

Heritage Statement

In support of Householder planning application for No.3 Gloucester Road, Kew, TW9 3BS

Introduction

1.1 This statement accompanies a householder planning application for the erection of a rear extension to infill part of the garden at ground floor.

1.2 The application property is a 3-storey 2-bedroom terraced house which is located within the Kew Green Conservation Area and is a Building of Townscape Merit (BTM). The National Planning Policy Framework (NPPF) and Local Plan Policy LP3 require applications to describe the significance of any heritage asset affected by a proposal.

Significance of the heritage assets

Kew Green Conservation Area

1.3 The *Kew Green Study, Conservation Area no.2* (March 1994) states:

The Kew Green Conservation Area was designated in 1969, the original area of designation being the Green itself and the riverside. In 1982 the conservation area was extended southwards to protect the approach to Kew Road, and a small area to the east of the railway bridge; in 1988 it was again extended to include the residential streets to the east of the Green. The principal reason for designation is the combination of an historic open space with high quality historic buildings.

1.4 Gloucester Road forms part of the residential streets added to the Conservation Area when it was extended in 1988. The Study describes the street thus:

Gloucester Road houses are designed with large four light casements to the bays, and a two storey recess which gives the appearance of separating adjoining houses and is an important element of the design.

1.5 The application property and its neighbour 1 Gloucester Road retain the two storey recess whereas in the case of a number of houses in the terrace the recess has been infilled, which has disrupted the rhythm of the street frontage. The western end of Gloucester Road includes an area of open space surrounded by mature trees that contribute to the appearance of the street scene.

Building of Townscape Merit

1.6 The application property forms part of a terrace of 10 houses (numbers 1 to 19). Of these 1, 3, 5, 9, 13 and 15 are defined as "Buildings of Townscape Merit" (BTM). Whilst the terrace was clearly built as a single development and comprises houses that were originally identical, it appears that those houses with 2-storey front infill additions are not viewed by the Council as being of townscape merit, albeit No.5 includes a 2 storey addition at the front. It would appear the application property's inclusion on the BTM list is largely due to the absence of a 2-storey addition at the front.

Summary of significance

1.7 The application property forms part of a terrace of Victorian houses that make a positive contribution to the character and appearance of the Kew Green Conservation Area through their contribution to the street scene. The unfortunate 2-storey front additions, which it is fair to assume mostly pre-date the extension of the Conservation Area in 1988, detract from the appearance of the terrace and, it would appear, provide the rationale behind the BTM designation of six out of the ten houses in the terrace. Planning Policy

1.8 Part A of Local Plan Policy LP3, *Designated Heritage Asset*, states

A. *The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:*

1.9 The "means" listed largely relate to works to statutorily listed buildings. Part C of the policy is of most relevance to the proposal. It states:

B. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

1.10 Local Plan Policy LP4, *Non-Designated Heritage Assets*, states:

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit.

Assessment

1.11 The proposal will comprise the erection of a partially glazed infill extension to the rear garden, in order to enlarge the existing kitchen and create new dining space for this modest family home.

1.12 The extension will be mainly minimally-framed glass with aluminium frames which will still allow the existing rear and outrigger brickwork to show through inside. The lower side portion of the extension will be set down to 2.2m by the boundary with the neighbour at No.5 (where in fact there is an existing shed structure), with a lead-coloured GRP roof and integrated box gutter wholly on the No.3 side. The rear wall will be faced in leadwork or aluminium, but the neighbouring face will be in London Stock brickwork. The proposals and boundary treatment / height accords with the aims of the Council's SPD on House Extensions and External Alterations.

1.13 The proposal also includes a minimally framed enlarged window opening to the outrigger, to replace the small existing opening in the brick wall. The opening will have a vertical brick lintel over in matching brick. Contemporary windows are common and generally permissible at ground floor where they cannot be seen (notably these have been approved at No.1 Gloucester Road and along the street).

1.14 For these reasons the proposal would not have an unacceptable effect on the character and appearance of the host property, the terrace or the surrounding area. It would therefore preserve the character and appearance of the Kew Green Conservation Area and accords with Local Plan policies LP3 and LP4 and the aims of the Council's SPD.

We believe therefore that the proposals are entirely compatible and in keeping with the appearance of the rear of the terrace and the surrounding area.