

John Rich Architects

Design and Access and Heritage Statement

13 Maze Road, Kew,
TW9 3DA



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Proposal

The proposal for 13 Maze Road is for addition of roof lights, recessed solar panels, rear dormer and internal remodelling.

Heritage Status

13 Maze Road is located with CA2 Kew Green Conservation Area. It is not listed as a Building Townscape Merit.

History of area

The Kew Green Conservation area was first designated in 1969. The area came to prominence with the development of the White House in 1728 and the development of Kew Botanic Gardens. The development was further increased by Kew Bridge (1758) and the railway (1860).

The area is characterised by the historic open space of Kew Green and the surrounding high quality 18th century development and the riverside development. The extensions of the conservation included areas leading onto Kew Green. The areas were also included due to the character of the mostly Victorian terraced streets.

History of the House

13 Maze Road is a Victorian House located on the corner of Maze Road and Haverfield Gardens. It is a semi-detached two storey house. The house is the end of terrace of 4 Victorian properties, all with full width dormers or mansard roof extensions.

Conservation Area statement points are set out below in italics with responses in plain text:

Problems and Pressures

- *Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks* – No development is proposed that will effect the balance of the river, there will be no obstruction of views, skylines or views.
- *Loss of traditional architectural features and materials due to unsympathetic alterations*- No loss of traditional features or materials are included by this proposal. All materials proposed are sympathetic to the existing building and area including retention of all chimney stacks.
- *Loss of front boundary treatments and front gardens for car parking* – Front boundary treatments will be retained. All proposed materials will match the existing material palette seen on the property and within the immediate area.
- *Lack of coordination and poor quality of street furniture and flooring* – Not applicable to this proposal
- *Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture* – Not applicable to this proposal
- *Loss of original or quality shopfronts and unsympathetic alterations and advertisement* – Not applicable to this proposal

Opportunity for Enhancement

- *Improvement and protection of river and landscape setting* – Not applicable to this proposal
- *Preservation, enhancement and reinstatement of architectural quality and unity* – The changes proposed within this application, pre-serve and enhance the architectural quality and unity. Minimal changes are proposed that effect the front elevation. The proposed design matches similar end of terraces design seen on Maze Road such as 17 Maze Road and 40 Priory Road .
- *Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.* – The amount of hard- surfacing to the front gardens remains unchanged.

- *Coordination of colour and design and improvement in quality of street furniture and flooring* - Not applicable to this proposal.
- *Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture* - Not applicable to this proposal
- *Retain and improve the quality of shopfronts and advertisement* - Not applicable to this proposal



Figure 1 Kew Green Area No. 2 Conservation Area Map

Relevant Previous Planning History

- **24/0995/HOT** - Addition of flat roofed dormer to rear roofline, together with addition of conservation rooflights to front Roofline. **Full width dormer consented 2024**
- **24/0917/HOT** - Construction of rear and front dormers on a two-storey terraced property. **Full width dormer consented 2024**
- **23/3042/HOT**- Pod extension to the existing outrigger, and extension to the flat part of the main roof to form a dormer and rear. (As amended on 24.01.24)). **Granted Permission 24/01/2024**
- **22/1793/HOT**- 1 x side dormer roof extensions. **Granted Permission 16/09/2022**

- **04/3462/HOT**- Loft extension with rear dormer. Granted Permission 28/02/2005
- **13/3661/HOT**- Installation of a flat roofed dormer to the rear roof slope and two roof lights at the front elevation. Single storey extension to the rear of the property. Granted Permission 10/12/2013

Corner Property Examples



No. 38 (right) & No.40 Priory Road (left)
Different Roof typology to 13 Maze Road
No.40 has significantly higher roof which enables less dormers to be used.



No. 38 Priory Road

Benefits from a second-floor outrigger level and mansard dormer removing the existing roof pitch furthest from the street view.



No.17 Maze Road

Benefits from gable ends at greater height resulting in an existing roof form that is not dependant on dormers to enable usable internal space.



No. 59 Priory Road

Different Roof typology to 13 Maze Road

This example demonstrates removal of all existing roof form seen from street view. Local authority considers this an acceptable example. No.13 Proposed design we are proposing maintains the roof form seen at street view, while ensuring the retention of historical internal features.

The only way to enable stairs into the loft space is to run them above the existing stairs within a dormer adjoining No. 14 Maze Road, resulting in no compromise of the existing original plan form at first floor. If this is set back as requested, the stairs remove the original character and appearance of the first-floor plan. This was taken into consideration when No. 59 Priory Road was approved.



No.17 Haverfield Road

Located on the end of terrace, this property, seen from a similar perspective has a 1m offset from the street view and adjoins with the neighbouring dormer (only offset on one side).

Proposed Design

Second Floor/Loft/Roof:

- New rear dormer off-set 1000mm from end of terrace face adjoining Haverfield Gardens.
- Dormer set 770mm from the shared wall with No.14 Maze Road (No.14 has full width Mansard roof)
- Dormer windows are designed to be smaller in scale to lower rear elevation windows.
- Solar panels to dormer flat roof.
- Dormer is sited below existing ridge and off-set from eaves.
- Rooflights seen from the street are conservation rooflights

Access

No changes to existing access of the property.

Conclusion

The proposed design of 13 Maze Road takes the opportunity to sympathetically extend, repair and restore the existing home. The proposed Dormer is in keeping with the architectural language seen on the street and surrounding area. The design takes into consideration neighbouring properties and its overall context and provides a design that does not over dominate the existing roof form and is designed to sensitively conform to local policy contributing positively to the character and appearance of the area.

Appendix I – Photos



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