

Heritage Statement (Project ref. 2192) 33 Halford Road, Richmond, TW10 6AW

The Property

This heritage statement has been prepared to be read in conjunction with the Design Access and Flood Risk Statement which contains relevant planning policy which are not duplicated in this statement.

No. 33 is located on the western side of Halford Road, and at the northern end of the Richmond Hill Conservation Area 5.

The property is a three-storey terraced house built around the 1900's, and is a locally listed Building of Townscape Merit. There is an Article 4 Direction restricting the development of Basements. Halford Road slopes down from south to north such that the property lies lower than its neighbour at No.35. The houses along the road generally have long two storey rear closet extensions. They are also characterised by having small pitched dormer windows to the front and rear roof pitches. No. 33 including a number of properties along this road have large dormer windows within the rear closet wing roof pitch.

The building is set back from the main road allowing for off street parking. There is a full width, south west facing garden to the rear. The house is not in a Flood Risk location and there are no trees with TPO orders within the vicinity of the property.

Historic Significance

Buildings of Townscape Merit are designated according to criteria as follows.

1. Any building, not statutory listed, which can be proved to date before 1840.
2. Selected buildings, not statutory listed, dating from between 1840-1939 of definite quality and character. These are assessed by whether a building comes under one or more of the following categories.
 - a) was included as Grade III on the former statutory list.
 - b) Retains a substantial portion of original features.
 - c) Has group value.
 - d) Has association with well-known characters or events.
 - e) Displays special value within a certain type or illustrates social, economical or industrial history (e.g. railway stations, schools, almshouses, etc.).
 - f) By reason of its appropriateness to the site and inter-relationship with other buildings makes a unique contribution to the townscape.

In relation to No. 33 Halford Road, we would merit the building in relation to the second criteria of designation, and categorise the property as having c) 'group value' when read as part of the street scene, and f) by reason of its appropriateness to the site and inter-relationship with other buildings making a unique contribution to the townscape.

The overall street appearance of Halford Road, despite later alterations, is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of this application exhibits many of these characteristics

The Proposals

The proposed development includes a single storey rear side infill extension and modification of internal layout to provide an open plan Kitchen/ Dining area, Playroom, and WC/Utility Room.

The proposed infill extension would be 6600mm long x 2000mm wide x 2350mm high above the ground level of the neighbouring property (No.35 Halford Road), which is stepped up approximately 550mm above the ground level of 33 Halford Road.

The extension is proposed to be built from facing brickwork painted to match the existing condition, and a new rear garden opening fitted with fully glazed painted metal sliding doors. The flat roof above the extension is proposed to be of grp (glass reinforced plastic) with rolled batten detailing with a glazed painted metal flat skylight.

We propose a lean-to glazed skylight above the junction of the new extension abutting the existing property which will necessitate the raising of the boundary wall and fitted with a capping at this position.

The existing WC/Lobby extension is modified to provide an external storage cupboard.

The proposed floor level of the extension would be approximately 550mm below the external ground level of the adjacent property, and 700mm below the adjoining property ground level.

Materials and Appearances

The main building material proposed for the development are facing brickwork painted to match the existing situation will match those of the original property.

Large double glazed painted metal sliding doors are proposed for the rear opening, which positioned at ground level to the rear of the property are unlikely to cause concern.

The flat roof above the rear extension is proposed to be clad in grey grp with roll batten detailing to match the lead roof detailing at dormer level.

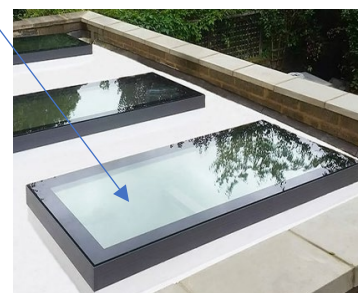
With regard to access issue, we confirm that the intended works shall comply with the relevant Codes of Practice and Building Regulation requirements.



Proposed flat roof covering in grp with roll batten detailing.

Proposed lean-to glass skylight between extension and junction with the main building.

Proposed flat glazed skylight above the extension



Conclusion

The proposed extension and alterations have been designed in accordance with Richmond Council's Supplementary Planning Guidance- Design Guidelines for House Extensions and External Alterations, including relevant Supplementary Planning Documents- Building of Townscape Merit, House Extensions and External Alterations.

Similar development can be seen from aerial views at property numbers 36,38,39,42,43 and 48 Halford Road, and believe that our proposals are in keeping with the character of the conservation area.

The design, scale, positioning and material consideration of the proposed extension reflects similar development in the locality and which we believe characterises the appearance of the conservation area, as such that the Building of Townscape Merit is unaffected.

SLM-HS14/08/2024