

4 PEMBROKE VILLAS, RICHMOND TW9 1QF

**HERITAGE STATEMENT**



**STRONG DESIGN**

**July 2024**

## **4 PEMBROKE VILLAS, RICHMOND TW9 1QF - HERITAGE STATEMENT**

### **INTRODUCTION**

This Heritage Statement has been prepared by STRONG DESIGN on behalf of the applicant, Mr David McKenzie, to meet the requirements of the LPA in accordance with paragraph 200 of the National Planning Policy Frameworks (NPPF, revised 2023).

### **HERITAGE DESIGNATION**

Number 1 to 10 Pembroke Villas are listed Grade II. List Entry No.1065319 (NGR: 1762375081).

English Heritage describes them as a;

*"Mid C19 ensemble of 5 pairs of houses in yellow brick with stucco dressings and slated roofs. In the first, second, fourth and fifth pairs each house is 2-windows wide with the central adjoining window-bays beneath a gabled roof brought forward as a pediment, and the outer window bays slightly recessed and having a pilastered entrance porch incorporating balustraded balconies. Moulded stucco window surrounds. Central windows tripartite. All square headed. The central pairs of the ensemble is 3-storeys high, each house 3 windows wide, beneath a continuous modillion cornice. Rusticated stucco ground floor. Round arched entrance porches with attached Corinthian half-columns."*

Pembroke Villas run along the North West of Richmond Green and are within the Conservation Area 14 'Richmond Green'. The SPD notes that the Pembroke Villas are in the Italianate style and that many of the front boundary walls have been lost or altered unsympathetically to accommodate car parking spaces.

Number 4 is the right hand of the second pair of houses.

### **PLANNING HISTORY**

Planning Reference DC/ANO/13/1814/FUL/FUL and DC/ANO/13/2294/LBC/LBC dated 20/08/2013 for the 'Erection of an orangery to rear of property' Permission GRANTED

Planning Reference 71/907 dated 27/04/1971 for 'Roofing over part of side way and provision of new door.' Permission GRANTED

All other planning records shown on the Council's website refer to the removal or pruning of various trees on the site.

A major side extension, encompassing the original side extension front and back was created, according to the applicant, sometime in the 1940's. There is no planning record for this work.

### **CURRENT STATUS**

The original slate had been replaced with what can be identified as Spanish slate. There is no planning record for when this was done but looking at the discolouration and delamination of the slate it is more than likely to have been done a considerable time ago, probably at the time when the flat roofed extensions were built around the 1940's.

## HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

The proposed works are to replace the slates to the lower part of the main roof and the hipped roof to the side extension with matching new slate. See below;



These areas have worse deterioration of the slate than the upper roof with its dormer.

It is proposed that the slates and battens are to be carefully taken off to these areas and replaced with new 250mm x 500mm Del Mino Spanish slates on new 25x50mm treated battens over new breathable sarking membrane. The opportunity will be taken to add 90mm PIR insulation between the rafters leaving a ventilation path below the breathable membrane.

All leadwork forming the flashings and soakers around these areas will be replaced and the leadwork to gutters, the wall copings and dormer will also be replaced in accordance with the 'Specification for the Works' contained in the 'Design and Access Statement'. The roofline will be retained at the existing level so flashings can be inserted into abutments where done before.

The Del Mino slate and size has been carefully chosen to provide the best match with the retained slate.

Works to Listed Buildings may be categorised as;

**Maintenance**; defined as 'routine work necessary to keep the fabric of a place in good order.' The objective is to limit deterioration.

**Repair**; defined as 'work beyond the scope of maintenance, to remedy defect caused by decay, damage or use, including minor adaption to achieve a sustainable outcome, but not involving alteration.'

**Restoration**; defined as 'defined as returning a building to a known earlier state, on the basis of compelling evidence without conjecture.'

The proposed work to this roof should be recognised as either 'Maintenance' or 'Repair', not 'Restoration'. We will be matching the slate on the majority of the roof, as such there will be no alteration to the existing architectural detail of the roof caused by these works. Leadwork will be replaced with new, like-for-like.

As such, it is considered that the proposed development has regard for the significance of the listed building in accordance with the NPPF and the relevant Local Plan policies.

**STRONG DESIGN**  
July 2024