

APPLICATION FOR HOUSEHOLDER PLANNING CONSENT  
AT  
48 BERWYN ROAD, RICHMOND TW10 2BS

**HERITAGE STATEMENT**  
JUNE 2023

**INTRODUCTION**

Householder planning consent is sought in relation to 48 Berwyn Road, Richmond, TW10 5Bs (the Site) for:

- Proposed first floor side and ground floor single storey rear extension

The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the heritage significance of the building in order to:

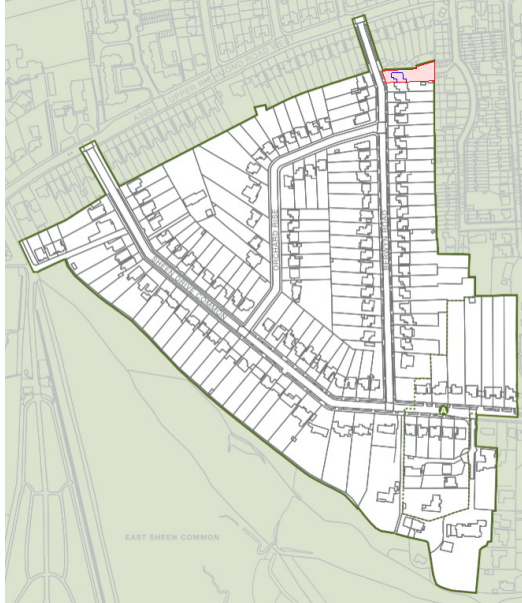
- Provide a historic evidence assessment to understand the historical background to the Site,
- Formulate an assessment of the importance/sensitivity of the heritage asset considering its architectural interests,
- Set out the significance of the heritage asset,
- Formulate an assessment of the impact of the proposed development and its effects on the significance of the heritage asset.



Front elevation of 48 Berwyn Road, Richmond, TW10 5BS.

**HERITAGE ASSET**

The dwelling on the Site is not designated as a heritage asset, neither Building of Townscape Merit nor statutory listed. It does lie within the Conservation Area Sheen Common Drive No. 69 (CA), which constitutes the heritage asset.



Map – Conservation Area  
Sheen Common Drive No. 69.  
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The subject site is shown in  
pink hatch and the building is  
outlined in blue.

## PLANNING POLICY FRAMEWORK

### National

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance 2014 (NPPG)

### Regional

- The London Plan: Spatial Development Strategy for London Consolidated with Alterations Since 2011 (March 2016)
- The London Plan: Intend to Publish (December 2019)

### Local

- LBRUT Local Plan (2018 & 2020) - Relevant Policies and Guidance include LP1, LP3, LP8 and LP16
- Supplementary Planning Document: House Extensions and External Alterations (2015)
- East Sheen Village Planning Guidance.



View looking south down Berwyn Road.

## BERWYN ROAD

Berwyn Road has a cohesive character. **“It is not only the unity of date, architectural style and materials that distinguish this area from the surrounding developments, but also the existence of well-maintained landscaped verges between the footways.”** (ConArea69Stat) There is a consistent pattern of low boundary treatments that affords an open character to the street with

an abundance of visible planting and greenery. The houses which enclose the road are predominantly two storey detached dwellings. They share many characteristics, namely:

- Clay tile roofs,
- Elements of vertical clay tile hanging,
- Two-storey bay windows with roofs that break the eaves line,
- Red/multi face brickwork with arches, stringcourses and quoins,
- Painted timber doors and windows,
- Strong chimney compositions,
- Elements of half-timbering,
- Ornate boundary walls.

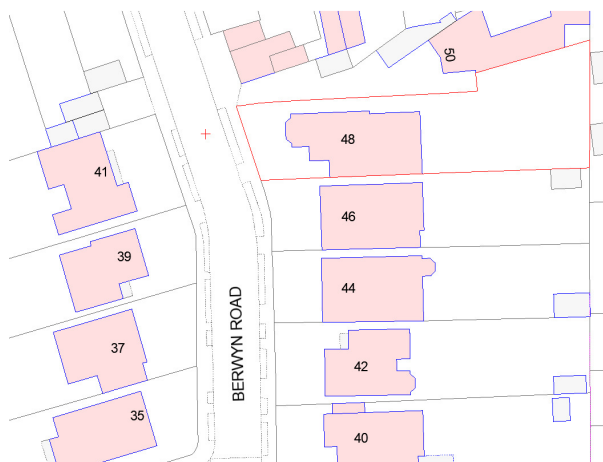


Detached houses on Berwyn Road.

All of this by way of saying that Berwyn Road has a charming and cohesive character that makes it clear why it falls within the CA.

#### THE SUBJECT DWELLING

Having established that Berwyn Road presents a much unified, urban environment, it is fair to deduce that the Site sits comfortably within this backdrop.



The Site sits in the northeasternmost corner of the CA and, together with No. 41, forms the last pair of houses facing the road in a characteristic manner before Berwyn Road tees into Upper Richmond Road. The plot follows the slight bend in the road, enough to prompt the subject building to break forward of the building line in its forward reach that is articulated by a double-storey bay window.

Materials and details ensure the Site assimilates seamlessly into the group of house that characterise the CA and land it happily within the street scene.

THE PROPOSAL

The proposal constitutes a first floor side extension. To the front of the building, that which relates most visibly to the CA, there is a first floor extension on the south side that is setback 4.9m from the front of the building, and with a pitched roof in the manner of the existing building. Thus the original form of the host building is unchanged, while the materiality of the new addition matches the host building.



Existing front elevation



Proposed front elevation

The rear of the building features already an eccentric first floor extension. The proposal simply follows this principle so the extension does not overbear the neighbour at No. 46. It is topped-out with a pitched roof to match the existing, but set down below the level of the existing ridge. The change to the silhouette is on the south that affords a more balanced and complete composition.



Existing rear elevation



Proposed rear elevation

IMPACT ON THE HERITAGE ASSET

Local Plan Policy LP3 states that the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.

In this respect, all proposals in conservation areas are required to preserve and, where possible, enhance the character or the appearance of the conservation area.

In terms of significance, the Site lies within the Conservation Area Sheen Common Drive No. 69. The Conservation Area Statement sets out that the area was largely undeveloped until the 20th century, except for a number of large villas with extensive grounds that were built along the western end of Christchurch Road in the 19th century. The core of the conservation area was developed as a large well-planned housing estate in the 1920s on land to the north of Sheen Common.

The Conservation Area Statement makes the following commentary:

- The design of the houses has some merit, but more importantly, the palette of materials used is equally restrained and uniform,
- Materials include red plain roof tiles, red / brown bricks, pebbledash, render, tile hanging, casement windows and half-timbered first floors.
- There are few instances of unsightly roof extensions, poorly designed side extensions or unsympathetic replacement windows.
- The houses are well maintained with attractively planted front gardens.
- Problems and pressures are highlighted as development pressure which may harm the balance of the landscape setting; loss of traditional architectural features and materials due to unsympathetic alterations; loss of front boundary treatments and front gardens for car parking.

In terms of impact, the architectural quality of the dwelling would be preserved. The proposal will assimilate successfully thus preserving the significance, character and appearance of the conservation area. The landscape setting and traditional architectural features will be upheld, particularly as the front façade proposal is very small in scope.

In summary, the Proposal enhances the conservation area for reasons:

- The form perceived from the road is little altered and proposed new work matches that which exists,
- The existing dwelling will be completely refurbished,
- All the features that tie the host building to the CA will be retained and the primacy of the host building respected,
- The rear of the building will be improved by balancing the composition and providing better accommodation for the occupants, with improved access to the outdoors.

No harm has thus been identified and there are no conflicts with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, or the Local Plan.

#### IMPACT ON NEIGHBOURHOOD AMENITY

Achieving a high or good standard of amenity is a core principle of planning, as set out in the NPPF.

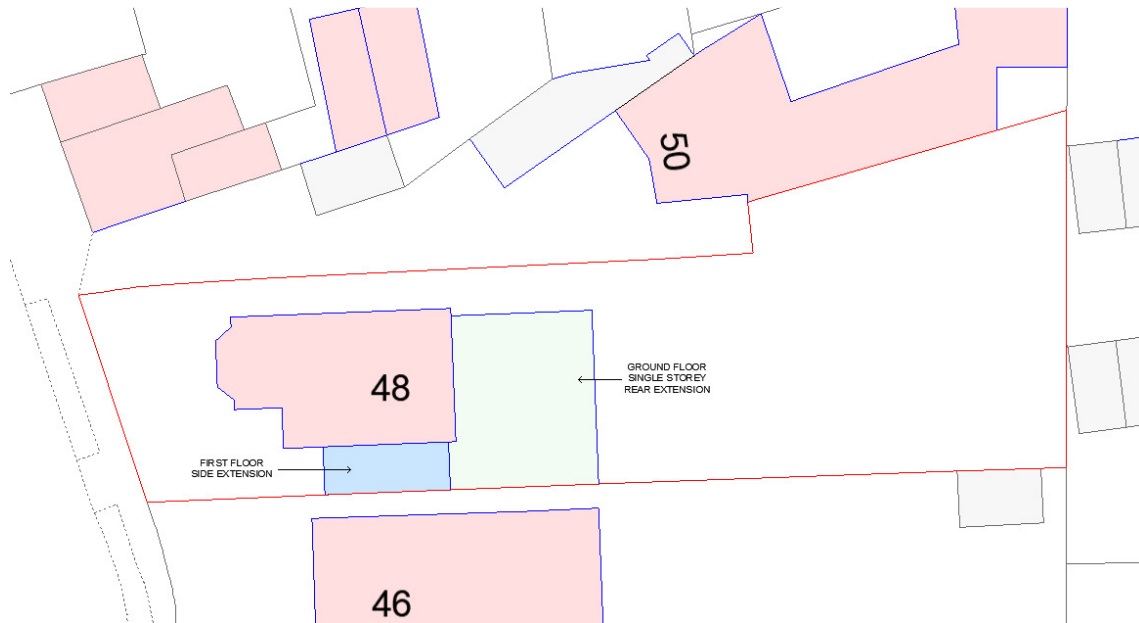
Local Plan Policy LP 8 states that in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

The aforementioned SPD sets out that the effect of a single storey extension is usually acceptable if the projection is no further than 4m for a detached property. It also adds that “residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties. When assessing

same, the Council will be guided by the Building Research Establishment (BRE) standards. Extensions should pass the BRE assessments which include the 25 degree and 45-degree tests” and “the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours.”

The below plan bears out that:

- The planned rear extension respects the rear building line,
- The side extension at first floor matches that evident at Nos. 44 and 42,
- The planned extension has no effect on the amenity and privacy of the neighbouring houses,



Plan showing extension in blue.

*End.*