

Heritage Statement

Site Address:

561-563 Upper Richmond Road West
East Sheen
SW14 7ED

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The Application:

Change of use of premises from a mixed use (Class A1/E and Class C3) to a residential uses (Class C3) to form a pair of semi-detached houses.#

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The proposal is conversion of a shop and the two flats above (one self-contained and one ancillary to the shop) into two houses (2 x 4 bed); following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

The Site:



Location & Background:



The application site is located along Upper Richmond Road West between many residential houses and blocks of flats. The area close proximity to the range of shops, restaurants and other services just few minutes' walk from the property. There are good public transport facilities located close to the proposed site. There are few Bus Stops just few minutes walking distance connecting the area to other areas close by and to other destinations in London.

The application site comprises a two-storey semi-detached building on the corner of Upper Richmond Road West and Richmond Park Road. **The site is not located within a Conservation Area, nor does it constitute a Building of Townscape Merit.**

The site is not identified as being within a Land Use Past Industrial area, Conservation Area, or Flood Zone area. However, the building is locally listed as a Building of Townscape Merit and is subject to an Article 4 Direction (restrictions to basements).

The property is currently used as a shop/A1 (retail shop) in the ground floor with ancillary flat which part attached to the shop in the ground floor, first floor and the loft above the part of the shop. A self-contained Flat (561A) also exists in the ground floor behind the shop and also first floor above the part of the shop. It is accessed from the side of the property and has allocated amenity space at the rear. A large sized amenity space also located at the rear of the shop and the ancillary flat can also be accessed from alleyway at the other side of the property.

Heritage – Conservation area:

No 561-563 Upper Richmond Road West site is not located within a Conservation Area. The whole building, No 561-563 is not Listed Building. There is only one listed buildings in the radius of 100meter around the Building (see the map below) and that is the Petrol Station at No 567 as below details:

Petrol Filling Station

567 Upper Richmond Road West, East Sheen, SW14 7ED

Heritage Category: Listing

Grade: II*



Richmond upon Thames is fortunate in having many fine buildings and areas which are distinguished by their architecture, landscape and history, creating an attractive environment that often is the product of several different eras.

Sheen Road is the historic route from Richmond to London and retains high quality buildings including some 18th century development. The area to the northern of the road was developed after the arrival of the railway in 1846. The road also forms part of the linear development which links Richmond and East Sheen.

Our property located in East Sheen has the least Building Listed and is not in conservation area. The Heritage and style of Architecture are a vital part to

maintain the rich history of growing/development. With this in mind, the proposed two separate houses have been designed to have almost no impact on the buildings around and also the Street View. **Petrol Filling Station** is the only Listed Building at 567 Upper Richmond Road West. This is also the only listed building in the radius of 100m from our proposed project at No 561-563 in the centre. This would give us more flexibility on our design on the external changes. Development proposals will be designed to avoid harm and adversely affect the significance of heritage assets and especially character of the area and the street view. Shopfront to be removed and replaced by Facing Brick work, 2 centrally located doors and windows includes fenestration alterations to the front which match the upper floor fenestration. They are generally in keeping with the character of the existing BTM.

We believe that our proposal has no impact on the Listed Building at 567, the petrol station (Texaco) almost 30 meter away.

Petrol Filling Station

563 Upper Richmond Road West, East Sheen, SW14 7ED



Design:

The proposed dwellings have been designed to meet **Lifetime Homes Standards**, by providing easy access and comfortable living spaces. The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours, to the local street scene and to the **Building of Townscape Merit**.

Design of external appearance of the building:

- Policy LP1 of the Local Plan requires all development to be of high architectural and urban design quality and compatible with local character in terms of development patterns, scale, height and design.
- Policy LP3 of the Local Plan states The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.

Special responsibilities on owners, designers and the Local Planning Authority to ensure that buildings are properly maintained and are not altered or demolished without careful consideration. No 561-563 Upper Richmond Road West, has been designed to reflect the Architectural interest style and also no harm and impact on the Neighbours and Street view. Therefore extra care has been taken to preserve the fabric, finishes, external and internal part of the building.

The proposal has been designed with the joint aims of:-

- Providing appropriately sized houses
- not causing harm to neighbouring properties through loss of light, privacy or outlook, and
- Ensuring that the resultant building blends satisfactorily with the locality.
- Not causing harm to the character of the **Building of Townscape Merit**.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing undeveloped land, as promoted by central and regional Government as well as by the local planning authority.

The new proposal is been designed carefully to externally match the existing. The walls will be facing brick similar to the existing in the first floor. The new windows are to have same style of the first floor windows. The Brick colour and detailing is designed to match the existing ones. There are no changes to the roof except removing the chimney.

The internal layout for the ground floor and first floor carefully designed to use the space efficiently and create a good size bedroom, kitchen, living and shower room. Also adequate Storage designed to meet the home of London Guideline.

The two proposed residential dwellings would be of good size and layout, one 127.67m² and the other 142.35m², respectively. These have been designed to meet standard sizes of houses with room spaces in accordance with Lifetime Homes. The house areas exceed the minimum requirements for Floor Areas.

The rear garden is divided almost equally to provide a good amenity space for the residents of the houses. New 1.8 meter height Timber Fence dividing the two garden spaces at the rear. Access to the rear gardens will be directly from the proposed bifolding doors in the ground floor at the rear of each property. The Proposed doors

are located at ground floor and are not considered to detract from the importance of the host BTM. There is also existing side access on each side of the property for each house.

The development is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

In terms of our overall design for the two separate houses we are considering all the factors and the matters that might affect the BTM area such as:

- *Demolition of buildings: The only thing we going to remove is the existing chimney.*
- *Trees: There is not any existing tree in our site. We are proposing a front garden with small shrubs landscape and brickwork Boundary Wall with the street.*
- *Alterations and additions: We have internal changes in the ground floor, first floor and the loft with two new staircases.*
- *Shopfront: Shopfront and the advertisement signs are to be removed and replaced by facing brickwork, two windows and two entrance doors.*
- *Frontage, Pavement and Street furniture: New frontage area to be created in the property boundary with the street pavement. It is consist of front garden and a brick wall boundary fence. There is not any existing street furniture.*
- *Car parking: There is not existing and proposed car parking space as the street character appeals. We have designed two Bicycle Storages which are located at the rear gardens for each house.*
- *Bin Storage also in the frontage of the houses for easy access and collection.*

Conclusions:

This application, which have been carefully designed so that is causes no harm to neighbours, to the street scene or to the Building of Townscape Merit and would enable the property to provide good space for residential use.

The development does not consist of demolition (other than partial demolition which is reasonably necessary to convert the building to a use falling within Class C3 (dwelling houses) of the Schedule.

The building also is not:

- within article 2(3) land;
- within conservation area
- a site is special scientific interest;
- a safety hazard area;
- a military explosives storage area;
- a listed building; or
- a scheduled ancient monument.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units on this site, which has a good public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have an appropriate use of the site.