearby listed buildings, as well as securing the ongoing contribution of the Buildings of Townscape Merit to the conservation area.



7.7

INDICATIVE VIEWS

VIEW FROM CHURCH ROAD LOOKING NORTH

CURRENT VIEW

The view is within the Sheen Road Conservation Area and looking north to the Site. The incongruous render treatment compromises the appearance of Buildings of Townscape Merit by visually affecting their carefully designed original proportions. The 1990s Church Road extension is subservient in height to the original building due to the sloping away of Church Road from Sheen Road. Its bay windows attempt to refer to the bays of the neighbouring properties however this is not a successful relationship given their height above street level at this point. The treatment of the boundary wall is weak and not supportive of the conservation area setting.

PROPOSED VIEW

The revised treatment of the rendering on the original part of the building is appropriate and respectful to the original building and consistent with the style of similar properties in the conservation area. This treatment allows the proportions of the building to be experienced correctly and well as allowing the subtle decorative elements of the string courses and window architraving to assert themselves. The rebuilt extension on Church Road allows this part of the building to sit back from the pavement and appear subservient to the original main parts. Its bay windows are set at the appropriate height in relation to street level and sit comfortably in the new built form. The sparing use of render further allows the extension to recede in the view and present a much more refined and ordered streetscape than at present. The revised treatment of the boundary wall is much more appropriate to its setting.



7.7

INDICATIVE VIEWS

VIEW FROM SHEEN ROAD JUNCTION

CURRENT VIEW

The view is within the Sheen Road Conservation Area and looking east along the front elevation of the Site. Here the awkward relationship of the Buildings of Townscape Merit with the 1990s extension, the wall along Church Road, the modern signage at high level, and the incongruous entrance canopy is clear. The idiosyncratic render application also makes for an awkward relationship with its neighbour at 58-60 Sheen Road.



PROPOSED VIEW

This view reinforces the positive benefits described in respect of the previous view but also demonstrates how the revised scheme for the extension – whereby it will be read as 3 distinct pavilions – will engender a clear sense of the villa ‘grain’ common in the conservation area. The treatment of the front elevations of the extension are complementary to and reflective of the original Buildings of Townscape Merit. The distracting canopy is removed.



7.7

INDICATIVE VIEWS

VIEW FROM SHEEN ROAD - EAST SIDE

CURRENT VIEW

The view is within the Sheen Road Conservation Area and looking east along the front elevation of the Site from a point further to the west of the previous view.



PROPOSED VIEW

This view reinforces the positive points already referred to above. The proposed extension has a comfortable relationship with the Buildings of Townscape Merit and although the link can be seen, the two masses still read as being separate allowing the new build element to maintain its subservience to the original main part.



7.7

INDICATIVE VIEWS

VIEW FROM CHURCH ROAD LOOKING SOUTH

CURRENT VIEW

The view is within the Sheen Road Conservation Area and looking south along Church Road to the rear and side elevation of the Site – all of which parts are the 1990s extension to the main building.

The hanging bay windows at the first floor level are incongruous and an inappropriate treatment of a traditional Victorian feature. The solid boundary treatment onto Church Road is overly defensive for a property in this type of situation. The building overall, when viewed from this direction, is incoherent and closed-off.

PROPOSED VIEW

The new build extension along Church Road and Sydney Road allows for floor levels to be set down and the shallow pitched roofs, characteristic of the conservation area, area set below the eaves level of the original main building creating a building that is subservient to the original Buildings of Townscape Merit. The recessed link between the Buildings of Townscape Merit and the new build extension further help maintain this subservient relationship. The new build extension can be read as three distinct pavilions, successfully breaking up its mass and referencing the locally common villa form. The Sydney Road entrance is clearly articulated making this part of the building much more readable than in its present form. The use of stock brick and subtle decorative elements of string courses and window architraving and slate roofs successfully tie the new building to the original main part . The much improved boundary treatment is worthy of its conservation area setting.



COURTYARD VIEW FROM SYDNEY ROAD



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Courtyard Entrance

Reception Area



COURTYARD VIEW



COURTYARD VIEW



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7.8

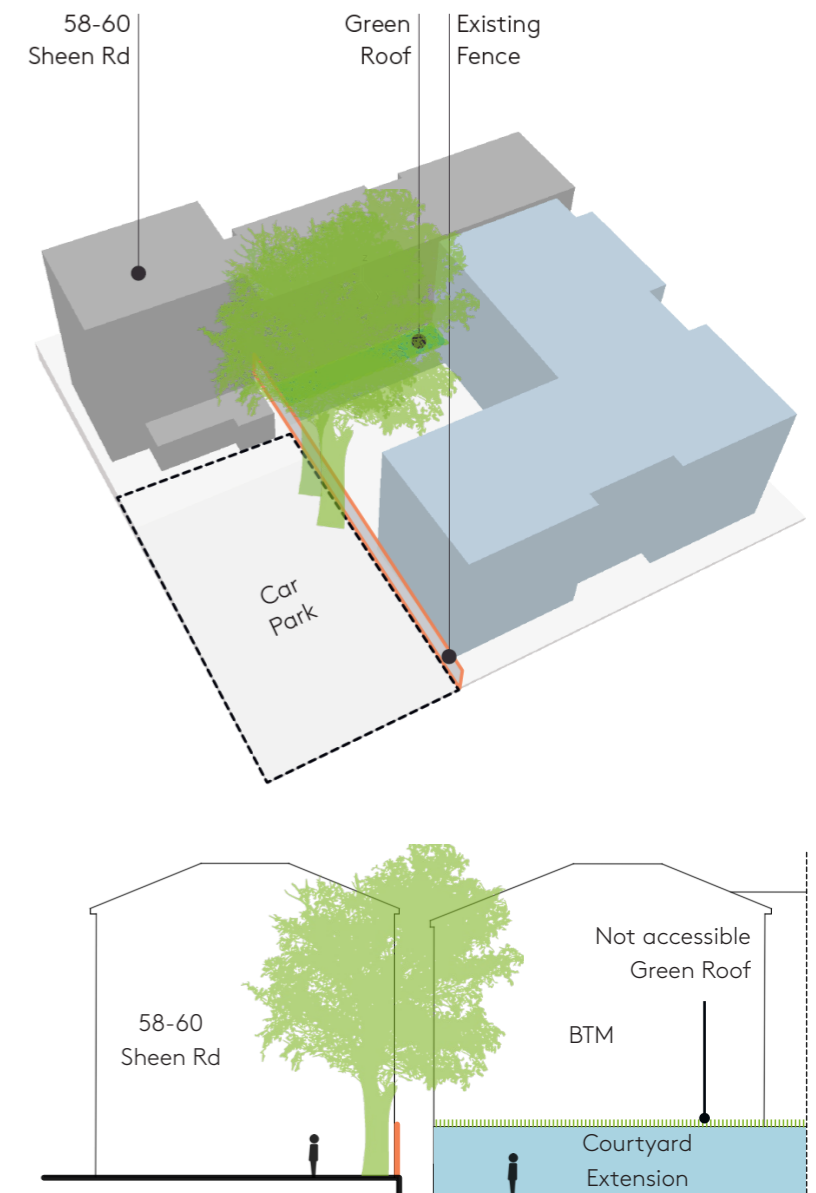
IMPACT ON NEIGHBOURING BUILDINGS

The proposed extension into the courtyard for the restaurant will have a negligible impact on the neighbouring building. The view from the neighbouring garden will not be affected as the extension within the courtyard will be hidden by the existing tree and fence. As a result of the feedback from the previous pre app, the terrace on top of the extension has been largely removed and replaced with a green roof. The proposed lower ground level sits beneath the existing ground level and the new development within the courtyard is below the fence line that separates it from the neighbouring property. The extension does not project beyond the rear elevation line of the neighbouring building.

58-60 SHEEN ROAD: VIEW FROM SYDNEY ROAD



PROPOSED COURTYARD EXTENSION



7.8

IMPACT ON NEIGHBOURING BUILDINGS

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Impact of proposed extension on Sydney Road

The design of the proposed massing extension has been sensitively designed to minimise impacts on neighbours in terms of layout, massing and appearance.

The application is submitted with a daylight sunlight report which demonstrates that all internal daylight sunlight standards are met and the majority of gardens meet the target BRE requirement for sun on ground.



7.9

PEBBLE DASH RENDER REMOVAL

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The proposed removal of the pebble dash render on the Sheen and Church Road elevations is intended to restore a more period-appropriate appearance to the locally listed buildings. The following methodology has been reviewed by KM Heritage who has confirmed this is appropriate and will not cause damage to the BTM:

1. The whole area will need to be scaffolded and sheeted
2. Mechanical removal of the pebble dash render in the areas indicated in the drawings, taking care not to damage the brick surface beneath. In details, the pebble dash will be machine gunned off using a hydraulic hand-held hammer, and for difficult access areas, a hammer and chisel.
3. Acid Brick Cleaning if the pebbledash has been removed cleanly or sand blasted to remove any latents
4. Repointing the brickwork using the traditional lime mortar

Additional step for the recessed facade on Sheen Road (coloured in orange as indicated in the drawings):

5. White paint over brickwork



Pebble dash render on Sheen Rd



Sheen Road Elevation



Church Road Elevation

Proposed removal of the pebble dash render ■
Proposed removal of the pebble dash render + White paint ■