



50 THE VINEYARD, RICHMOND TW10 6AT

HTP ARCHITECTURE LLP HERITAGE/DESIGN & ACCESS STATEMENT

PLEASE NOTE:

This application is a resubmission of the previously consented application 21/3084/HOT, which expires in November 2024. The property owners wish to build the consented scheme but have been unable to do so during the time period of the original consent due to the ongoing disruption in 2021 caused by the coronavirus pandemic followed by, in more recent times, cost of living concerns. As they are not in a position to commence the work before the current expiry date of 8th of November 2024 the owners are therefore resubmitting the application in order to be able to proceed with the work in the near future. The proposed scheme is unchanged from the consented 21/3084/HOT application.

The Property

No./50 The Vineyard is a semi-detached 4-storey Late Victorian/Edwardian house in the St Matthias' Conservation Area and has been designated a Building of Townscape Merit.

The property is constructed in a light stock brick with red brick detailing (string and soldier courses etc) with a white render plinth and render accents to the front elevation. The main hipped roof is clad with slate.

As with many houses on Richmond Hill, the property presents three storeys at the front and four in the rear garden, to allow for significant changes in level. At the front of the house the lower ground floor is accessed via steps and a lightwell, set around the front bay window.

At some point, possibly in the 1970's, a single storey garage extension was added at the front, protruding beyond the main building line, with a two storey extension also at the side, extending both the lower ground floor and the ground floor behind the garage. In 1997 Consent was granted for a glazed pitched roof with brick gables over the existing side extension, creating the current configuration seen on the accompanying Photosheet PS/01. In 1996 the rear balcony was added, and the chimney stacks were reduced due to instability. The house is separated from its western neighbours, 38 & 40 Mount Ararat Road, by approximately 27 metres, with 3 single storey garages located immediately to the left of the property, between No.50 and No.40 Mount Ararat Road.

The Proposal

The existing garage and gabled extension have no architectural merit and detract from the streetscape as viewed along The Vineyard. The garage itself has not been in use for many years, being of insufficient length to accommodate modern vehicles. It is proposed to remove both at ground floor level (the existing lower ground floor would remain) and replace this with a two storey (when viewed from the street) side extension of a sympathetic design that is clearly subservient to the main house. At lower ground floor the majority of the area beneath the garage would be dug out to create a new utility room, but this would not be apparent on the front elevation – see drawings TV/06 and TV/09. In addition, the floor level in the current utility room would be lowered by 160 mm to match the remainder of the lower ground floor. On the front elevation the new extension would be set back one metre from the main building line, in contrast to the existing garage and in compliance with LBRUT guidelines.

The extension would have a flat roof behind a parapet to minimise the height and echo the design of both the original flat-roofed side entrance feature of the adjacent No.40 Mount Ararat Road and the recently consented extension at 81 The Vineyard (see below). Both this entrance feature and the new extension to No.50 could be seen together when walking down The Vineyard - see concept drawing TV/08 .

Planning consent (16/1310/HOT) was granted for a two storey side extension to No.81 The Vineyard, very similar in concept to that proposed at No.50 (and directly opposite No.50). In a non-material amendment to the planning consent (17/4581/VRC) No.81 also gained permission for windows in the flank of the new side extension. This application proposes a similar approach for No.50, with a single window inserted into the flank wall of the new extension. This window would be fixed and obscured glazed, with slimline double glazing to match the new windows on the front elevation of the new extension (see drawings TV/06 & TV/10).

The extension would be constructed in face brickwork to match the original house, also replicating much of the red brick detailing seen on the main building. New windows would be double glazed in white-painted timber. The fenestration patterns would be to match the existing windows. As with previously consented Richmond Hill schemes by HTP Architecture the windows to the front and side elevations are shown with Slimline glazing (see drawing TV/10 for further details). On the front elevation a white rendered plinth ties in with the existing plinth to the lower ground floor

A white rendered capping and cornice detail replicates that found on the white-rendered main entrance to the house itself. The flank elevation of the new extension has been designed without window openings to avoid any overlooking of Nos.38 & 40 Mount Ararat Road, although as noted above the rear elevation of Nos.38 & 40 is 27 metres from the proposed flank wall of the new extension.

The owners of the property are looking to restore original features where possible and the proposal therefore includes rebuilding the stunted chimney stacks to their original height and design, to match No.52. (See Photosheet PS/02).

At the lower ground floor rear some of the existing window and door openings would be combined to allow the insertion of larger Crittall-style glazed doors and side panels, to maximise views to the garden. This would also bring light into what is currently quite a dark space, particularly given the low ceiling height. As can be seen on drawing TV/06 the existing balcony makes a strong visual break, separating the lower ground floor from the main body of the elevation.

Prior to submitting the original application the owners of No.50 circulated the concept drawing TV/07 among their neighbours in The Vineyard and met with unanimous approval, the proposal being seen as something that will enhance the streetscene.

Front and rear access to the property remains unchanged in the proposed scheme.