

24 Victoria Road, TW11 0BG
Heritage Statement
14.02.2023

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1.0 Existing Building

24 Victoria Road is located on the edge of Park Road Conservation Area.

The area around the train station is defined by a tightly packed cohesive grid of streets of mid to late Victorian houses, set behind small front gardens and consistent front boundary walls enclosing the street. They are generally modest in scale of two storeys, eclectic in style and mostly semi-detached or terraced in form. Materials are brick or stucco with slate roofs and chimneys.

No.24 is a two bedroom semi-detached property which is in need of full renovation. This report has been prepared to support the application for a ground floor rear extension to the property, as well as the replacement of the UPVC and non-original timber windows with new, double glazed timber sash windows to match the original design.



2.0 Proposed Design

The proposed rear extension extends to the same length as the existing, poor quality rear extension and infills the side return to make full use of the space. The length also matches the neighbouring extension at No.26.

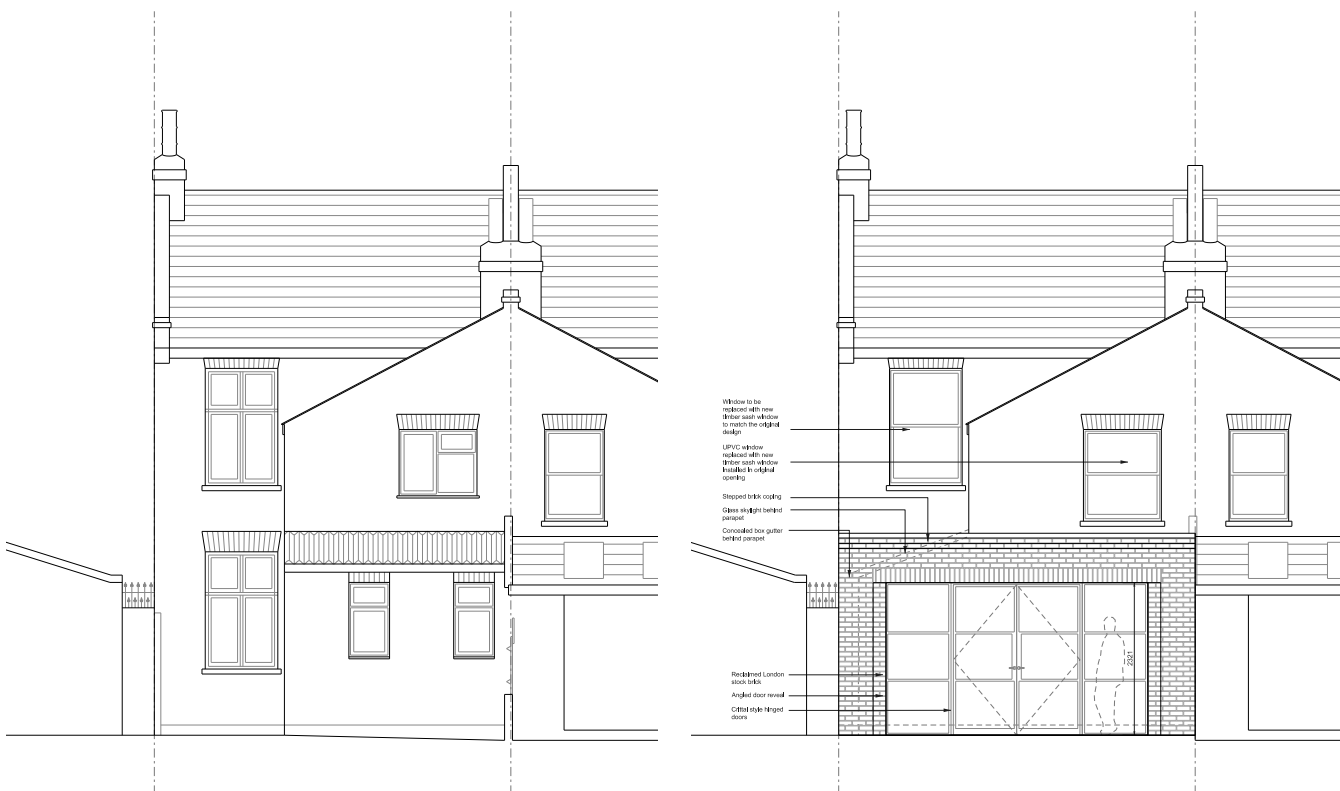
The height to the rear matches that of No.26 and to the northern side elevation, pitched skylights run along the full length of the extension to reduce the eaves height and the impact on No.22 Victoria Road.

To the front elevation, the single glazed timber windows will be replaced with new, double glazed timber sash windows to match the original design. To the rear elevation, the original windows are no longer in place and there are a mixture of UPVC and timber casement windows. These will be replaced with new, double glazed timber sash windows to match the original design. The original design is evident at No.22 and No.26.

The proposal also seeks to bring natural light into the bathroom at first floor level through the introduction of a new skylight.

3.0 Materials

The rear extension will be constructed of reclaimed London stock brickwork with new doors and windows will be crittal style.



Existing rear elevation

Proposed rear elevation

4.0 Heritage Statement

No parts of the rear extension are visible from Victoria Road or adjacent streets, therefore there is no impact on the streetscene and the Conservation Area in this regard.

The proposal seeks to refurbish the fabric of the property and provide longevity for the building, therefore having a positive impact on the heritage of the building and the Conservation Area.

No.24



Above: Looking south along Victoria Road.

No.24 (behind)



Above: Looking west along Clarence Road.