

## **HERITAGE STATEMENT.**

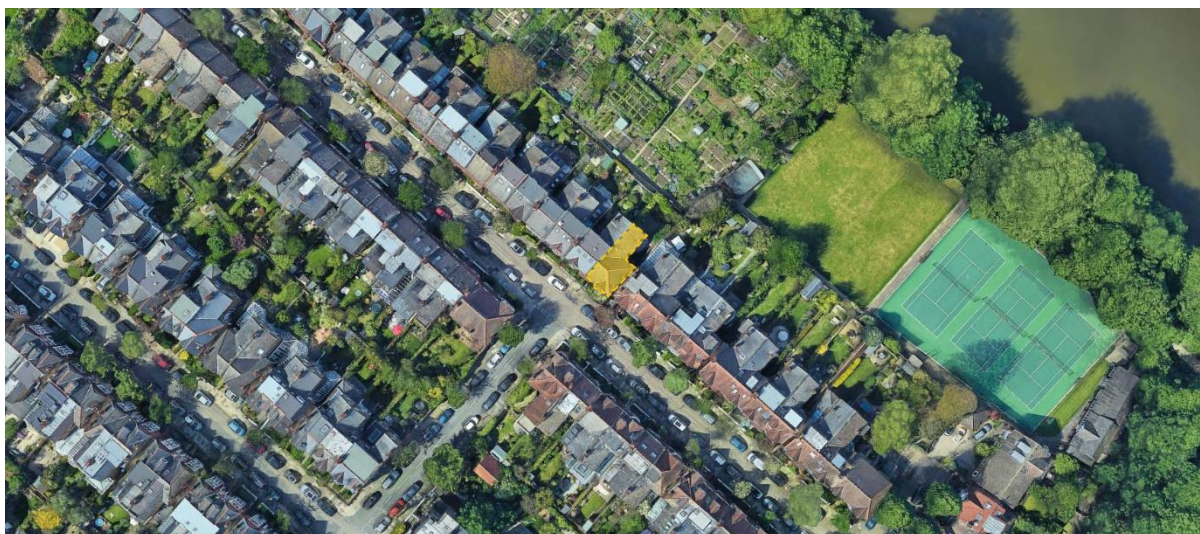
Date: 22/05/2024

### **59 Bushwood Road, Richmond TW9 3BG**

#### **Introduction and Context:**

Bushwood Road is located within the Kew Green Conservation Area. The area consist mainly of Victorian terraced housing, which was constructed to serve the growing commuter population. The area was initially designated in 1969, however this boundary was expanded in 1982 and then again 1988.

Bushwood road itself consists of several different styles of terraced housing, each with their own distinct arrangement of bay windows, porches, roof types and chimneys. Whilst there are a several commonalities, each of the individual groups of terraces have their own unique character, often with end terraces having additional details and flourishes.



#### **Description of the application site:**

The application site is an end terrace property, which appears to have been constructed as a pair of houses to terminate the terrace. Only No.57, has matching details and design elements.

The property is constructed from a light brown multi brick with wire cut red brick detailing and arched headers around the windows. On the front façade the bay window has painted stone detailing that forms the headers and the plinths, with

painted stone header details to the remaining window. At the rear of the property there is an rear two storey projection which appears to have been constructed after the main property, however this is matched by every property on the street. In addition to this two storey outrigger extension, there is an additional single storey brick addition that would appear to have been a coal store. This has now been converted into a WC and a boiler room. These extensions have been constructed with matching bricks and detailing.

Whilst the fenestrations at the front of the building have consistent sizes and positioning, the rear façade has a mix of opening sizes and sill heights.



**Front Elevation**



**Rear Elevation**

### **Brief planning appraisal of proposal:**

The overwhelming majority of properties on the street have already been extended with full width rear dormer roof extensions. The entire run of terraced housing that the application site is part of, have had roof extensions, numbers 31 -57.

Not only the adjoining terraced properties, but those immediately opposite as well, with both 61 and 65, and 54 and 56 having extended with rear dormer roofs.

## **Design and Scale:**

The brief for the application was to repair and modernize the property such that it was more suitable for a growing family. The property as it currently stands requires extensive repair works to; the roof as there are currently several leaks causing internal damage, the windows all require replacing to improve the thermal and energy performance for the property, as well as replacing sinking floors.

As well as the repair works, internal remodeling and modernization is required to improve the performance and safety of the property.

To accommodate a growing family an additional bedroom and ensuite has been proposed in the roof, and an extension to the kitchen and living space has been proposed alongside this to further accommodate the needs of the owners.

The proposal is in line with the rest of the street, with similar provisions for the rear dormer and roof lights to the front and rear of the property.



**Aerial Photograph highlighting the prevalence of roof lights on the front façade.**



**Aerial photograph highlighting the extent of full width dormer loft extensions.**

**Summary:**

The proposed alterations to this property aim to improve and modernise the current offering by: Providing improved thermal performance and energy efficiency. Repairing or replacing defective areas of existing construction in the floors and roof. Improving the functionality of the ground floor spaces to create a functional family home and improve the accommodation on the upper floors to better support a growing family.

Alongside these internal changes, the proposed external changes would seek to improve the aesthetic quality of the local and wider area by improving the quality of the existing fabric, and providing a high-quality rear extension, in line with the existing rear extensions within the local area.

All proposed changes are sensitive to conservation area and the distinct character of Kew as a whole.