Hallas & Co.
Chartered Surveyors

193a Richmond Road, Twickenham, TW1 2NJ
Heritage, Design & Access Statement

PREPARED BY

ROGER COLE BSc MSc PGDip
HALLAS & CO.
CHARTERED SURVEYORS
15 CRANE MEWS
32 GOULD ROAD
TWICKENHAM
TW2 6RS

REFERENCE: 4627- RC-HDA-V2
DATED: 15 March 2024

1.0 Description of the Heritage Asset and past planning consents

193a Richmond Road is located within the "Twickenham Riverside" Conservation Area and situated on Richmond Road. The Twickenham Riverside conservation area was designated on 14 January 1969, extended twice in 1982 and 1991, with 193a Richmond Road part of the original designation.

Fig 1: Site plan/boundary shown in red, while the Twickenham Riverside conservation area boundary is shown in green (map source:

193 Richmond Road is a four-storey building, constructed from Red Stock Brickwork to the front elevation and London Stock Brickwork to the rear elevation, set beneath a mansard roof, the slopes of which are slate covered.

The building consists of a ground floor commercial unit at the front, and a recently built residential extension to the basement and ground at the rear (planning application ref: 08/1589/FUL). The upper floors (1st and 2nd) feature three self-contained flats, accessed via their own communal entrance at ground level, and make up what is known as "193a Richmond Road". It is only the three flats to 1st and 2nd floor which form "193a Richmond Road" which are the subject of this planning application' the basement and ground floors are not part of this application nor owned by the client.

This planning application is part of a wider, much needed, refurbishment and repair project to the building, although the only significant works which will affect the appearance are the replacement of the existing degraded timber windows, at both the front and rear of the property across 1st and 2nd floors. Note that there is already an existing planning consent at the top floor Flat 3 (ref: 14/0256/FUL) granted by Richmond for replacement uPVC windows across that floor, at both front and rear, although this was never implemented.

2.0 Proposed Works And Alterations

The proposed works are for the replacement of the majority of the existing windows serving all three flats across the 1st and 2nd floors, at both the front and rear elevations. These total seven windows on the front elevation, and six on the rear elevation.

Fig 2: General view of the front elevation, showing the seven timber windows to be replaced

Fig 3: General view of the rear elevation, showing the six timber windows to be replaced, and one to be retained

The existing windows to be replaced are well past their useful life, beyond repair, and cannot be retained. The negative aspects that this application is looking to address are:

- All windows to be replaced are currently timber-framed in nature. The majority of these feature rotten and heavily degraded timber glazing bars and framing, which cannot feasibly be repaired. This degradation is due the effects of rain, frost and sun, with difficulties in undertaking regular maintenance and redecoration due to access constraints. The flats are suffering leaks, damp and water ingress, as a result of this degradation of the timber.

Fig 4: Views of the existing heavily degraded timber windows at the rear (left, centre) and front (right). Note also the absence of any "horns" to the window on the right.

- All glazing within the windows to be replaced is currently single-glazed, resulting in very poor thermal performance. This affects the occupants of the three flats, and the environment, by way of increased reliance on gas and electric supplementary heating, resulting in expensive bills for those residents and an increased carbon footprint. There is a problem with condensation in the winter months as a result of this single-glazing, which has further contributed to the premature degradation of the timber framing.

- The windows for the most part are draughty, further impacting the thermal performance of both the windows, and the flats themselves, again increasing the need and use for gas and electric heating. The loose nature of the sashes is also allowing significant noise nuisance to affect the front-elevation facing rooms, from what can be a busy main road immediately outside.

- The 2nd floor front elevation has had a window replaced in isolation, at some point in the last decade or two. This replacement is completely inappropriate and unsuitable, being a top-hung casement window, and not in keeping with the other windows throughout the building, elsewhere along similar properties along the road, or suitable for a conservation area. It creates a very non-uniform and unattractive appearance to the front elevation generally, and is in a terrible state of repair.

Fig 5: View of the existing top-hung casement and fixed pane window to the top floor front elevation, in dire need of replacement, and at odds with the sash windows elsewhere

- Several of the front elevation sash windows feature inconsistently styled "horns" at the base of the top sashes, which are very plain and not in keeping with the style at the time of the original construction. Furthermore, the two sash windows of the top floor feature no "horns" at all, further adding to the non-uniform and unattractive appearance to the front elevation.

- Several of the windows to the rear are "four-pane" sliding sash windows. This is very much at odds with both the front elevation windows, which feature "two-pane" sliding sash windows, and the significant majority of the rear elevation windows across adjacent properties from 191 to 183 Richmond Road, almost all of which feature "two-pane" windows (mainly casement). These "four-pane" sash windows therefore contrast sharply with the surrounds, and again contribute to a non-uniform and unattractive appearance to the rear elevation.

Fig 6: View of the rear elevations of 183 – 191 Richmond Road, whereby virtually all windows are replacement uPVC "two-pane" style casements

- Maintenance, such as periodic stripping, treating and redecoration of the timber, is not straightforward on either front or rear elevations, due to there being a ground floor commercial unit and driveway both requiring continuous pedestrian and vehicle access, and a recently-built ground floor rear extension with pitched roof to the rear. These factors restrict and complicate the use of scaffold, towers, and/or ladders to carry out maintenance safely.

The proposed replacement windows will bring with them the following benefits:

- All replacement windows will feature double-glazed panes, significantly improving thermal performance and comfort to residents, reducing the carbon footprint of the building, lowering energy consumption and bills, and improve sound insulation. Draughts will be eliminated. These windows will also facilitate the flats to comply with the government's upcoming improvements to the "Minimum Energy Efficiency Standards" for flats be able to let out to tenants, which all three flats currently are.

- All replacement front elevation windows are proposed to be of a traditional "two-pane" sliding sash style, identical in proportion/glazing bar thickness to each other, and to the original windows. They will also feature traditional decorative horns. This will significantly improve the aesthetic appearance of the front elevation, and match the appearance of other windows to the front elevations of 183-191 Richmond Road, nearly all of which have been replaced over the decades and largely match each other. The unsightly and out-of-place casement window to the 2nd floor front elevation will be removed.

- Similarly, all rear replacement windows are proposed to feature a "two-pane" style appearance, again to broadly match the significant majority of the windows to the rear elevations of 183-191 Richmond Road, nearly all of which are already "two-pane" style casement windows, and the front elevation windows. It will also match the one current "two-pane" style window already present to the rear elevation,

serving a bathroom. As a result, the replacement "two-pane" style will significantly enhance uniformity, and bring the property back in keeping with the style of the surrounding buildings. Note that sliding-sash-style windows with horns are not proposed for the rear elevation, due to the lesser prominence and visibility of the rear elevation compared with the front elevation.

- The replacement windows to the rear elevation are proposed to be of white uPVC frame in material. While this is a deviation from what were certainly timber-framed windows at the time of original construction, the use of uPVC will significantly reduce ongoing maintenance requirements, the lack of which has caused the degradation of the current timber windows. The lack of any need for ongoing redecoration will also limit the amount of paint used, and waste paint disposed of, which carries with it an environmental impact, as do stripped paint flakes and timber treatment products, all of which typically contain harmful chemicals. It is also in keeping with the vast majority of the windows to the rear of other properties along the terrace, which are almost exclusively uPVC, and the one current window at 1st floor level of the subject property which is uPVC also. In addition, the rear elevation is nowhere near as visible or prominent compared to the front elevation, meaning the use of uPVC at the rear will not result in any detriment of the character and appearance of the host building. Finally, a recently submitted and decided planning application (ref: 24/0063/FUL) for replacement of all windows with uPVC, while refused on 8 March 2024, made no mention of any objection to the use of uPVC windows to the rear, presumably recognising the negligible effect of uPVC windows on the character and appearance of the host building, while bringing with it significant benefits for future maintenance and associated lower costs.

- While a recent planning application submitted for replacement uPVC sash windows to the front elevation (ref: 24/0063/FUL) was refused on 8 March 2024, due to "*inappropriate material*", we have since been advised by that same planning officer that a new application with the use of timber sash windows to the front elevation would result in a favourable outcome, as the use of timber as opposed to uPVC will not cause any detriment of the character and appearance of the host building, and will preserve/enhance the character and appearance of the Conservation Area. Therefore, all seven windows to the front elevation will be high quality "factory-finished" timber construction, in a "two-pane" style with decorative horns to the top sash and traditional glazing bar profiles to match the original windows (please see the "Proposed front elevation" drawing set). The use of high quality "factory finished" timber will lead to a much-improved end product compared to windows installed and decorated in situ, meaning the need for maintenance and redecoration will be limited for many years.

3.0 Summary

In summary, we believe that the proposed replacement windows detailed within this application will significantly improve and enhance both the aesthetic appearance of the building, allowing it to be much more in keeping with neighbouring/surrounding properties and befitting of a conservation area, and the thermal performance and functionality. They will help to significantly reduce the carbon footprint of the building, lower energy use, increase thermal comfort for the occupants, and reduce stress/nuisance caused by environmental noise. They are intended to be a sustainable, long-term solution to the current problems presented by the existing degraded windows. The need for maintenance and repairs over the coming decades will be significantly reduced, as the high quality "factory-finished" timber windows to the front elevation and uPVC to the rear will result far less cost and disruption related to redecoration and cleaning in the long term, with a reduction in maintenance vans arriving/leaving the property, scaffold and/or towers to be erected, limited use of paints which often contain harmful compounds, and less disruption to the building occupants.