

Project: 58 Rosemont Road, Richmond, TW10 6QL

Heritage Statement

**PROPOSED SINGLE STOREY REAR EXTENSION, INTERNAL RECONFIGURATION
AND INSTALLATION OF AIR-CONDITIONING UNIT**

June 2024



This Heritage Statement has been prepared by Caroline Fansa on the behalf of the applicants, Mr and Mrs Beaton. It forms part of a full planning application which seeks permission to carry alterations to the property, 58 Rosemont Road, Richmond, which is situated within the Conservation Area, St Matthias, Richmond, CA30.

It is in this context that the proposed ground floor extension is intended to provide a reasonable amount of additional space for a growing family whilst also complementing the design of the existing house, street and Conservation Area and also minimising the impact on the neighbours.

The aim of this Heritage Statement is to assess any potential impact that the proposals may have on the designated heritage assets in order to ensure that its significance remains intact.

It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

This document is to be read in conjunction with all planning drawings and any further supporting documentation, series reference RR2.

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1 INTRODUCTION & POLICY CONTEXT

1.1 This statement considers and assess the history of the building at 58 Rosemont Road, a single dwelling house built in the 70's. The statement assesses the impact of the proposed works of this residential unit upon its architectural and historical significance as a heritage asset.

1.2 The assessment is in line with the policies and guidelines of Section 12 of the National Planning Policy Framework (NPPF), which provides a framework for developments which impact on the historic environment. That environment is largely defined by its heritage assets, including designated assets (such as listed buildings, conservation areas, and archaeological sites).

1.3 Sections 3 and 4 outline the building's historical context and character, whilst Section 5 discusses the impact of the proposed works upon its character.

2 SITE DESCRIPTION

The property is a detached house, located on the cul-de-sac at the end of Rosemont Road. It is a 3-storey 70's shed style building built in 1978-79. It is part of a group of three houses at the end of this road. The three are detached, following the same style, characterized by boxy forms of different heights and sizes, clustered together with mono-pitch roofs with minimal overhangs. The walls are a mix of solid reclaimed yellow stock brick and stained timber boarding.

On the ground floor, there is a hallway, kitchen, front reception and then a dining room and a living room at the rear overlooking a long garden with very tall trees. There are 4 bedrooms arranged over the top two floors, a family bathroom, a small en-suite shower room and a storage / utility area under the eaves. There is also a little basement used as a storage space which is accessed from outside the house. The property has a carport for two cars and a nice enclosed front garden with mature trees and shrubs.

Location

OS Sheets: 1874

'St Matthias conservation area lies on the plateau and northern scarp of Richmond Hill. It is situated on the north slope of Richmond Hill to the south of Sheen Road, and bounded to the east by Queen's Road. It adjoins Richmond Hill to the West and Sheen Road conservation areas to the North.'

3 HISTORICAL CONTEXT

Designated Heritage Assets

CA30 St. Matthias Conservation Area



‘The area was largely fields with a few large 18th century dwellings until the mid-19th century. The arrival of the London and South Western Railway at Richmond in 1856 led to substantial development in the form of new streets and high-class villas on the slopes of the hill. The church

of St Matthias as consecrated in 1856 and early development building took place around Frairs Style Road, Park Road, Marlborough villas (now road), Montague Villas (Rosemount Road) and Cardigan Road.

4 CHARACTER

‘Centred on St. Matthias’ Church at the top of the hill this high-quality residential area was designated for its cohesive form of varied architectural styles. Mostly developed between 1860s and the 1880s the area is dominated by three main roads with a few cross streets which climb up the hill. There are also interesting paths, such as Albany Passage, which derive from the paths between former fields. There are many short distance views and vistas due to the rise in ground level and the Church of St. Matthias is a major landmark which can be seen from some distance. There is a mix of mid and late Victorian building styles and forms, from terraced mews to large detached villas and all maintain a consistently high quality of townscape. The building styles are noticeably different ranging, for example, from the three storey grandeur of Montague Road to the interesting brick detailing and symmetry of Rosemount Road of the terrace cottages in the Alberts. The dwellings are mostly set back from the road and many have retained their front gardens and these form an important feature throughout the conservation area. Friars Stile Road is a mix of residential and business uses which has retained its village atmosphere and its intimacy in contrasts with the grand vista from Richmond Hill at its south west end.

The small business area is centred between Rosemont Road and Marlborough Road junctions and the area contains several interesting shop fronts. Trees are an integral part of the street scene here and important part of the setting to the houses. Equally important is the pattern of long back gardens which create a feeling of space between the buildings and are well planted with mature trees.’

5 HERITAGE IMPACTS OF PROPOSED ALTERTIONS

5.1 The proposed alterations primarily seek to extend out to the rear at ground floor by 4m and to reconfigure and refurbish the interior spaces. The proposal in its massing, materiality and detailing seek to preserve, enhance and reinstate the architectural quality and unity identifying the existing structure in relation to the contemporary addition.

5.2 The proposals of the reconfiguration for the new rear extension liberates the existing ground floor footprint, which as such represents a positive intervention. In turn improving the circulation and functionality of the various spaces.

5.3 Additionally, the new extension's materiality proposes to remain consistent with the existing materials. A sympathetic, respectful approach has been taken to preserve and enhance the existing property, bringing new life and improved circulation to a home that has great potential to become a much more efficient and functional family environment.

5.4 There is no loss of light and no over-looking issues.

5.5 The cladding to the the existing timber boarding on all 4 aspects of the property is to remain but any warped or damaged feather-edge boards are to be replaced, matching the existing. All boards are then to be stained in a similar shade. The conservation of the front elevation aims to preserve, enhance, and reinstate the architectural quality and unity.

5.6 The location of the AC unit is on the left side of the building (between No. 56 Rosemont Road). There is no fenestration on this side of no. 56 and therefore, locating the unit, set back from the streetscape should have no direct impact on the visual aspect.

5.7 The bio-diversity of the garden is not affected negatively, but precautions have been taken to appoint an Arborist in regards to a TPO located on the lower part of the garden and one on the neighboring property. On initial inspection, the Arborist does not seem to think the proposed extension will have an impact of these trees due to the existing patio being at a raised level (over 1.1m) to that of the base of these trees. A precautionary arboriculturally-supervised hand-dig area of 2m sq around the nearest point of the proposed extension to the nearest tree will be part of the survey to assess the extent of the root structure.

The bio-diversity of the mature garden will however benefit from the proposed extension by means of a green sedum roof covering to the new flat roof.

The external alterations do not impact negatively on the significance of the Conservation Area - as implied by the description.

CONCLUSION

The overall shape and geometry of the new additions are an appropriate feature which creates a valid dialogue with the existing building. These proposed alterations respect the form and proportions of the existing house and aim to be sympathetic to the style and character of the dwelling and complementary to the surrounding buildings. All materials are to be kept as existing. Taken together will enable the continuing occupation of the property, as a single dwelling house for a modern family, and under the residential use for which it was originally designed.

Therefore, the proposal does not contribute to any of the named problems and pressures affecting the Conservation area.

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