

# Heritage Statement

In support of Householder planning application for No.38 Mount Ararat Road, Richmond, TW10 6PG

## 1. Introduction

1.1 This statement accompanies a householder planning application for the erection of a rear upper ground extension to extend over part of the existing lower ground floor extension.

1.2 The application property is a 4-storey 4-bedroom semi-detached house which is located within the St Matthias Conservation Area (CA30) 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.

## 2. Significance of the heritage assets

2.1 The St Matthias Conservation Area statement (July 1977) states:

*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. 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 Rosemont 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.*

2.2 Building of Townscape Merit

The application property forms part of a pair houses (numbers 38 and 40). Both, along with many other houses along the street are defined as "Buildings of Townscape Merit" (BTM).

2.3 Summary of significance

The application property forms part of a pair of Victorian houses that make a positive contribution to the character and appearance of the St Matthias Conservation Area through their contribution to the street scene.

2.4 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:*

2.5 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.*

2.6 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.*

### 3. Assessment

3.1 The existing building has been altered over time to the rear and side. There are non-original French doors sets on the upper floor onto an extended 2-storey side extension. To the rear elevation additional windows have been added either side of the original, single central window, to both upper ground and first floors. The existing lower ground floor extension extends deep into the garden. So the existing dwelling, while well preserved to the front, has seen a number of change to the rear which is where we are looking to extend / alter as part of this application.

3.2 We would like to make the distinction between old and new clearer within our new proposals, so are seeking to use more contemporary finishes and designs to the upper and lower ground floor rear.

3.3 The proposal will comprise the erection of a London Stock brick extension to the rear upper ground floor, in order to enlarge the existing ground floor and create new reception space for this family home. The brick laying patterns will be more contemporary to provide this distinction, and will be topped with a flat sedum roof with leadwork flashings and copings. There will be a large opening with aluminium framed sliding doors and external railing fall guard (to prevent egress onto the lower ground floor roof). The remaining adjacent (but non-original) side window will match this modern framing to co-ordinate.

3.4 There are notable precedents for more contemporary development at this upper ground level along the street (so also a Building of Townscape Merit) and very locally along Church Road.

*09/0361/HOT – 14 Mount Ararat Road*

*Side extension to lower ground floor, ground and first floors; and rear extension to lower ground and ground floors*

*00/2434/FUL – 81 Church Road, TW10 6LU*

*Upper And Lower Ground Floor Rear Extension And Balcony With Associated Works.*

Key details of both these applications are shown on drawing 521/020 as part of the submission. Both applications allow for large flat-roofed rear upper ground floor extensions, set back where needed to respect the neighbours. 14 Mount Ararat Road has contemporary glazing and modern white render finish over both floors, and is also a Building of Townscape Merit. While this application was in 2009, the principles of development in the Conservation Area (and to Buildings of Townscape Merit) have not significantly changed since.

3.5 The lower ground extension will be mainly minimally-framed glass with aluminium framing and will otherwise occupy the same massing (height, depth, width) as the existing extension, with a more solid element of flat roof, inset rooflight, and rear / side walls in brickwork next to the neighbour at No.40.

3.6 The proposal also includes an extended window to the side elevation, to replace the letterbox window there presently. This will be timber framed sash to match the ground floor side window, and obscured and fixed shut below 1.7m from FFL so overall will represent a neighbourly improvement on the existing side elevation.

3.7 We are also proposing to lengthen the sash windows to the existing front lighwell to improve the light to the lower ground floor. These will be slim line double glazed white painted timber sashes to match existing style (just longer), so will not cause harm to the front elevation appearance.

### 4. Summary

4.1 For the reasons set out above 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 St Matthias Conservation Area and accords with Local Plan policies LP3 and LP4 and the aims of the Council's SPD.

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