



Design, Access and Heritage Statement Revision A

Petite Kew 11 St Johns Grove Richmond TW9 2SP

The property

The property is a Grade II Listed detached house located within the Kew Foot Road Conservation Area (CA36). Accommodation is over 2 storeys; ground and first, plus there is an outbuilding within the rear garden.

The listing (List Entry 1252093 – 25 May 1983) describes the property as:

Circa 1840. Brick and stucco 2-storey Gothick cottage. Triple mullioned windows on each floor, each light with Tudor arch lights further divided by Tudor leading. Ornamental iron guards to windows within quoined stucco surrounds and with moulded stucco dripstones. Quatre-fo within gable end. Fretted barge-board. Corner pilasters.

Proposal

The requirement is to replace the failed asphalt covering to the flat roof over the single storey extension at the rear of the property, to prevent further water ingress and protect the fabric of the roof construction. General repairs and materials to match existing.

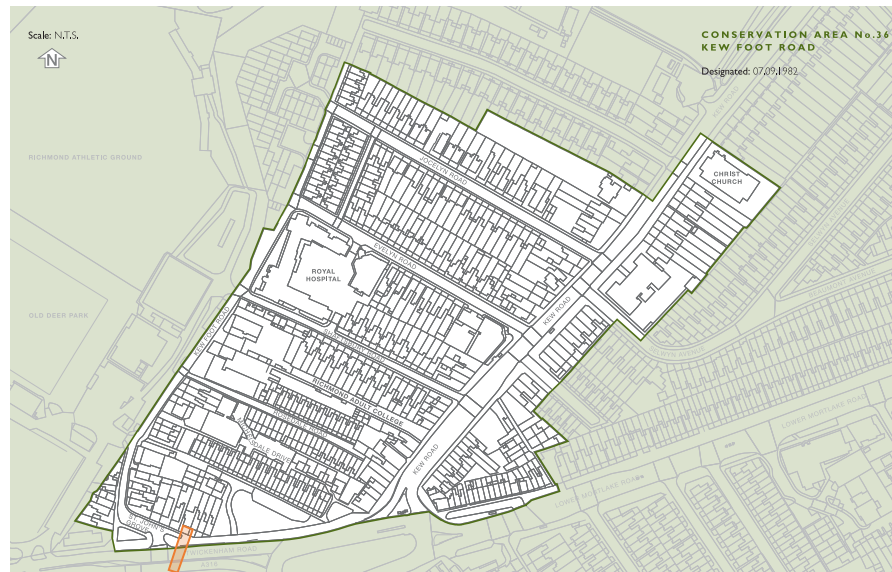


Policy and guidance

The proposals have been designed to meet the requirements of the National Planning Policy Framework (NPPF) 2021, as well as the Local Plan, adopted 2018, policies and supporting guidance, in particular the following:

- LP 1 Local Character and Design Quality
- LP 3 Designated Heritage Assets
- Supplementary Planning Document 'House Extensions and External Alterations' (2015)

The Kew Foot Road conservation area



*Kew Foot Road conservation area
(CA36) Not to scale*

The Conservation Area Statement notes the following;

Kew Foot Road conservation area lies just to the North of Richmond centre.

Kew Foot Road is an historic route between Richmond and the old ferry crossing at Kew, running alongside the Medieval Old Deer Park of Shene Palace. Development along this road began in the 18th century with a number of grand townhouses and cottages. Kew Road was formed in the late 18th century as a new route between these two centres. An area of residential streets grew up from the mid 19th century onwards between the old and new roads, with the expansion of Richmond northwards.

Kew Foot Road conservation area is a distinctive and well defined area containing an eclectic mix of building types and uses such as residential, commercial and institutional.

The Kew Foot area of Richmond was established as an early route from Richmond to the Thames, crossing to the north bank at Brentford, originally by fording on foot through shallow water, with the ford being superseded by a ferry in a nearby location. The first bridge was built in 1759. It was this route from Richmond to the old crossing that established Kew Foot Road and subsequently St Johns Grove.

As the historic link between Richmond and Kew, St John's Grove and Kew Foot Road contain several Listed Buildings, Buildings of Townscape Merit and attractive open spaces. Buildings of note making up a composite group of variety and quality are 'The Gothic Cottages' on the St John's Grove/Kew Foot boundary and the Royal Hospital with its 19th and 20th century extensions clustered around a handsome five bay 18th century house. The modest but charming individual house in St John's Grove also continues the 18th century pattern of development.

The southern end of Kew Foot Road and St John's Grove, lies beside the main road. The 18th century buildings of St John's Grove are of a unifying two-storey scale and good quality. They exhibit many interesting details including plain eaves, parapets and gables and nearly all are either Listed or Buildings of Townscape merit. Some of the houses display classic Gothic architecture including 'The Gothic Cottages' (12 and 14 Kew Foot Road) and Petite Kew, 11 St John's Grove which is the most architecturally distinguished.

Significance

National Planning Policy Framework (NPPF) policy promotes the understanding of significance in order to judge the acceptability of the effects of a proposal upon it. Significance comprises the asset's architectural, historical, archaeological and artistic interests. Not all aspects of the building are of special interest or desirable to preserve. The proposed scheme will only affect part of the listed building, whereas the asset's significance derives from the building as a whole and for its townscape qualities and role within the urban plan.

11 St Johns Grove has architectural and historic interest and significance, but not archaeological or artistic.

Architectural interest stems from its largely unaltered external treatment in the late Georgian Gothick style, albeit constructed approximately a century later. This C18th style is only vaguely based on archaeologically correct Gothic and is much more frivolous and eclectic, a nearby example being at Horace Walpole's Strawberry Hill (1750–70).

The historic interest is derived from the fact that the majority of St Johns Grove was demolished during the 1950s to make way for the A316 and Richmond Roundabout, linking to the A30 and eventual M3 motorway as a major route out of central London. 11 St Johns Grove is located within a group of properties that were retained and now face onto this key A-road.

It is considered that the proposed replacement asphalt roof finish will be visually like for like. The proposed repair and replacement will preserve and enhance the designated heritage asset, with a resulting benefit which will outweigh any potential harm caused through replacement of materials.

Neighbour Amenity

The amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties remains unaffected by the proposals.

Trees

Trees are unaffected by this application.

Flood Risk

The property is within flood zone 1, which has a low probability of flooding from rivers and the sea. In addition, the area is not within an area susceptible to surface water flooding and therefore a flood risk assessment is *not* required.

Access

The property is a single-family dwelling and remains as such. Access is unaltered by the design proposal.

McDaniel Woolf – architecture, design and heritage consultancy

We are architects and interior designers with a specialism in adaptive design and the creative re-use of commercial, workplace and residential buildings for the C21st.

Projects include listed and locally listed properties, many in conservation areas, throughout the London Borough of Richmond upon Thames where we have been based for over 30 years. Director Richard Woolf is a RIBA-accredited Conservation Architect.

From large development schemes to domestic works, we have a focus on adaptive design, building conservation and interior architecture. The partners are involved at all stages of every project, from feasibility studies, planning applications, heritage assessments and statements of significance, through to technical detailing and working with contractors and specialist trades on-site, delivering a bespoke and personal service.

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