

HERITAGE STATEMENT

1.0 Introduction

- 1.1 This Heritage Statement accompanies a full planning application by the owner for the further alteration of an already substantially altered office building at 36B Rosedale Road, Richmond TW9 2SX to allow more natural light into the interior.
- 1.2 The full development description for the proposed works reads as follows:

Replacement of part of existing front slate roof to office building with patent glazing, additional rooflight to flat roof, replacement external refuse door, and internal alterations including relocation of stair and creation of lightwell to basement

- 1.3 The subject building is neither statutorily listed nor a Building of Townscape Merit (BTM) but does lie within the Kew Foot Road Conservation Area Heritage Asset (see relevant extract from LBRUT's Interactive Proposals Map set out in Fig 1 below with the Conservation Area identified by vertical purple lines). As such, the building also constitutes a Non-designated Heritage Asset. Several buildings of Townscape Merit (115-121 Kew Road) also lie to the east, although they have minimal historic or visual connection with the subject building.



Figure 1 – Extract from Interactive Local Plan Map for 36b Rosedale Road

- 1.4 This Heritage Statement will describe the subject property, set out the relevant LBRUT heritage policies, consider those key characteristics of the Kew Foot Road Conservation Area which establish its significance, describe the proposed alterations, and consider their impact on the Conservation Area's significance

2.0 Description of Existing Property

- 2.1 36b Rosedale Road comprises a small office building located at the eastern end of Rosedale Road – a residential and commercial cul-de-sac accessed off Kew Foot Road in Richmond. The 2 storey building plus basement is of stock brick construction with part flat roof with 2No rooflights and part sloping roof in natural slate with rooflights.
- 2.2 To the north, the property backs on to amenity space serving several locally listed residential and commercial properties fronting on to Kew Road. To the west, the offices abut 36 Rosedale Road - an end of terrace dwellinghouse, whilst residential properties within 113 Kew Road ie to the east. The property also faces on to two storey residential terrace properties to the south (see Fig 2 below and Figs 3, 4 & 5 overleaf)



Figure 2 – Location Map for 36b Rosedale Road, Richmond, TW9 2SX

- 2.3 The studio is accessed via a modern aluminium and glass entrance door in the west elevation, although aluminium sliding doors also serve a bin store in the southern facade. The building possesses no private external space is available.

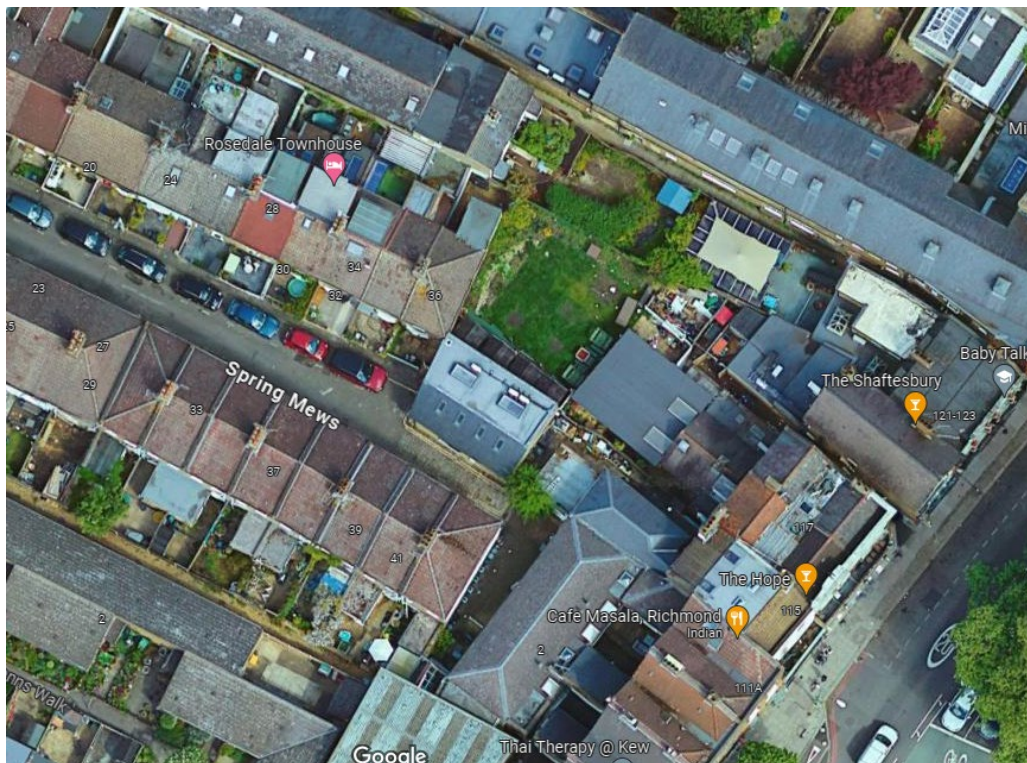


Figure 3 – Google Satellite view of 36b Rosedale Road, Richmond, TW9 2SX

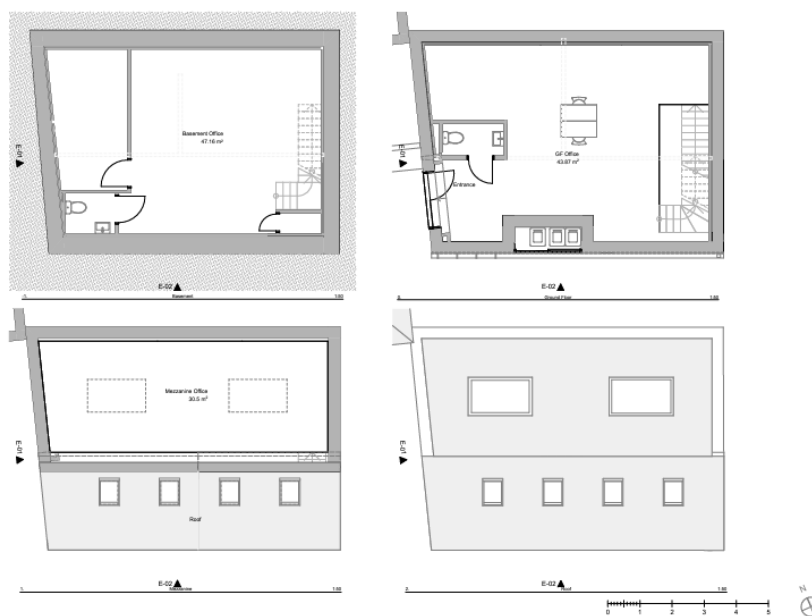


Figure 4 – Existing Floor Plans for 36b Rosedale Road



Figure 5 – View of 36b Rosedale Road from the southeast

3.0 Relevant Richmond Local Plan Policy

3.1 Relevant Richmond Local Plan Policy in respect of Designated and Non-Designated Heritage Assets is set out below:

Policy LP 3 Designated Heritage Assets

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. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that: 1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss; 2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or 28 3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

Policy LP 4 Non-Designated Heritage Assets

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.

4.0 Description of Proposed Alterations

- 4.1 The owner intends to alter the exterior and interior of the existing office studio to allow more daylight to penetrate the office floors, especially the basement. These alterations are intended to improve the quality of the interior environment and, consequently, the owner's ability to let the unit. THA's latest design follows pre-application discussions with LBRUT Planning (24/P0103/PREAPP – follow up to 24/P0061/PREAPP) with officers advising a certain amount of new roof glazing would be acceptable but that the area of glazing should not exceed the area of the remaining slate roof and should be tinted dark grey.
- 4.2 As the drawings accompanying the application illustrate, it is proposed to replace only that section of the existing slate roof slope to the eastern end of the building to allow sufficient daylight to penetrate the interior and the new internal lightwell immediately below the glazing. The new glazing will comprise dark grey framed patent glazing with grey tinted double glazing (see Figs 6, 7, 8 & 9 overleaf). In addition, a further rooflight would be added to the flat roof, the existing aluminium refuse store door in the front elevation would be replaced with an oak louvred alternative, an internal stair would be relocated and an internal lightwell introduced in the southeastern corner of the ground floor to drop daylight into the basement.
- 4.3 The proposed works would involve the loss of 7.34 sqm GIA of the 121.53 sqm GIA of existing office floor space but, as the letter report from Urban Building Surveyors accompanying the application confirms, would much improve the quality of the remaining space for office use without disadvantaging neighbours.



Figure 6 – Existing Floor Plans for 36b Rosedale Road

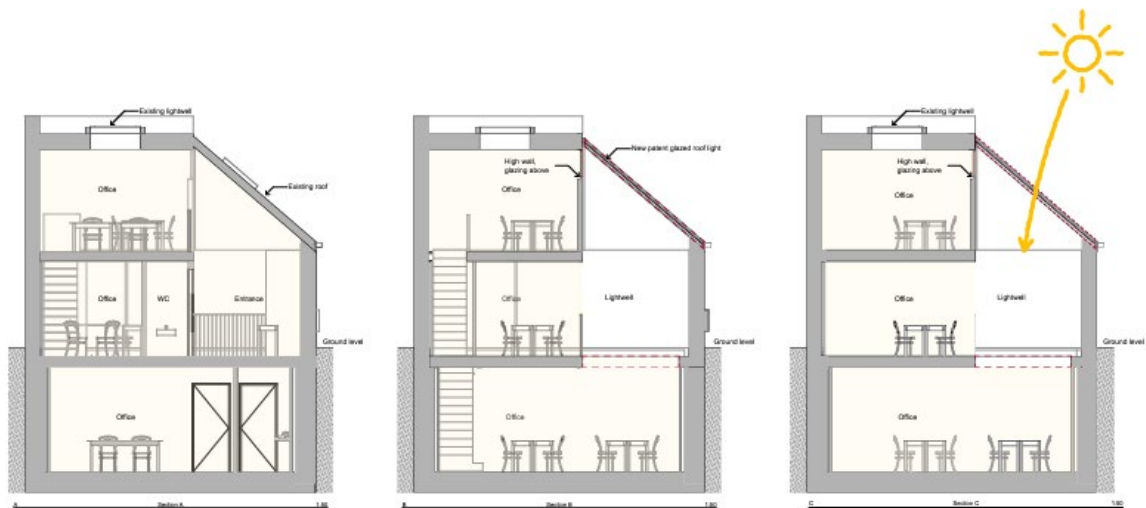


Figure 7 – Proposed Sections through 36b Rosedale Road



Figure 8 – Proposed Elevations and section through 36b Rosedale Road



Figure 9 – View of 36b Rosedale Road with part glazed roof from the southeast

5.0 Significance of the Kew Foot Road Conservation Area Heritage Asset

- 5.1 The subject building is located within the Kew Foot Road Conservation Area No36, meaning any proposed works must maintain the character and appearance of the Conservation Area and avoid harming the significance of the area or the non-designated heritage asset.
- 5.2 LBRUT's Conservation Area Statement for the Kew Foot Road Conservation Area No36 advises the 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 the road began in the 18th century with several grand townhouses and cottages. Kew Road was formed in the later, in the 18th century, as a new route between these two centres. Subsequently, an area of residential streets grew up between the old and new roads from the mid-19th century onwards, with the expansion of Richmond northwards.
- 5.3 Whilst there is no specific reference to Rosedale Road or the subject building in LBRUT's Conservation Area Statement, the general character of the southern part of the Conservation Area, in which the building lies, is described as follows:

Charming terraces of Victorian houses and cottages traverse the area between Kew Road and Kew Foot Road. These houses predominantly have brick or rendered facades under slate roofs and occupy small garden plots with or without modest enclosed front gardens to the street. There is an interesting mix in the style and scale of houses in this area. Generally simpler smaller and more tightly packed two storey terraced cottages characterise the South....

- 5.4 The Conservation Area Study for Kew Foot Road No36 and Sheendale Road No50 does include the following description of Rosedale Road, but no specific mention of the building at No36B:

The terrace to the south of [Rosedale] road presents two-storey houses, which open directly on to the street. They are flat fronted, of mixed stock brick with timber sash windows. All these odd-numbered houses (excepting no.43 at the end) have their original windows. Some also have original doors, but all gutters have been replaced with plastic versions and the roofs have been replaced with concrete tiles. However, all chimneys and almost all their terracotta/buff pots remain. The survival of so many original features is remarkable and their preservation (or reinstatement where missing) is to be encouraged.

The even-numbered, earlier, houses to the north all appear to be in separate private ownership. They have not fared so well; there are no original windows; these have all been replaced with new wood or plastic windows (and some bow windows). All their small front garden strips have been treated differently, with low brick walls, fences or railings. However, all the chimney stacks and most terracotta pots remain. A coherent approach to the treatment of these houses would be beneficial.

On the street, the ugly concrete lamp posts should be replaced. The old works building at no. 2, appears to be empty and unused, and is in urgent need of repair as it is in danger of collapse. Timber has been dumped in the cobbled yard alongside, which looks untidy and detracts from the conservation area.

5.5 There are no statutorily listed buildings in the immediate vicinity of the subject building, although Fig 1 above confirms the nearest Buildings of Townscape Merit are at 115-121 Kew Road to the east, which comprise, *inter alia*, 2No public houses.

5.6 As to the Non-designated Historic Asset itself, the 2 storey building is believed to date from the late 19th Century but has been much altered. The building's unusual siting - projecting out into the street, is explained by it pre-dating the surrounding residential development. Historically, it was considered to form part of a laundry, although it was later used as a farriers/blacksmiths and then for storage, before being converted into offices in 2011. It is constructed in yellow mixed stock brick and natural slate with modern glazing, entrance doors and rooflights. In considering previous applications for the site, LBRUT has described the building as possessing a simple unobtrusive form which sits well within the context of the street scene

6.0 Impact on the Significance of the Kew Foot Road Conservation Area, the adjacent Locally Listed Buildings and the Subject Building

6.1 In considering the impact of the proposed alterations set out in Section 4 above on the significance of the Kew Foot Road Conservation Area and the property itself, it is noted the general form of the building with its sloping front roof profile remains unaltered. Only the easternmost (rear) section of the slate finish to the sloping roof and 2No rooflights are to be replaced with the dark grey tinted patent glazing within its dark grey metal framing. The dark grey tinted glass and framing also ensures this element is recessive in appearance, it's colour palette not greatly different to the existing slate. Consequently, it is considered this alteration will be inconspicuous in general views down Rosedale Road and from most of the Conservation Area, possibly only being noticed from the section of public realm immediately adjacent and from those residential properties on the opposite side of Rosedale Road overlooking its eastern end. Likewise, the addition of the rooflight to the existing high level flat roof section and the replacement of the aluminium refuse door in the street elevation with a louvred door in oak result in minimal visual impact – the latter constituting a visual improvement.

6.2 Richmond Local Plan Policy LP3 recognises that partial demolition of part of a building may be acceptable in a Conservation Area where it makes no positive contribution to the character or distinctiveness of the area. In this instance, the proposed alterations involve only very modest demolition to the rear portion of the front roof slope when viewed down Rosedale Road, rendering the change barely perceptible in that view.

- 6.3 On balance, AGA concludes that the proposed alterations to the building exterior do not change the building form or the roof profile, are strictly limited in scope and material & colour palette and, cumulatively, would not be conspicuous or overtly incongruous in this specific urban setting. Consequently, they are considered to respect and preserve the character of the host building – a Non-designated Heritage Asset, and that of the wider Conservation Area Heritage Asset, having very minimal impact on its significance.
- 6.4 As to any potential impact on the nearest Buildings of Townscape Merit at 115-121 Kew Road which lie to the east of the application site, the main alterations to 36b Rosedale Road are located on the southern elevation, facing away from these locally listed buildings and screened from Kew Road by other buildings and trees. Only the subject property's eastern/northern facades - which are not being altered, face towards the Buildings of Townscape Merit on Kew Road and their associated rear pub garden space. Consequently, there will be no impact on character and appearance of the locally-listed buildings.
- 6.5 Overall, AGA concludes that the proposal is respectful of the host building, the Kew Foot Road Conservation Area and the nearest locally listed buildings at 115-121 Kew Road, complies with the relevant sections of Richmond Local Plan Policies LP3 and LP4 and there are, therefore, no heritage grounds for withholding consent.

1157/AG – 19.6.24

Alistair Grills BSc(Hons), DipArch, MPhil, MRTPI
Alistair Grills Associates
4 Chisholm Road
Richmond
Surrey
TW10 6JH
020 8940 2284
alistairgrillsassociates@gmail.com